

Waikura
Linwood-Central-Heathcote Community Board
AGENDA

Notice of Meeting:

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

Date: Wednesday 1 June 2022
Time: 4.30pm
Venue: The Board Room, 180 Smith Street,
Linwood

Membership

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

27 May 2022

Arohanui Grace
Manager Community Governance, Linwood-Central-Heathcote
941 6663
arohanui.grace@ccc.govt.nz
www.ccc.govt.nz

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

To watch the meeting live, or a recording after the meeting date, go to:

<https://www.youtube.com/channel/UCNPb5ivHr6AzTjLcpX0-RNQ>

To view copies of Agendas and Minutes, go to:

<https://www.ccc.govt.nz/the-council/meetings-agendas-and-minutes/>



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 Hōnonga-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
--	---	--	---	---	---

Community Outcomes

Resilient communities Strong sense of community Active participation in civic life Safe and healthy communities Celebration of our identity through arts, culture, heritage, sport and recreation Valuing the voices of all cultures and ages (including children)	Liveable city Vibrant and thriving city centre Sustainable suburban and rural centres A well connected and accessible city promoting active and public transport Sufficient supply of, and access to, a range of housing 21st century garden city we are proud to live in	Healthy environment Healthy water bodies High quality drinking water Unique landscapes and indigenous biodiversity are valued and stewardship exercised Sustainable use of resources and minimising waste	Prosperous economy Great place for people, business and investment An inclusive, equitable economy with broad-based prosperity for all A productive, adaptive and resilient economic base Modern and robust city infrastructure and community facilities
--	---	--	---

Strategic Priorities

Enabling active and connected communities to own their future	Meeting the challenge of climate change through every means available	Ensuring a high quality drinking water supply that is safe and sustainable	Accelerating the momentum the city needs	Ensuring rates are affordable and sustainable
---	---	--	--	---

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

Engagement with the community and partners	Strategies, Plans and Partnerships	Long Term Plan and Annual Plan	Our service delivery approach	Monitoring and reporting on our progress
--	------------------------------------	--------------------------------	-------------------------------	--

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

TABLE OF CONTENTS

Karakia Tīmatanga	4
C 1. Apologies Ngā Whakapāha	4
B 2. Declarations of Interest Ngā Whakapuaki Aronga	4
C 3. Confirmation of Previous Minutes Te Whakaāe o te hui o mua	4
B 4. Public Forum Te Huinga Whānui	4
B 5. Deputations by Appointment Ngā Huinga Whakaritenga.....	4
B 6. Presentation of Petitions Ngā Pākikitanga	4

STAFF REPORTS

C 7. Beach Hospitality Ltd-Landlord Consent and Affected Party Approval for Proposed Sun Louvre Alterations-25 Esplanade Sumner	15
C 8. 373 Tuam Street - Proposed No Stopping Restrictions	63
C 9. Wakefield Avenue / Arnold Street - Proposed No Stopping Restrictions	69
C 10. Waikura Linwood-Central-Heathcote 2021/22 Discretionary Response Fund - Transfers	75
B 11. Elected Members' Information Exchange Te Whakawhiti Whakaaro o Te Kāhui Amorangi.....	78
C 12. Resolution to Exclude the Public.....	79

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, 18 May 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 Sumner Tennis Facilities

Nelson Glass will speak to the Board regarding tennis facilities in Sumner.

4.2 Cave Rock Mast Lighting

Jamie Dawson, local resident will speak to the Board regarding the Cave Rock, Sumner Mast Lighting.

5. Deputations by Appointment Ngā Huinga Whakaritenga

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

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

6. Presentation of Petitions Ngā Pākikitanga

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

Waikura Linwood-Central-Heathcote Community Board OPEN MINUTES

Date:	Wednesday 18 May 2022
Time:	4.32pm
Venue:	Audio/Visual Link

Present

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

Arohanui Grace
Manager Community Governance, Linwood-Central-Heathcote
941 6663
arohanui.grace@ccc.govt.nz
www.ccc.govt.nz

To view copies of Agendas and Minutes, visit:
www.ccc.govt.nz/the-council/meetings-agendas-and-minutes/

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 Orange) 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.

Karakia Tīmatanga:

The agenda was dealt with in the following order.

1. Apologies Ngā Whakapāha

Part C

There were no apologies were received.

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 4 May 2022 were a true and correct record of the meeting.

A motion to confirm the minutes was moved by Michelle Lomax and seconded by Tim Lindley, put to the vote and declared carried.

Community Board Resolved LCHB/2022/00048

That the minutes of the Waikura Linwood-Central-Heathcote Community Board meeting held on Wednesday, 4 May 2022 be confirmed.

Michelle Lomax/Tim Lindley

Carried

4. Public Forum Te Huinga Whānui

Part B

4.1 Petition – We need a safer Armagh Street!

Sara Dyatlova-Murphy, local resident, spoke to the Board regarding the petition *We need a safer Armagh Street!*.

Ms Dyatlova-Murphy outlined to the Board her concerns and incidents that her family have encountered in Armagh Street and Trent Street with anti-social driving behaviour including speeding and “burn-outs”. Ms Dyatlova-Murphy outlined some instances involving her

young family trying to cross the Trent Street and Armagh Street safely. Ms Dyatlova-Murphy would like to see traffic calming measures, and appropriate signage installed. After questions from members, the Chairperson thanked Ms Dyatlova-Murphy for her presentation.

Item 6 of these minutes refers.

4.2 Petition - We need a safer Armagh Street!

Emily Caygill, local resident, spoke to the Board regarding the petition regarding the petition *We need a safer Armagh Street!*

Ms Caygill outlined to the Board her concerns about a large number of car enthusiasts undertaking dangerous behaviours with their vehicles. Ms Caygill advised the Board that she believes that Armagh Street is used as a “rat run” to avoid the traffic signals in Gloucester Street.

Ms Caygill noted that Armagh Street between Stanmore Road and Linwood Avenue is a student walking thoroughfare for those going to/from school, however she considers that motorists speeding through the area makes it dangerous for students.

After questions from members, the Chairperson thanked Ms Caygill for her presentation.

Item 6 of these minutes refers.

4.3 Christchurch Wastewater Plant

Don Gould, local resident presented to the Board regarding the recently held community meeting on the Christchurch Wastewater Plant. Vicki Walker and Stephen McPaikie, local residents were in attendance.

Mr Gould advised during his presentation:

- The Council’s free Mental health and wellbeing workshops offered to the community have been cancelled owing to lack of interest. Mr Gould indicated that registering for the workshops is difficult and can only be done online; many residents in the area do not have personal access to the internet. Mr Gould considers that the location of the workshops is not easily accessible to the community and may have been better to be at the Bromley Community Centre.
- That he considers that the Bromley Community Centre would be ideal as a hub for the community but pointed out some maintenance matters that needed to be addressed at the hub.

After questions from members, the Chairperson thanked Mr Gould for his presentation. The Chairperson thanked Ms Walker, Mr Saunderson and Mr McPaikie for supporting the community during this time.

Attachments

- A Clause 4.3 – Public Forum: Christchurch Wastewater Plan Presentation by Don Gould

5. Deputations by Appointment Ngā Huinga Whakaritenga

Part B

5.1 Birdsey Reserve Landscape Plan

Amelia Knight-Baré spoke on behalf of Heathcote Valley Food Forest regarding Birdsey Reserve Landscape Plan to the report on Birdsey Reserve Landscape Plan.

Ms Knight-Baré outlined the work of the Heathcote Valley Food Forest group and the involvement of the Heathcote Valley Primary School in Birdsey Reserve. Ms Knight-Baré appreciates that the food forest and the school plantings have been included within the proposed landscape plan.

Ms Knight-Baré has concerns about a dog park within Birdsey Reserve that does not have appropriate car parking provision. Ms Knight-Baré would like to see Birdsey Reserve continue as an unique landscape rich in biodiversity, encouraging connected communities and healthy environments.

Ms Knight-Baré indicated she has concerns around the implementation of the landscape plan and the potential issues that may arise with a dog park in the reserve. She discussed climate change and safety concerns with the busy road and lack of footpath, parking issues on the roadside.

After questions from members, the Chairperson thanked Mr Knight-Baré for her presentation.

Item 8 of these minutes refers.

Attachments

- A Clause 5.1 – Deputation: Birdsey Reserve Landscape Plan Presentation by Amelia Knight-Baré – 18 May 2022.
- B Clause 5.1 - Deputation: Birdsey Reserve Landscape Plan Notes by Amelia Knight-Baré – 18 May 2022.

5.2 Birdsey Reserve Landscape Plan

John Marsh, local resident, spoke to the report on Birdsey Reserve Landscape Plan.

Mr Marsh has lived in Heathcote Valley for nearly 40 years. He was involved in the initial design of Birdsey Reserve. Mr Marsh considers that restoration of biodiversity is more important for the Heathcote Valley than having a dog park at Birdsey Reserve. Mr Marsh suggested a site in Scuttons Road may be more appropriate for a dog park.

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

Item 8 of these minutes refers.

Attachments

- A Clause 5.2 – Deputation: Birdsey Reserve Landscape Plan Presentation by John Marsh – 18 May 2022.

8. Birdsey Reserve Landscape Plan

The Parks Planner and Engagement Advisor joined the meeting by audio/visual link.

The Board also took into consideration the deputations from Ms Knight-Baré (Item 5.1 of these minutes refers) and Mr Marsh (Item 5.2 of these minutes refers).

The Board were advised that the submissions feedback analysis shows that there is strong support for Stage 1 of the proposed landscape plan, and only about half of the submitters are in support of Stage 2 of the proposed landscape plan.

The Board were advised that changes made in response to feedback received included the water tap being moved, removal of the proposed steps, reduced area of the dog park, and planting of specific trees.

The Board discussed the suggested alternative site for a dog park in Scuttons Road and were advised that the site is of ecological significance in the City's District Plan.

Yani Johanson left the meeting at 5:50 pm.

The Board agreed to defer further consideration of Item 8 – Birdsey Reserve Landscape Plan consideration until the return of Yani Johanson to the meeting.

6. Presentation of Petitions Ngā Pākikitanga

Part B

- 6.1 Mr Roger Moss presented a petition regarding Armagh Street safety and improvements:

We need a safer Armagh Street!

We're asking our local Community Board to make street safety a priority and improve Armagh Street.

Mr Moss thanked the Board for supporting the Linwood Village Streetscape Project which will give residents a sense of safety and place. He advised that over the past two years residents in the vicinity of Armagh Street have been concerned by the increasing anti-social driving behaviour and "rat running" on Armagh Street to avoid Gloucester Street.

Mr Moss advised the Board that there a child was hit by a speeding motorist and suffered serious injury. The driver was not found.

Mr Moss would like to see the Community Board make street safety a priority and improve Armagh Street, because of the number of speeding vehicles and reduced visibility along the road. Mr Moss advised the Board that two cars parked outside his house have been hit by other vehicles and "written off".

Mr Moss would like a street specific solution for this area in order to give residents a sense of safety. There should be consultation with Hanmer Street and Gilby Street residents.

Yani Johanson returned to the meeting at 6:08 pm.

Jake McLellan moved that the Board receives the petition and refers the petition to staff to investigate any and all practicable options for traffic calming on Armagh Street and surrounding streets in the area bounded by Fitzgerald Avenue, Avonside Drive, Linwood Avenue and England Street and report back to the Board on the findings. The motion was seconded by Sunita Gautam.

Officer Recommendations Ngā Tūtohu

That the Waikura Linwood-Central-Heathcote Community Board:

1. Receive the tabled petition "We need a safer Armagh Street!" presented by Mr Roger Moss.

Community Board Resolved LCHB/2022/00049

Part B

That the Waikura Linwood-Central-Heathcote Community Board:

1. Receives the tabled petition “We need a safer Armagh Street!” presented by Mr Roger Moss.
2. Refers the petition to staff to investigate any and all practicable options for traffic calming on Armagh Street and surrounding streets in the area bounded by Fitzgerald Avenue, Avonside Drive, Linwood Avenue and England Street and report back to the Board on the findings.

Jake McLellan/Sunita Gautam

Carried

Attachments

- A Clause 6 – Petition: We need a safer Armagh Street! presented by Roger Moss – 18 May 2022.
- B Clause 6 – Petition Notes: We need a safer Armagh Street! presented by Roger Moss – 18 May 2022.

8. Birdsey Reserve Landscape Plan continued

Following resumption of the Board consideration of the report Sara Templeton moved seconded by Tim Lindley that the Board approve the Birdsey Reserve 2022 Landscape Plan, noting the implementation of the landscape plan will be staged, and that the Board acknowledge that capital and operational funds for maintenance are not currently budgeted for in the 2021-2031 Long Term Plan. And requests staff to investigate other suitable sites for a dog park in the south east of the city.

Officer Recommendations Ngā Tūtohu

That the Waikura Linwood-Central-Heathcote Community Board:

1. Approve the landscape plan for Birdsey Reserve.
2. Note implementation of the landscape plan will be staged.
 - a. Stage One will be implemented by the community and includes revegetation and food forest planting. This is community driven and does not require allocation of Council funding.
 - b. Stage two comprises a dedicated dog park exercise areas, walking tracks, and car park extension with entrance enhancement, noting the dog park areas require inclusion of the dog parks in the Dog Control Policy and Bylaw.
 - c. The Board acknowledge that capital and operational funds for maintenance are not currently budgeted for in the 2021-2031 Long Term Plan

Community Board Resolved LCHB/2022/00050

Part C

That the Waikura Linwood-Central-Heathcote Community Board:

1. Approves the 2022 Landscape Plan for Birdsey Reserve without a dog park.
2. Notes implementation of the landscape plan will be staged.

- a. Stage One will be implemented by the community and includes revegetation and food forest planting. This is community driven and does not require allocation of Council funding.
- b. The Board acknowledge that capital and operational funds for maintenance are not currently budgeted for in the 2021-2031 Long Term Plan.
3. Requests staff to investigate other suitable sites for a dog park in the south east of the city.

Sara Templeton/Tim Lindley

Carried

The meeting adjourned at 6.26pm and reconvened at 6.33pm.

Yani Johanson left the meeting at 6.26 pm.

7. Joint Meeting - Linwood-Central-Heathcote and Spreydon-Cashmere Community Board Minutes - 13 April 2022

Part C

The Chairperson asked members to receive the minutes from the Joint Meeting - Linwood-Central-Heathcote and Spreydon-Cashmere Community Board meeting held 13 April 2022.

The motion was moved by Sara Templeton and seconded by Michelle Lomax, put to the vote and declared carried

Community Board Resolved LCHB/2022/00051

That the Waikura Linwood-Central-Heathcote Community Board receives the Minutes from the Joint Meeting - Linwood-Central-Heathcote and Spreydon-Cashmere Community Board meeting held 13 April 2022.

Sara Templeton/Michelle Lomax

Carried

9. Charlesworth Street - Proposed No Stopping Restrictions

The Area Traffic Engineer joined the meeting by audio/visual link and spoke to the report.

Yani Johanson returned to the meeting at 6.36pm.

The Chairperson called for a mover and seconder for the staff recommendations. Jackie Simons moved the officer's recommendation. The motion was seconded by Sara Templeton and on being put to the vote was carried.

Community Board Resolved LCHB/2022/00052 (Original Staff Recommendations Accepted without Change)

Part C

That the Waikura Linwood-Central-Heathcote Community Board:

1. Approves that in accordance with Clause 7 of the Christchurch City Council Traffic and Parking Bylaw 2017, that the stopping of vehicles be prohibited at any time on the section of Charlesworth Street as indicated in the drawing TG142015 Issue 1, dated

07/04/2022 as detailed on Attachment A to the report on the meeting agenda, and detailed in recommendations 1a below:

- a. That the stopping of vehicles is prohibited at all times on the northwest side of Charlesworth Street commencing at a point 184 metres northeast of its intersection with Ferry Road, and extending in a north easterly direction for a distance of 38 metres.
2. Revokes any previous resolutions pertaining to traffic controls made pursuant to any bylaw to the extent that they are in conflict with the traffic controls described in resolutions 1a above.
3. Approves that resolutions 1 to 2 take effect when parking signage and/or road markings that evidence the restrictions described in the staff report are in place (or removed in the case of revocations).

Jackie Simons/Sara Templeton

Carried

10. Waikura Linwood-Central-Heathcote Community Board Area Report - May 2022

The Community Governance Manager joined the meeting by audio/visual link and spoke to the report.

The Board were updated on the progress of the draft Ōpāwaho (lower Heathcote) River Guidance Plan; FRESH events including the recently held Pool Party at Te Pou Toetoe: Linwood Pool, the progress of the Board's Bromley Project, and Dawson Street.

The Chairperson called for a mover and seconder for the area report. Darrell Latham moved the officer's recommendation. The motion was seconded by Sunita Gautam and on being put to the vote was carried.

Community Board Resolved LCHB/2022/00053 (Original Staff Recommendation Accepted without Change)

Part B

That the Waikura Linwood-Central-Heathcote Community Board:

1. Receives the Waikura Linwood-Central-Heathcote Community Board Area Report for May 2022.

Darrell Latham/Sunita Gautam

Carried

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

Part B

The Board exchanged information on the following:

- The Board received an update on the recently held meeting at Matuku Takotako: Sumner Centre regarding the proposed placement of a flagpole.

- The Board were advised of the traffic management arrangements for the Coastal Pathway construction in Moncks Bay.

Attachments

- A Clause 11 – Elected Members’ Information Exchange – Sumner Flagpole Proposed Placement - 18 May 2022

11.1 Ōtautahi Community Housing Trust

The Board discussed matter raised with elected members by some Ōtautahi Community Housing Trust tenants.

The Board agreed to request staff to arrange a Board briefing with Ōtautahi Community Housing Trust.

11.2 Christchurch Wastewater Plant

The Board discussed the community’s concerns on the Christchurch Wastewater Plant odour and the Council communications to residents and the Board.

The Board agreed to request staff advice on the mailbox drops and other communications timings to the Christchurch Wastewater Plant stench affected communities.

The Board agreed that the Community Board Chairperson and Deputy Chairperson meet with the Mayor and the Chief Executive to discuss the Board’s concerns on the communications to the Community Board on the Christchurch Wastewater Plant odour. The Board Chairperson to report back to the Board on the outcome of the meeting.

11.3 Radley Park

The Board discussed anti-social driving through Radley Park which is causing damage. The Board were advised that a Customer Service Request be lodged.

The Board agreed to request staff advice on installing anti vehicle bollards to stop vehicles entering and damaging Radley Park.

Karakia Whakamutunga:

Meeting concluded at 7.06pm.

CONFIRMED THIS 1st DAY OF JUNE 2022

**ALEXANDRA DAVIDS
CHAIRPERSON**

7. Beach Hospitality Ltd-Landlord Consent and Affected Party Approval for Proposed Sun Louvre Alterations-25 Esplanade Sumner

Reference Te Tohutoro: 22/639780

Report of Te Pou Matua: Grant McIver-Leasing Consultant; grant.mciver@ccc.govt.nz

General Manager Mary Richardson-General Manager Citizens and Community-

Pouwhakarae: mary.richardson@ccc.govt.nz

1. Secretarial Note

- 1.1 The Board considered the report at its 4 May 2022 meeting and resolved:

That the Waikura Linwood-Central-Heathcote Community Board:

1. *Lays the report - Beach Hospitality Ltd-Landlord Consent and Affected Party Approval for Proposed Sun Louvre Alterations - 25 Esplanade Sumner on the table and requests staff advice on:*
 - a. *The effect of changing the sun louvre colour on the resource consent; and*
 - b. *The history of 25 Esplanade, Sumner building.*

- 1.2 A memorandum was forwarded to the Board on 18 May 2022 and is attached to this report.
(Attachment B)

2. Purpose of the Report Te Pūtake Pūrongo

- 2.1 The purpose of this report is for the Waikura Linwood-Central-Heathcote Community Board to
- 2.1.1 Consider a request from Maestro Hospitality, on behalf of the tenant Beach Hospitality Limited, being the current operators of "The Beach Restaurant and Bar" located at 25 Esplanade, Sumner for landlord approval to install sun louvre alterations; and
 - 2.1.2 Provide Landowner permission, as owner of the building, stipulated under section 104 of the Tenant's Resource Consent application RMA/2021/4165.
- 2.2 The decisions in this report is low significance in relation to the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined as there will be no effect on existing access or material change proposed to the building, land or surroundings; the number of people affected by the decision is small.
- 2.3 Any public objections to the installation of the sun louvres may be heard through the regulatory Resource Consent application process required by the Tenant.
- 2.4 The current lease is between Christchurch City Council and Beach Hospitality Limited, trading as The Beach Restaurant and bar (the Tenant).
- 2.5 The Tenant wishes to construct (at the Tenant's expense) sun louvres on the western external deck area of the premises and has sought approval from the Council as landlord and building owner.
- 2.6 The Tenant has been granted Resource Consent approval (RMA/2021/4165) for the installation of the louvres. Section 104 of that consent provides the approval subject to Council as building owner giving permission before any building work can commence on site.

- 2.7 Parks Officers have reviewed the proposed Sun Louvre plans and have no concerns regarding this request.

3. Officer Recommendations Ngā Tūtohu

That the Waikura Linwood-Central-Heathcote Community Board:

1. Approves on behalf of Council, as Landlord, the proposed sun louvre alterations.
2. Approves on behalf of Council, as building owner, permission required by the Tenant under Section 104 of the resource consent application RMA/2021/4165.
3. Authorise the Property Consultancy Manager to manage and conclude all issues, processes and documentation associated with the request for landlord approval.

4. Reason for Report Recommendations Ngā Take mō te Whakatau

- 4.1 The matter of approving Tenant requests for alterations is a legal matter that requires Community Board approval under the lease.
- 4.2 Approval of the proposed alterations allows the tenant to facilitate investment in the premises and provide better sun shelter to patrons than currently exists with the multiple umbrella arrangement.
- 4.3 At the expiry of the lease, should Council require the louvre addition to be removed, the tenant is required to undertake this make good at the tenant's cost.

5. Alternative Options Considered Ētahi atu Kōwhiringa

5.1 Do not provide Landlord approve to add the louvre

- Advantage - The current setting will remain unchanged
- Disadvantage - The lease provisions mean Council cannot unreasonably or arbitrarily withhold consents to requests by tenants for additions and alterations. There is a level of risk to Council in not approving the request.

6. Detail Te Whakamahuki

Land and Buildings

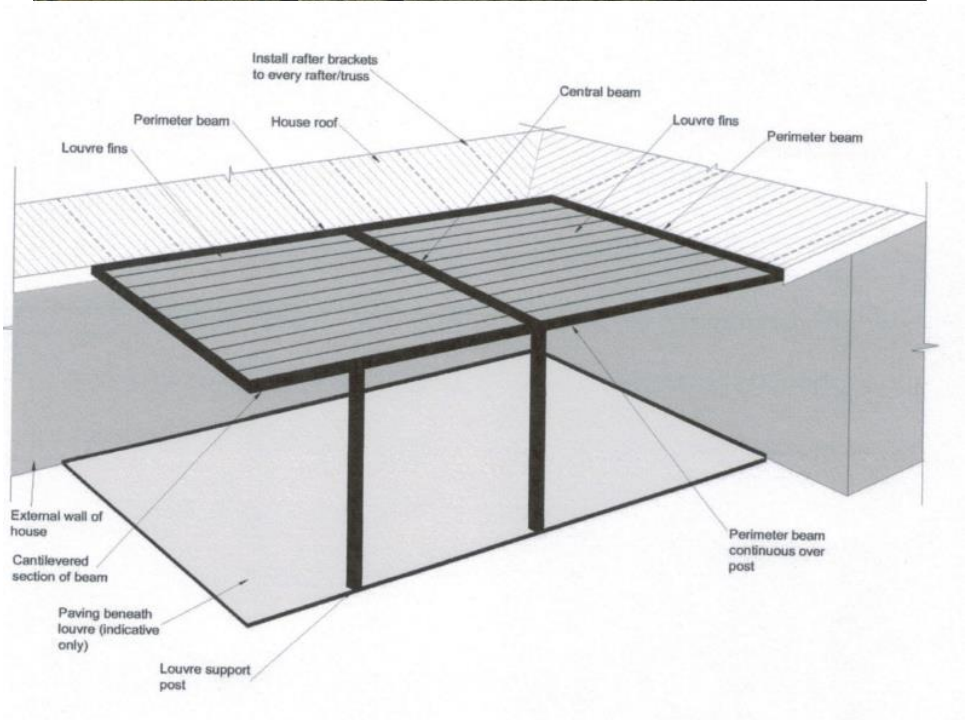
- 6.1 The land and buildings are located at 25 Esplanade Sumner being part of Reserve 3549 contained in Tittle CB 305/66 held under the Reserves Act 1977 as a Recreation reserve.

Proposed Sun Louvre Alterations

Existing deck area



Proposed Louvre alterations





- 6.2 The decision affects the following wards/Community Board areas:
Waikura Linwood-Central-Heathcote

7. Policy Framework Implications Ngā Hiraunga ā- Kaupapa here

Strategic Alignment Te Rautaki Tīaroaro

- 7.1 Reinvestment by the Tenant ensures that the building is upgraded and provides additional sun shelter to patrons.
- 7.2 This report supports the [Council's Long Term Plan \(2021 - 2031\)](#):
- 7.2.1 Activity: Parks and Foreshore
- Level of Service: 6.8.2.3 Parks are managed and maintained in a clean, tidy, safe, functional and equitable manner (Asset Performance) - At least 90% of parks and associated public recreational assets are available for safe public use during opening hours

Policy Consistency Te Whai Kaupapa here

- 7.3 The decision is consistent with Council's Plans and Policies.

Impact on Mana Whenua Ngā Whai Take Mana Whenua

- 7.4 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.
- 7.5 The alterations are within the current footprint of the building, and do not impact the surrounding environment.
- 7.6 The alterations are to the building and may easily be removed.

Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi

- 7.7 There are no climate change considerations, however providing additional sun shelter will provide additional benefits to visitors using these premises.

Accessibility Considerations Ngā Whai Whakaaro mā te Hunga Hauā

- 7.8 Existing accessible access to this building will not be impeded by this addition.

8. Resource Implications Ngā Hīraunga Rauemi

Capex/Opex Ngā Utu Whakahaere

- 8.1 Cost to Implement – Officer time which is within Operational Budgets
- 8.2 Maintenance/Ongoing costs –no costs to Council as the costs of installation and maintenance are the Tenant's responsibility.
- 8.3 Funding Source – not applicable

Other He mea anō

- 8.4 The Tenant's additions will support a tidier appearance to this part of the external seating area and facilitate improved levels of service.

9. Legal Implications Ngā Hīraunga ā-Ture

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

- 9.1 The decision to approve tenant requests for landlord approval to improvements on land held as Recreation Reserve is delegated to the Community Board in relation to the Reserves Act 1977.



Other Legal Implications Ētahi atu Hīraunga-ā-Ture

- 9.2 The legal consideration is the approval of the Tenant's request to add sun louvres under Clause 23 of the lease.
- 9.3 The granting of landlord approval as building owner to tenants requests to add improvements is a routine matter on which the legal process is well known and settled.

10. Risk Management Implications Ngā Hīraunga Tūraru

- 10.1 The risk in declining the request may cause some minor reputational damage to the Council (as landlord) and lead to a legal challenge by the Tenant.

Attachments Ngā Tāpirihanga

No.	Title	Page
A 	Beach Restaurant - Sun Louvre Plans	21
B 	Memorandum: Report: Beach Hospitality Ltd-Landlord Consent and Affected Party Approval for Proposed Sun Louvre Alterations-25 Esplanade Sumner - Further Information - 18 May 2022	45

Additional background information may be noted in the below table:

Document Name	Location / File Link

Confirmation of Statutory Compliance Te Whakatūtuturutanga ā-Ture

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).
(a) This report contains:

- (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
 - (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.
- (b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

Signatories Ngā Kaiwaitohu

Author	Grant Mclver - Leasing Consultant
Approved By	Kathy Jarden - Team Leader Leasing Consultancy Angus Smith - Manager Property Consultancy Kay Holder - Manager Regional Parks Andrew Rutledge - Head of Parks Mary Richardson - General Manager Citizens & Community



Resource Consents Unit

Written approval of affected persons

Resource Management Act 1991 – Form 8A

For enquiries: phone (03) 941 8999, email DutyPlanner@ccc.govt.nz or visit the Council at 53 Hereford Street, Christchurch

1. Affected person's details

Full name of affected person(s):

I am / We are the: ☐ Owner(s) and Occupiers(s) ☐ Owner(s) ☐ Occupier(s) ☐ Director(s) ☐ Trustee(s)
of the property situated at (address of the affected property):

☐ I have authority to sign on behalf of all the other ☐ Owners ☐ Occupiers of the property (select one, if applicable)

2. Application details (to be completed by applicant)

Name of applicant:

Application address:

Description of the proposed development / activity:

To construct a louvred roof over 46m2 of the western deck of the Beach restaurant (Refer Attached Plan)

3. Written approval

- ☐ I / We give written approval to the application outlined above.
- ☐ I / We understand that as I / we have given written approval, the Council must not take into account any adverse effects that the proposal may have on me / us when considering the application.
- ☐ I / We can confirm that I / we have viewed and signed the application and each page of the plans.

Signature(s) (of person(s) giving written approval or person(s) authorised to sign on their behalf):

Date:

* A signature is not required if you give your approval by electronic means

Contact Details:

Address:

Email:

Telephone:

Notes to person(s) signing the form:

1. All owners of the property must sign the form, unless one person has authority to sign on behalf of others. Occupier approval is also required unless the application is a boundary activity*.
2. If signing on behalf of a trust or company please provide evidence to confirm that you have signing authority.
3. If the Council determines that this application is a permitted boundary activity* your written approval cannot be withdrawn. For other types of application your written approval may be withdrawn at any time before the hearing, if there is one, or before application is determined if there is no hearing.
4. Conditional written approvals cannot be accepted.

* A boundary activity only breaches rules controlling the distance or size of a building relative to the boundary (e.g. setbacks, recession plane).

Please return the signed form and application documents to the applicant

What is a resource consent?

The Christchurch District Plan guides the way Christchurch is developed. Every property has a zone, and each zone has different rules about the type of building, subdivision or land use that can occur in that area.

When someone wishes to build or use a property in a way which does not comply with the rules in the District Plan, they require permission from the Council, called a resource consent. If they obtain a resource consent they are able to build or use the property in accordance with that consent and do not have to comply with the rules in the Plan. Some applications are exempt from needing resource consent if the applicant obtains written approval from the adjoining property owners (permitted boundary activity). These processes are set out in the Resource Management Act.

Why is your written approval being requested?

If you have been asked to give your written approval this is likely to be because either:

- the proposed development does not comply with a rule relating to your property boundary and the applicant wants to apply for a permitted boundary activity consent exemption, or
- the Council thinks you might be adversely affected by a resource consent application to a minor or more than minor extent.

This gives you the opportunity to consider the applicant's proposal and decide for yourself whether you are comfortable with it. It is the responsibility of the applicant to consult with neighbours.

For resource consent applications, if written approval is obtained from everyone the Council thinks may be affected, the application can be non-notified, i.e. there is no opportunity for anyone to make a submission for or against the proposal.

What should you do if you are asked to sign an affected person's approval form?

If you are asked to give your written approval to someone's proposal as part of their application for a resource consent or a permitted boundary activity exemption, you should do the following:

1. Request that the applicant (or their representative) explain the proposal clearly and fully to you, including the ways it does not comply with the District Plan.
2. Review the application and associated plans of the proposed activity provided by them in order to understand the effects of the proposal. If there are no plans available at this stage, you may wish to wait until they are available. You may ask for time to consider the documents.
3. Decide whether the proposal will adversely affect you or your property. You are entitled to ask the applicant for more information, but you should make a decision about whether you will sign the form or not as promptly as is reasonable in the circumstances. You may suggest amendments to the proposal that you consider would reduce the effects of the proposal on you. If you do this you should sign only the amended version of the proposal. Written approvals obtained will usually be submitted to the Council by the applicant as part of their application.
4. If you are satisfied that the proposed activity will not adversely affect you or the effects are acceptable to you, you may decide to sign the affected person's approval form and a copy of the application including plans. You should then return them to the applicant (or their representative). If you are only willing to sign subject to some condition being met, this will need to be the subject of a separate civil agreement between yourself and the applicant, as the Council cannot accept conditional approvals.
5. If you consider that you will be adversely affected by the proposal and / or do not wish to sign the approval form, you will need to advise the applicant (or their representative). There is no obligation to sign this form, and no reasons need to be given.

NOTE: If a property is owned by more than one person, all of the joint owners are considered to be 'affected persons'. If a property is rented out, the tenants are also considered to be 'affected persons' except where the application is for a boundary activity.

Important information

If you do not give your approval and you are considered by the Council to be an adversely affected person, then the application must be publicly notified or processed on a limited notified basis and you will have a formal right of objection. Alternatively, the applicant may proceed without the need for resource consent if they amend their proposal so that it complies with the District Plan, or if they amend their proposal so that it still needs resource consent but the Council no longer considers that the proposal will affect you.

Please note that if you give your approval to the application, the Council is not able to have regard to any effects the proposal may have on you when making decisions on the application. You are therefore encouraged to carefully consider how the proposal might affect you before agreeing to it.

In most cases, if you change your mind after signing the form you may withdraw your approval at any time before the hearing, if there is one, or otherwise before a decision is made on the application, by advising the Council in writing that your approval is withdrawn. However if the proposal is a permitted boundary activity your written approval cannot be withdrawn.

Further information regarding affected persons' approvals, the resource consent process and hearings is available on the Council's [website](#) or by contacting the Duty Planner at DutyPlanner@ccc.govt.nz.

Privacy information

The information on this form is required to be provided under the Resource Management Act 1991 for the Resource Consents Unit to process the application referred to. Under this Act this information can be made available to members of the public, including business organisations, the media and other units of the Council. You have the right to access the personal information held about you by the Council, and you can request that the Council correct any personal information it holds about you.

RMM

ROUGH MILNE MITCHELL
LANDSCAPE ARCHITECTS



Proposed Louvre Roof - Beach Bar, Sumner
Graphic Attachment to Landscape Assessment Report

3 December 2021

Document Information

Contents

Project		
Proposed Louvre Roof - Beach Bar, Sumner		
Address		
25 Esplanade, Sumner		
Client		
C/- Kim McCracken		
Document		
Graphic Attachment to Landscape Assessment Report		
Status		
For Resource Consent		
Revision		
1	For Resource Consent	03.12.2021
Prepared By		
Rough Milne Mitchell Landscape Architects Ltd		
Project Number: 21316		
Author: Ruby Collins		
Peer Reviewed: Nikki Smetham		

	Page
Context Map	3
Site Aerial and Location Map	4
Proposed Louvre Roof - Images	5
Proposed Louvre Roof - Specifications	6 - 7
Christchurch District Planning Map - H27	8
Heritage Items and Settings Aerial Map	9
Site Aerial and Spatial Zoning	10
Viewpoint Location Plan	11
Viewpoint Location Photographs 1 - 16	12 - 19

Disclaimer
These plans and drawings have been produced as a result of information provided by the client and/or sourced by or provided to Rough Milne Mitchell Landscape Architects Limited (RMM) by a third party for the purposes of providing the services. No responsibility is taken by RMM for any liability or action arising from any incomplete or inaccurate information provided to RMM (whether from the client or a third party). These plans and drawings are provided to the client for the benefit and use by the client and for the purpose for which it is intended.

Context Map



Scale: 1:15,000 @ A3

Data Source: Land Information New Zealand

RMM

Proposed Louvre Roof

Beach Bar, Sumner

03

Site Aerial and Location Map



Scale 1:1000 @ A3
Data Source: GRIP Maps

Legend

	The Site
	The 'Lease Area'



RMM

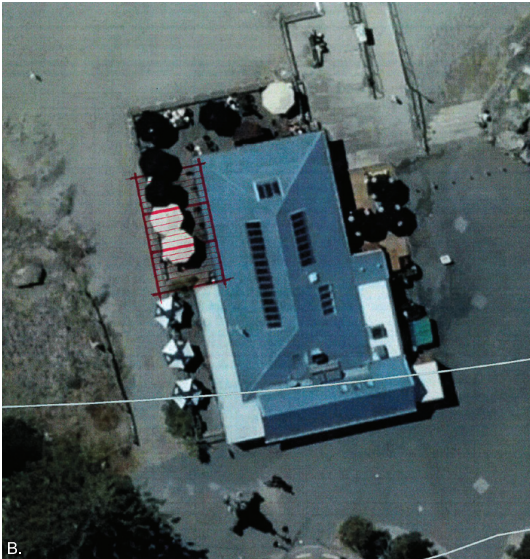
Proposed Louvre Roof

Beach Bar, Sumner

04

Proposed Louvre Roof - Images

- A Existing view from beach access nearest Beach Bar entrance
- B Indicative plan view of louvre roof location
- C Artist impression of proposed view with the inclusion of the 9×5.130m louvre roof



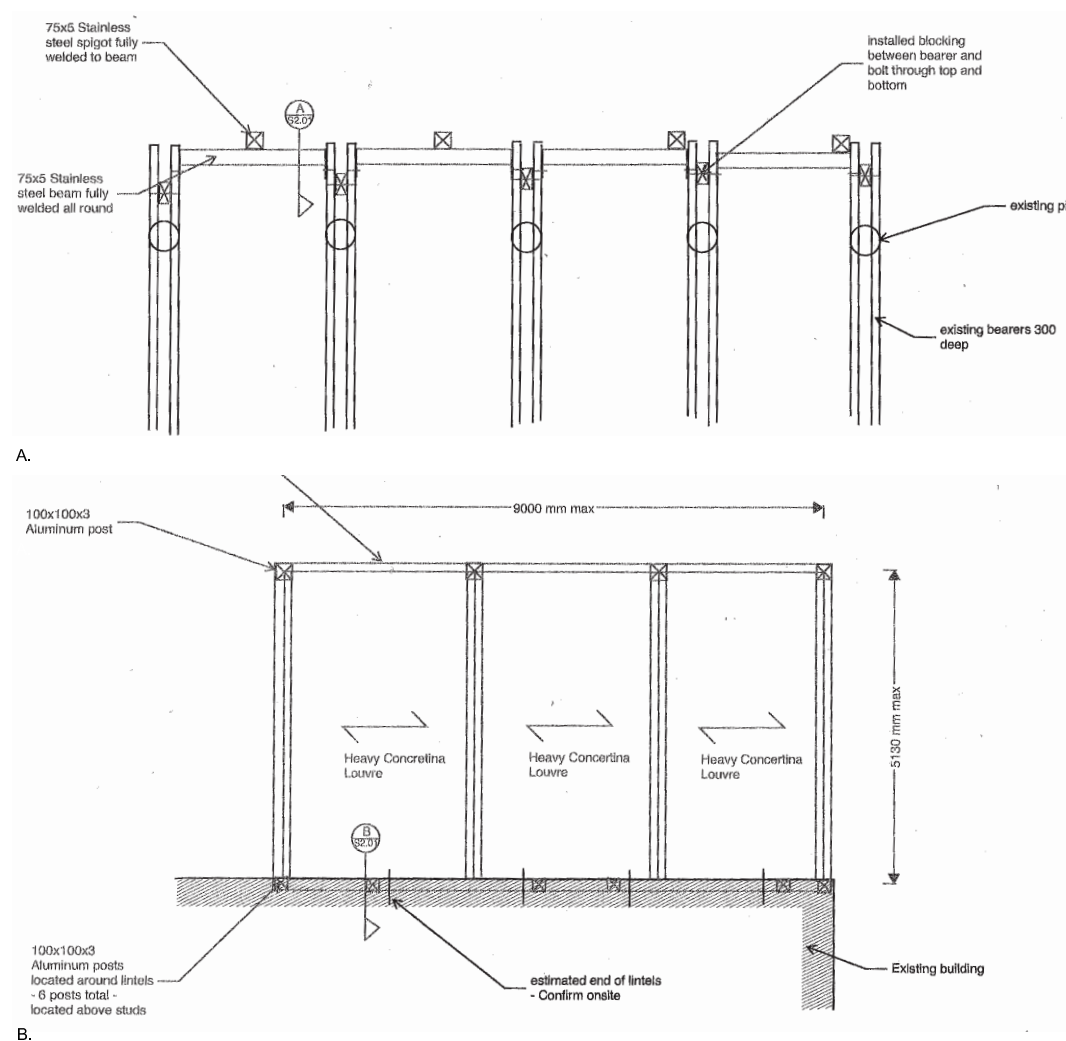
RMM

Proposed Louvre Roof Beach Bar, Summer

05

Proposed Louvre Roof - Specifications

A Louvre Foundation Plan
B Louvre Roof Plan



Not to Scale - To Fit Page
Data Source: Richards Consulting | Engineers

RMM

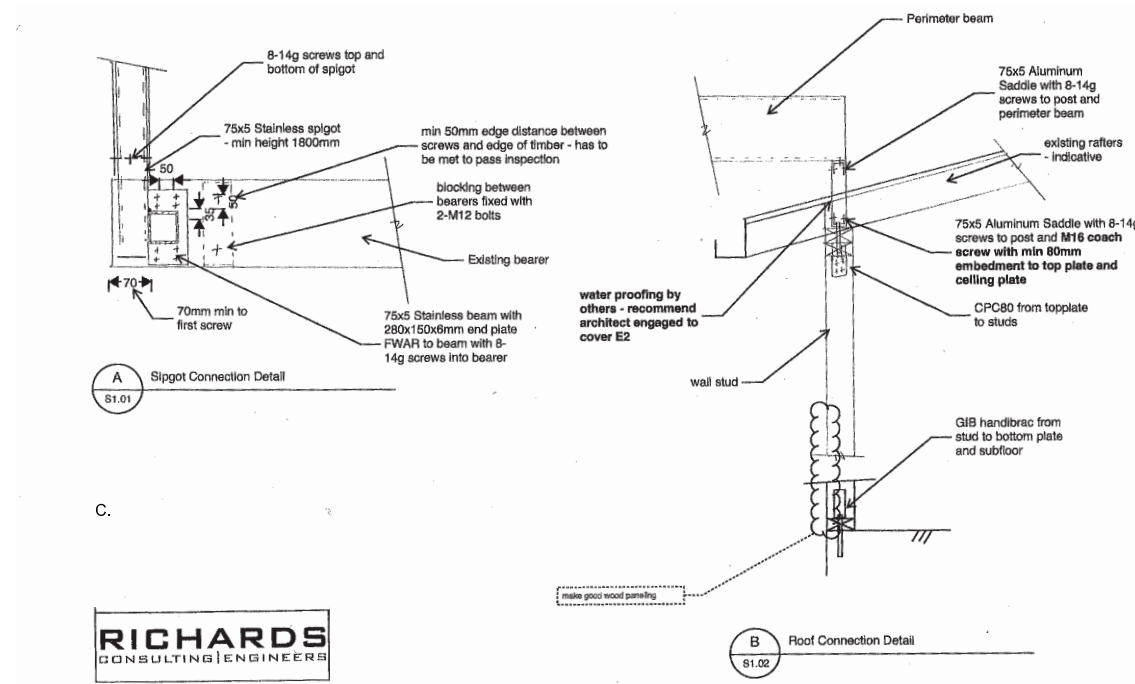
Proposed Louvre Roof

Beach Bar, Sumner

06

RICHARDS
CONSULTING | ENGINEERS

Attachment A



07

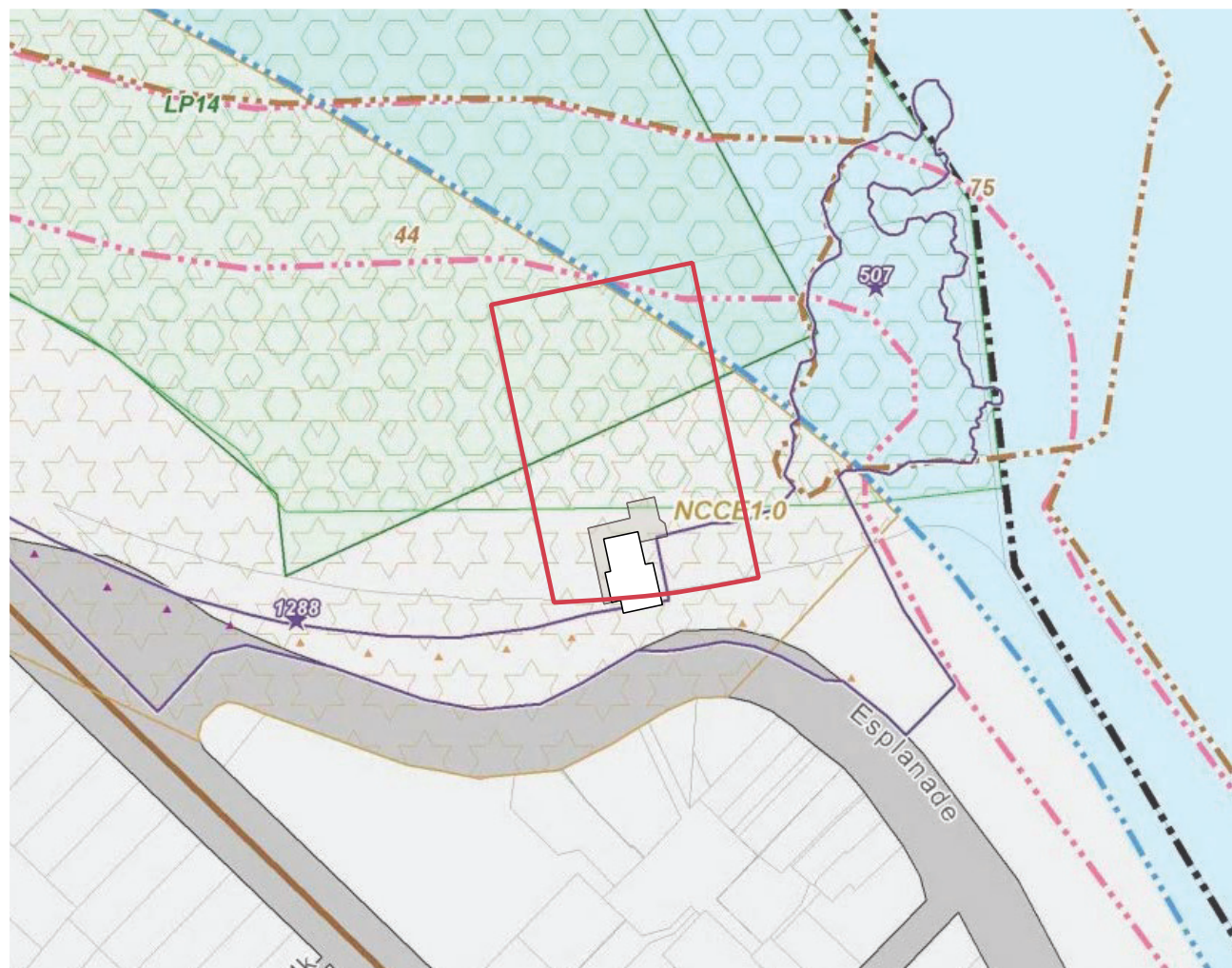
Christchurch District Planning Map - H27

NATURAL AND CULTURAL HERITAGE LEGEND

- Important Ridge/line
- Significant Individual Tree
- Significant Group of Trees
- Significant Park Tree
- Significant Street Tree
- PTG20 Garden of Tane (see Appendix 9.4.7.2)
- Significant Tree Area (Riccarton Bush)
- Akaroa-Hill Area
- Heritage setting and item (Please refer to the Heritage Item Schedule)
- Heritage Item (Underground)
- Māhauwiri Management Plan Silent Files and Kaitiaki Spit
- (Schedule 9.5.6.1, Appendix 9.5.7)
- Ngā Tōranga Tōpuna
- (Schedule 9.5.6.3, Appendix 9.5.7)
- Ngā Wai Coast ID 78 - Te Ihuta (Avon-Heathcote Estuary)
- (Schedule 9.5.6.4, Appendix 9.5.7)
- Ngā Wai Coast ID 96
- (Schedule 9.5.6.4, Appendix 9.5.7)
- Ngā Wai Lakes, Rivers and Streams
- (Schedule 9.5.6.4, Appendix 9.5.7)
- Wāhi Tapu/Wāhi Taonga
- (Schedule 9.5.6.2, Appendix 9.5.7)
- Area of at least High Natural Character in the Coastal Environment (HNCE)
- Area of Outstanding Natural Character in the Coastal Environment (ONCE)
- Natural Character in the Coastal Environment (NCE)
- Significant Feature (SF) or Significant Landscape or Rural Amenity Landscape (RAL)
- Outstanding Natural Feature (ONF) or Outstanding Natural Landscape (ONL)
- Coastal Environment
- Site of Ecological Significance (Appendix 9.1.6.1 Schedule A)

INFORMATION ONLY LEGEND

- District Boundary
- Railway
- Lyttelton Tunnel Road
- Major Arterial Road
- Minor Arterial Road
- Collector Road
- Transport
- Ecological Site (Appendix 9.1.6.1 Schedule B)
- Site Boundary



Heritage Items and Settings Aerial Map



Data Source: Christchurch District Plan

RMM

Proposed Louvre Roof

Beach Bar, Sumner



09


Site Aerial and Spatial Zoning



Viewpoint Location Map

Legend

-  Viewpoint Location
-  Site Boundary


Scale 1:1500 @ A3
Data Source: GRIP Maps



RMM

Proposed Louvre Roof

Beach Bar, Sumner

11

Viewpoint Location Photographs



Viewpoint Location Photograph 1: Located on the Coastal Pathway beside the carpark, looking east towards the site at a distance of 350m.



Viewpoint Location Photograph 2: Located on the Esplanade footpath, facing east towards the Beach Bar at a distance of 60m.

Date: 06 October 2021
Time: Between 9am-11am
Camera: Canon 550D
Focal length: 50mm
Print size: A3

RMM

Proposed Louvre Roof

Beach Bar, Sumner

12

Viewpoint Location Photographs



Viewpoint Location Photograph 3: Located on the Esplanade footpath, facing north-east towards the Beach Bar at a distance of 35m.



Viewpoint Location Photograph 4: Located on the Esplanade footpath, towards the Beach Bar at a distance of 20m.

Date: 06 October 2021
Time: Between 9am-11am
Camera: Canon 550D
Focal length: 50mm
Print size: A3

RMM

Proposed Louvre Roof

Beach Bar, Sumner

13

Viewpoint Location Photographs



Viewpoint Location Photograph 5: Located on the footpath on the southern side of The Esplanade, facing north towards the Beach Bar at a distance of 50m.



Viewpoint Location Photograph 6: Located on the footpath on the southern side of The Esplanade, facing north towards the Beach Bar at a distance of 60m.

Date: 06 October 2021
Time: Between 9am-11am
Camera: Canon 550D
Focal length: 50mm
Print size: A3

RMM

Proposed Louvre Roof

Beach Bar, Sumner

14

Viewpoint Location Photographs



Viewpoint Location Photograph 7: Located on the footpath on the southern side of The Esplanade, facing north towards the Beach Bar at a distance of 70m.



Viewpoint Location Photograph 8: Located on the footpath on the southern side of The Esplanade, facing north towards the Beach Bar at a distance of 90m.

Date: 06 October 2021
Time: Between 9am-11am
Camera: Canon 550D
Focal length: 50mm
Print size: A3

RMM

Proposed Louvre Roof

Beach Bar, Sumner

15

Viewpoint Location Photographs



Viewpoint Location Photograph 9: Located outside 40 Clifton Terrace, on the footpath, facing north towards the Beach Bar at a distance of 400m.



Viewpoint Location Photograph 10: Located on a pathway within the Sumner Beach dune area, facing east towards the Beach Bar at a distance of 85m.

Date: 06 October 2021
Time: Between 9am-11am
Camera: Canon 550D
Focal length: 50mm
Print size: A3

RMM

Proposed Louvre Roof

Beach Bar, Sumner

16

Viewpoint Location Photographs



Viewpoint Location Photograph 11: Located on Sumner Beach, facing south towards the Beach Bar at a close up distance of 18m.



Viewpoint Location Photograph 12: Located on Sumner Beach, facing southeast towards the Beach Bar at a distance of 140m.

Date: 06 October 2021
Time: Between 9am-11am
Camera: Canon 550D
Focal length: 50mm
Print size: A3

RMM

Proposed Louvre Roof

Beach Bar, Sumner

17

Viewpoint Location Photographs



Viewpoint Location Photograph 13: Located on Sumner Beach, facing south towards the Beach Bar at a distance of 150m.



Viewpoint Location Photograph 14: Located on Sumner Beach, facing south towards the Beach Bar at a distance of 110m.

Date: 06 October 2021
Time: Between 9am-11am
Camera: Canon 550D
Focal length: 50mm
Print size: A3

RMM

Proposed Louvre Roof

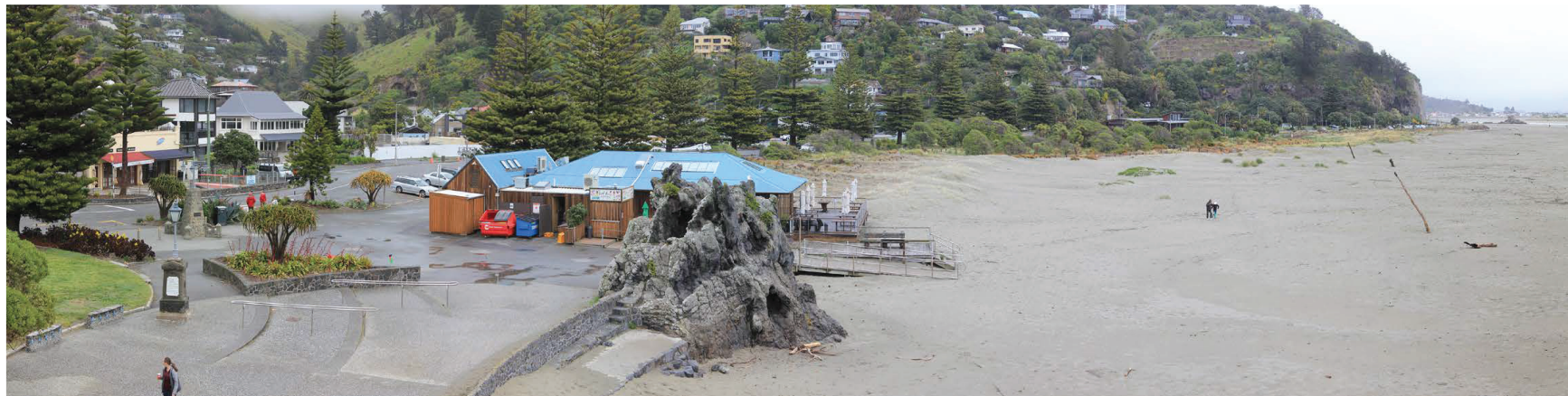
Beach Bar, Sumner

18

Viewpoint Location Photographs



Viewpoint Location Photograph 15: Located on Sumner Beach, facing south-west towards the Beach Bar at a distance of 60m.



Viewpoint Location Photograph 16: Located Atop Tuawera/Cave Rock, facing west towards the Beach Bar at a distance of 80m.

Date: 06 October 2021
Time: Between 9am-11am
Camera: Canon 550D
Focal length: 50mm
Print size: A3

RMM

Proposed Louvre Roof

Beach Bar, Sumner

19

ROUGH MILNE MITCHELL
LANDSCAPE ARCHITECTS

Christchurch
Level Two, 69 Cambridge Terrace
Christchurch 8013
PO Box 3764 Christchurch 8140

info@rmmla.co.nz
+64 3 366 3268

Auckland
Level Two, 139 Victoria Street West
Auckland CBD, Auckland 1010

info@rmmla.co.nz

Dunedin
42 Stuart Street, Dunedin 9054

info@rmmla.co.nz
+64 3 477 2030

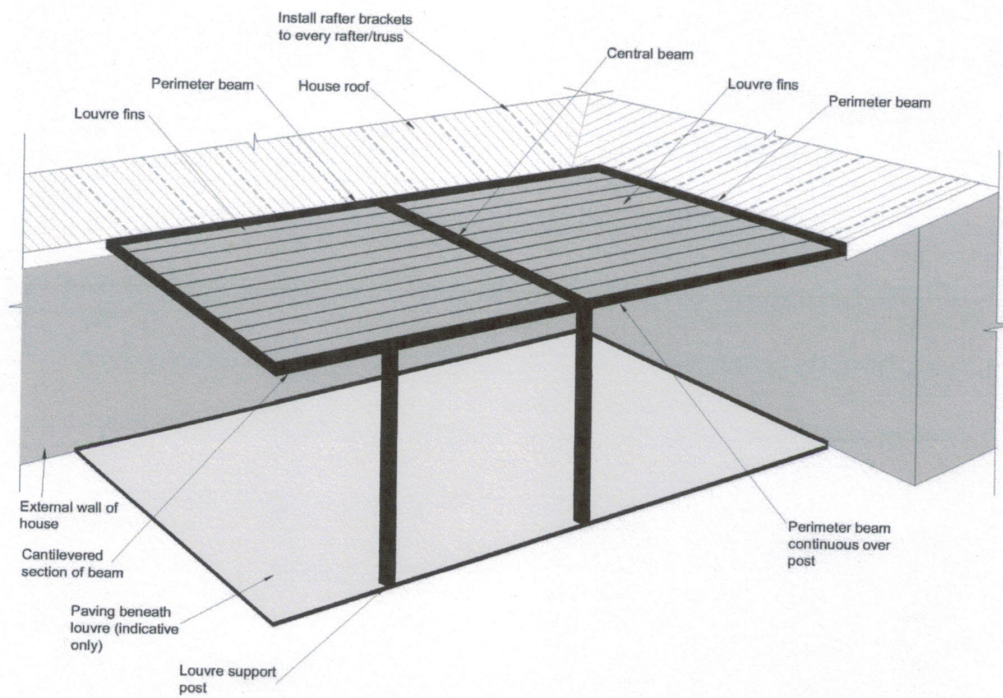
Wānaka
Level One, 24 Dungarvon Street,
Wānaka 9305
PO Box 349, Wānaka 9343

info@rmmla.co.nz
+64 3 974 7940


RMM

rmmla.co.nz

CONCEPT LOUVRE LAYOUT



Memos

Christchurch
City Council 

Memo

Date: 16 May 2022
From: Grant McIver, Leasing Consultant
To: Waikura Linwood-Central-Heathcote Community Board
Cc: Liz Beaven, Community Board Advisor
Reference: 22/624390

Report: Beach Hospitality Ltd-Landlord Consent and Affected Party Approval for Proposed Sun Louvre Alterations-25 Esplanade Sumner - Further Information

1. Purpose of this Memo

- 1.1 To provide staff advice as requested by the Waikura Linwood-Central-Heathcote Community Board Community Board Resolved LCHB/2022/00047

Part C

That the Waikura Linwood-Central-Heathcote Community Board:

1. Lays the report - Beach Hospitality Ltd-Landlord Consent and Affected Party Approval for Proposed Sun Louvre Alterations - 25 Esplanade Sumner on the table and requests staff advice on:
 - a. The effect of changing the sun louvre colour on the resource consent; and
 - b. The history of 25 Esplanade, Sumner building.

2. Update

- 2.1 Change of Colour:

Staff planners have advised that Condition 2 of the resource consent states "*that the louvre Structure shall be painted in Grey Friars (frame) and Silver (fins), or similar neutral colours*".

If the applicant was required to finish it in any other colour they would need to vary the resource consent. The approximate cost for this would be \$1000 plus any additional costs incurred by the applicant such as further planning advice by their consultant.

Approved Consent colours were specified so as not to stand out against the building or the hills.

Staff have contacted the manufacturer of the louvres and asked if there was a specific colourway to choose from for this particular product. Their advice was that the colours were those specified in a Dulux product powdercoat range.

- 2.2 Correspondence is attached regarding the steps the Tenant has taken in obtaining the resource consent application. They would like to attend the Community Board meeting to discuss any further concerns.
- 2.3 The Resource Consent (2021/4265) specifying the colours is also attached.

Memos



- 2.3.1 Advice was provided by the Counsel's senior landscape architect who visited the site and agreed with the findings as submitted by the Tenant's planners. The landscape architect advised "the structure will sit very close to the existing roofline, and will be well integrated into the existing building. The scale and bulk of the structure will mean that it will have minimal effect on views into or out of the site. ... the design is that the frame and perimeter beam would be painted 'Grey Friars', and the roof fins (which would be very difficult to see) would be Natural Silver... So as long as the visible frame is finished with a low reflective value coating ..., I agree that the landscape and visual effects will be very low (less than minor). "

2.4 Building History

- 2.4.1 The original tea rooms pictured prior to the 1960s. The tearooms have existed in one form or another for over 100 years.



- 2.4.2 In 1999 the building was substantially and sympathetically altered by the then tenant. Parts of the original pier remains and these are located outside of the leased area with responsibility to maintain sitting with council.

Works included:

- New decks steps and balustrade
- New windows and doors to decks
- New office entry and offices
- Relocated Toilets
- Remodelled kitchen and bar
- Exterior refurbishment including Zincalume fascia gutter and brackets and Cladding

- 2.4.3 The building suffered extension damage in the 2011 quakes and additional repair and further additions and additions of approx. 22m2 was undertaken at that time to the current look.

Memos

Christchurch
City Council



- 2.4.4 Council accepted the gift of the building in 2017 in exchange for agreeing to a longer lease and commercial rental returns on the land and buildings (previously a land lease only).

3. Conclusion

- 3.1 Ideally, permission of the Landlord should have been sought prior to the resource consent being submitted. However, the applicant has taken advice to ensure that the colours and structures work with the surrounding area and that advice has been reviewed by the appropriate officers to ensure there is no adverse effect.
- 3.2 Resource consent has been obtained and a change of colours may incur additional costs to the Tenant and additional staff time in processing an amended consent and landlord approval.
- 3.3 The Tenant has offered to attend the next board meeting to discuss any concerns following receipt of this advice.

Attachments Ngā Tāpirihanga

No.	Title	Page
A	Additional background letter from Beach Hospitality	
B	Combined s95104 report	
C	Approved Consent Plans	

Signatories / Ngā Kaiwaitohu

Author	Grant McIver - Leasing Consultant
Approved By	Kathy Jarden - Team Leader Leasing Consultancy

Memos

Christchurch
City Council

1



Resource Management Planning Consultants

P O Box 2551
Christchurch

M: 021 363 497
✉ office@rgmc.co.nz

10 May 2022

Grant McIver
Leasing Consultant
Christchurch City Council

Dear Grant,

Re: 25 Esplanade – Sumner

Thanks for sending us the link to the Board meeting recording (ref your email of 5 May). As we understand it the Board had concerns regarding:

- The colours of the louvers/structure
- The relationship/structure of the louvers to the building character/history

We are not sure what information the Board has had access to and we are only corresponding to ensure/confirm that you have all the information. If the board has seen or been aware of all the following just ignore.

In terms of the overall proposal the resource consent document contained, we believe, a very comprehensive visual, design landscape and heritage assessment of the proposal. These matters are also referred to in some detail in the Council decision on the resource consent. This was prepared by Rough and Milne and involved meetings with the Council officers (on-site). We have attached a full copy of that assessment which may be of some value in terms of providing the Board with the background and related assessments.

In summary the assessment falls into three categories:

- Natural character/Coastal Environment – this generally deals with the visual/design effects
- Heritage Values – the site is located within a heritage setting/alongside heritage items
- Cultural Values – the resource consent was forwarded to Runanga who had no concerns (ref Council decision)

Natural Character/Visual Effects

The report submitted with the Application (Rough/Milne) in respect of the above matters undertook viewpoint assessments from some the positions from the Esplanade, Clifton Terrace, Sumner Beach

860001_25 Esplanade_G McIver_11 05 2022_FINAL

Memos

Christchurch
City Council

2

and Tuawera Cave Rock. These are all set out in detail in the Rough/Milne assessment. The assessment of the visual effects concluded:

*"The proposal will be well integrated into the existing built form and will appear visually cohesive as part of the Beach Bar building. As such the proposed louvre roof will have **no to a very low** degree of adverse effects on visual amenity experienced from the surrounding public places and / receiving environment."*

Landscape Effects

The Rough/Milne assessment set out that the louvre roof will replace sun umbrellas and give greater opportunity to use the outdoor space. The louvre roof is attached to the timber deck and to the roof of the existing building, and as such does not impact the landform or land cover underneath the deck, and, furthermore it will not obstruct views or interrupt the legibility offered by the surrounding volcanic features. Essentially it should encourage recreation. The louvre was assessed as having no to a very low degree of adverse effect.

The Council officers assessment (Senior Landscape Architect, Mike Pentecost) in the decision concluded that (refer page 4);

- *The landscape report was thorough and addressed many possible viewpoints all of which he was able to assess,*
- *That the louvre frame is integrated within the form of the building and its orientation,*
- *It is obscured from many angles,*
- *No further information required as long as the built structure (and colour scheme) remain true to the lodged application details.*

To quote the Council landscape architects conclusion;

"My interpretation of the design is that the rim and perimeter beam would be painted 'grey Friars' and the roof fins (which would be very difficult to see) would be Natural Silver. So as long as the visible frame is finished with a low reflective value coating (as per my interpretation above), I agree that the landscape and visual effects will be very low (less than minor)."

Heritage Values

The site is located within close proximity of three heritage items being the sea wall and memorial (15m distant) and in the case of the memorial out of view of the louvre deck. In addition the louvre roof is not visible from Tuawera/Cave Rock – which is blocked by the existing built form of the building. The Council Heritage Advisor concluded;

- *The building abuts the shared heritage setting of two Highly Significant heritage items – Tuawera/Cave Rock, and The Esplanade War Memorials and Sea Walls - but the intended alteration is approximately 12m from the setting boundary at its closest point. The applicant's Landscape Assessment Report (Rough Milne Mitchell, p14) states that the '...proposed louvre roof does not impede the visibility [of] or intrude on the experience of any heritage item or their wider setting.' I concur with this assessment.*
- *On this basis, I conclude that the effects of the proposal on the heritage fabric and values of the two adjacent heritage items and their shared setting will be less than minor.*

860001_25 Esplanade_ G McIver_11 05 2022_FINAL

Memos

Christchurch
City Council 

3

Cultural Values

These were sought from the Runanga who expressed no concern.

Summary

The point we are trying to make was that the form, location, size, style and colour of the louvre was well assessed and the relevant Council specialist advisors generally agreed.

That is not to say, for example that if the Board has for example a different colour scheme in mind then possibly the appropriate party to get that advice/feedback on, is from the Council's own landscape/heritage advisors. As a note to this matter the applicant has indicated that the uprights could be clad in cedar (timber) the same as the outside of the building if the board believed that would assist the image and compatibility of the structure.

I have briefly discussed the matter with Council Planner Scott Blair (CCC) with whom this process started (ie Pre-Application meeting). Unfortunately Ryan Brosnahan who wrote the Council report/decision has left the CCC but Scott is more than willing to discuss this matter if that is of any help. I have advised him of the position.

Finally, if the Board believes it would be useful for the applicant and advisers to attend the next meeting to discuss any matters and respond to questions, the opportunity would be gratefully accepted.

Many thanks to the staff and Board for their time.

Regards,



Kim McCracken
Director

860001_25 Esplanade_G McIver_11 05 2022_FINAL

Memos

Resource Management Act 1991	Christchurch City Council
Report / Decision on a Resource Consent Application (Sections 95A, 95B and 104 / 104B)	

Application number: RMA/2021/4165
Applicant: Maestro Hospitality Limited
Site address: 25 Esplanade, Sumner
Legal description: Lot 1 DP 4703
Zone: Open Space Coastal

Overlays and map notations: Coastal Environment
Natural Character in the Coastal Environment
Heritage Item 1288
Heritage Setting 412
Outstanding Natural Landscape
Ngā Tūranga Tūpuna
Ngā Wai Coast ID 96
Liquefaction Management Area (LMA)
Fixed Minimum Floor Level Overlay within Flood Management Area
Flood Management Area
Site of Ecological Significance (Appendix 9.1.6.1 Schedule A)

Activity status: Discretionary

Application: Construction of louvre roof over existing deck

Proposed activity

The application seeks land use consent to construct a louvre roof over an existing deck associated with the Beach Café at 25 Esplanade, Sumner. *Figure 1* below illustrates the existing versus proposed development.



Figure 1: Existing versus proposed development (Source: Application)

P-400a, 30.06.2021

1 of 9

Memos

Christchurch
City Council

The proposal is described in detail on in Section 9 of the application. The key aspects are:

- The proposal consists of the construction of 9x5.1m (46m²) louvre roof that will extend from the face of the western wall but remain within the decking platform.
- The louvre will be built over an existing western deck of the building which has a total building footprint of 294m². The restaurant and deck sit on an elevated platform above the beach and occupy only 5% of the site area.
- The purpose of the louvre is to increase the level of outdoor cover and comfort for guests. The on-site activity remains unchanged. The area of the deck to be covered by the louvre is currently covered by sun umbrellas

Description of site and existing environment

The application site and surrounding environment are described in section 8 of the application and within the Landscape Assessment Report submitted with the application which has been prepared by Rough Milne Mitchell Landscape Architects Limited. I adopt the applicant's description.



Figure 2: Application site (red) and surrounding area (Source: Application)

Activity status

Christchurch District Plan

The site is zoned Open Space Coastal in the Christchurch District Plan. The zone protects the natural environment of the sandy beaches and rocky shorelines of the Christchurch City from the Waimakariri River to Taylors Mistake and is located between the landward boundary of the coastal marine area and adjoining urban or rural zones. Land within the Coastal Zone is largely within Crown ownership and is subject to a range of Council management programmes, including dune restoration, enhancement of indigenous flora and fauna habitats and natural hazard defences. The zone also provides for compatible coastal recreational activities and existing surf lifesaving, coastguard and yacht club facilities.

The site is also within a number of overlays:

P-400a, 30.06.2021

2 of 9

Memos

Christchurch
City Council

- Coastal Environment
- Natural Character in the Coastal Environment
- Heritage Item 1288
- Heritage Setting 412
- Outstanding Natural Feature
- Ngā Tūranga Tūpuna
- Ngā Wai Coast ID 96
- Liquefaction Management Area (LMA)
- Fixed Minimum Floor Level Overlay within Flood Management Area
- Flood Management Area
- Site of Ecological Significance (Appendix 9.1.6.1 Schedule A)

The proposal requires resource consent for a non-complying activity under the following rules:

Activity status rule	Standard not met	Reason	Matters of control or discretion	Notification clause
18.9.1.4 D1	-	Additions to existing buildings, except as specified in Rule 18.9.1.3 RD5 and Rule 18.9.1.5 NC2	-	-
9.3.4.1.3 RD2	-	New buildings, structures or features located within an open space which is a heritage item other than provided for in Rule 9.3.4.1.1 P9.	9.3.6.1 - Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings	-

For completeness I note that:

- The additions to the building are permitted under Rule 5.4.1.1 P4 with regards to the *Flood Management Area* overlay as the works will not increase the ground floor area of the building.
- The applicant has triggered Rule 9.2.4.1 NC1 for building within an *Outstanding Natural Feature*. However, the area of works fall outside of this overlay so this rule is not triggered.
- The additions to the building are permitted under Rule 9.2.6.1 P4 with regards to the *Natural Character in the Coastal Environment* overlay as the works will not increase the ground floor area of the building.
- There are no rules pertaining to the following overlays, only matters of discretion:
 - Ngā Tūranga Tūpuna
 - Ngā Wai Coast ID 96
 - Coastal Environment
- No rules are triggered in regards to the *Liquefaction Management Area*, *Flood Management Area*, and *Fixed Minimum Floor Level Overlay within Flood Management Area* overlays.

Written approvals [Sections 95D, 95E(3)(a) and 104(3)(a)(ii)]

No written approvals have been provided with the application.

NOTIFICATION ASSESSMENT

Adverse effects on the environment and affected persons [Sections 95A, 95B, 95E(3) and 95D]

When assessing whether adverse effects on the **environment** will be, or are likely to be, more than minor, any effects on the owners and occupiers of the application site and adjacent properties must be disregarded (section 95D(a)). The assessment of **affected persons** under section 95E includes persons on adjacent properties as well as those within the wider environment.

As a discretionary activity, assessment of this proposal is unrestricted and all actual and potential effects must be considered. Guidance as to the effects that require consideration is contained in the relevant objectives and policies, and any associated matters of discretion or control.

In the context of the planning framework, I consider that the potential effects of the activity relate to:

- Effects on natural character and the coastal environment
- Effects on heritage values

Memos

Christchurch
City Council

- Effects on cultural values

Natural Character and Coastal Environment

Under the District Plan, the site lies within the Open Space Coastal Zone. The site also sits within the *Coastal Environment*, *Natural Character in the Coastal Environment*, and *Outstanding Natural Feature* overlays, and adjoins a Site of Ecological Significance. Therefore, it is important to ensure that the natural character of the coastal environment and surrounds is maintained and protected.

The applicant has provided an assessment of effects on the natural character and the coastal environment supported by a Landscape Assessment Report prepared by Rough Milne Mitchell Landscape Architects Limited (RMM). This report assesses visual, landscape, coastal environment, and heritage effects.

In terms of visual effects, RMM conclude that the proposal will be well integrated into the existing built form and will appear visually cohesive as part of the Beach Bar building. As such the proposed louvre roof will have no to a very low degree of adverse effects on visual amenity experienced from the surrounding public places and / receiving environment.

Regarding landscape effects, RMM make the following conclusions:

- The proposal will consist of a 9.0m long louvre roof extending out from the western side of the Beach Bar. The louvre roof will replace the sun umbrellas on the existing deck area. The louvre roof is structurally attached to the timber deck at the base, and to the roof of the existing building, as such it does not impact on the landform or landcover underneath the deck.
- The louvre roof will be a small-scale extension to the existing Beach Bar building. Because the proposal is attached to the existing deck and does not intrude on the beach itself, the proposal will not adversely impact or hinder the natural coastal processes that occur at Sumner Beach. Furthermore, it will not obstruct views or interrupt the legibility afforded by the surrounding volcanic features or large-scale landforms. Essentially, the proposal is likely to encourage recreational activity and provide year-round shelter and a pleasurable experience for patrons frequenting the Beach Bar. In this sense it will be consistent with the current land use activities.
- Due to the reasons above, the proposed louvre roof will have no to a very low degree of adverse effects on the landscape values within the site and the receiving environment.

Finally on coastal environment, RMM consider:

- That there are no particular indigenous biodiversity and ecosystem values located in the application site except the dune system and revegetation that has occurred. The nearest dunes and planting are 6.0m from the proposed louvre roof, which in any event is confined to the existing deck area surrounding the Beach Bar building. The building activity will cause no effect to indigenous biodiversity and ecosystems as no vegetation or habitat is being removed, damaged, or changed.
- The louvre roof will be small in scale and will extend over the existing deck structure. It will form part of the built backdrop of the Beach Bar building. Consequently, it will be difficult to distinguish from the building and will blend in with the surrounding scale of development. Therefore, the louvre roof will not adversely affect the natural character, landscape or features in the locality.
- For the reasons above, and given the location, nature and scale of the proposal, the louvre roof will not result in significant adverse effects on the natural character of the coastline environment.

In response to the applicant's assessment above, advice was received from Council's Senior Landscape Architect, Mike Pentecost. Mr Pentecost has reviewed the application and supporting documents and concludes the following:

- The Landscape Assessment report is thorough and addresses many possible viewpoints, all of which I was able to access during my visit (with the exception of Clifton Terrace). The report concludes that the added structure will have very low adverse effects, with these findings based on the integration of the louvre with the existing building as well as its orientation (which serves to obscure it from many angles). In my opinion there is no further information I would require, as long as the built structure remains true to the attached details (including the colour scheme outlined in the Landscape Assessment Report).
- I am in agreement with these findings, as the structure will sit very close to the existing roofline, and will be well integrated into the existing building. The scale and bulk of the structure will mean that it will have minimal effect on views into or out of the site. My interpretation of the design is that the frame and perimeter beam would be painted 'Grey Friars', and the roof fins (which would be very difficult to see) would be Natural Silver. So as long as the visible frame is finished with a low reflective value coating

Memos

Christchurch
City Council

(as per my interpretation above), I agree that the landscape and visual effects will be very low (less than minor).

Importantly, the proposed louvre will be sit atop an existing structure and while visible from various viewpoints, it will be well integrated into the existing building, limiting adverse effects. I also make the following conclusions:

- There will be no loss of biodiversity, ecosystems, and natural character or landscape values as per above.
- The proposal will maintain public access to the coast and will not affect customary access or public access along the coast.
- The development is not susceptible to coastal hazards. All development is on the deck with no additional work proposed.

For the purposes of this report, I agree with and adopt both the applicant's and Mr Pentecost's assessment concluding that any adverse effects on the natural character and coastal environment will be less than minor.

Heritage Values

The site is located within a Heritage Setting which incorporates three principle heritage items. The particular heritage items /settings are:

- (i) Tuawera/Cave Rock and Pilot Station and setting, and
- (ii) The Esplanade War Memorial, Sea Walks and setting 25-27 the Esplanade.

The Landscape Assessment Report prepared by Rough Milne Mitchell Landscape Architects Limited (RMM) assess the potential adverse effects on heritage values which is as follows:

- *The form, scale, building materials, colour, design, detailing and location of the proposal are in keeping with the surrounding development. The existing heritage fabric remains unchanged with a very minor loss of open-air space which is already fragmented due to existing infrastructure and built form. No earthworks are necessary as the proposal will be fixed to the existing deck platform. No vegetation, including mature trees, will be affected by the proposal. There will be no impact on public space as the proposal sits within a lease area on existing deck. Given the simplicity and small scale of the design, the relationship between the layout, orientation, form and materials it is considered that the proposed louvre roof will be appropriate for, and sensitive to, the surrounding heritage setting.*
- *Overall, due to the position, nature and scale of the proposed louvre roof, there will be no adverse effects on the heritage elements or historical context of the receiving environment.*

In response to the applicant's assessment above, advice was received from Council's Heritage Advisor, Gareth Wright. Mr Wright has reviewed the application and supporting documents and concludes the following:

- *The building abuts the shared heritage setting of two Highly Significant heritage items – Tuawera/Cave Rock, and The Esplanade War Memorials and Sea Walls - but the intended alteration is approximately 12m from the setting boundary at its closest point. The applicant's Landscape Assessment Report (Rough Milne Mitchell, p14) states that the '...proposed louvre roof does not impede the visibility [of] or intrude on the experience of any heritage item or their wider setting.' I concur with this assessment.*
- *On this basis, I conclude that the effects of the proposal on the heritage fabric and values of the two adjacent heritage items and their shared setting will be less than minor.*

For the purposes of this report, I agree with and adopt both the applicant's and Mr Wright's assessment concluding that any adverse effects on the natural character and coastal environment will be less than minor.

Cultural Values

The application site is located adjacent to Nga Wai Coast (ID 96) meaning that the natural character of the coastal environment is of cultural significance to Ngāi Tahu and as such the District Plan seeks to recognise and protect these cultural values.

The applicant requested that Council consult with the Papatipu Rūnanga for the area, via Mahaanui Kurataiao Ltd. The Rūnanga have advised that they have no concerns about the proposal. This being the case I am satisfied that the proposal will not impinge upon any cultural values in the area.

Conclusion

P-400a, 30.06.2021

5 of 9

Memos

Further to the above, and by way of summary, I am of the view that the adverse effects of this proposal will be **less than minor** on both the immediate and wider environment. Pursuant to Section 95E(1) of the Act a person is not deemed affected by an activity where the adverse effects are less than minor.

Notification tests [Sections 95A and 95B]

Sections 95A and 95B set out the steps that must be followed to determine whether public notification or limited notification of an application is required.

PUBLIC NOTIFICATION TESTS – Section 95A	
Step 1: Mandatory notification – section 95A(3)	
➤ Has the applicant requested that the application be publicly notified?	No
➤ Is public notification required under s95C (following a request for further information or commissioning of report)?	No
➤ Is the application made jointly with an application to exchange reserve land?	No
Step 2: If not required by Step 1, notification is precluded if any of these apply – section 95A(5)	
➤ Does a rule or NES preclude public notification for all aspects of the application?	No
➤ Is the application a controlled activity?	No
➤ Is the application a boundary activity?	No
Step 3: Notification required in certain circumstances if not precluded by Step 2 – section 95A(8)	
➤ Does a rule or NES require public notification?	No
➤ Will the activity have, or is it likely to have, adverse effects on the environment that are more than minor (discussed above)?	No
Step 4: Relevant to all applications that don't already require notification – section 95A(9)	
➤ Do special circumstances exist that warrant the application being publicly notified?	No

Section 3 of the Ngāi Tahu Claims Settlement (Resource Management Consent Notification) Regulations 1999 requires that Council must forward to Te Rūnanga o Ngāi Tahu a summary of every resource consent application for activities within, adjacent to, or impacting directly on a statutory area. Pursuant to section 208 of the Ngāi Tahu Claims Settlement Act 1998 Council must have regard to the statutory acknowledgement relating to a statutory area in forming an opinion in accordance with sections 93 to 94C (now sections 95B(3) to 95E) of the RMA as to whether Te Rūnanga o Ngāi Tahu is a person who may be adversely affected by the granting of a resource consent for such activities.

A copy of the full application was emailed to Mahaanui Kurataiao Ltd (MKT) on 22 December 2021 and to Te Rūnanga o Ngāi Tahu on 29 March 2022. Based on the cultural values assessment earlier and given that Ngāi Tahu were sent a summary of the resource consent application and did not respond, I do not consider Ngāi Tahu to be an affected party.

In accordance with the provisions of section 95A, the application **must not be publicly notified**.

LIMITED NOTIFICATION TESTS – Section 95B	
Step 1: Certain affected groups/persons must be notified – sections 95B(2) and (3)	
➤ Are there any affected protected customary rights groups or customary marine title groups?	No
➤ If the activity will be on, adjacent to, or might affect land subject to a statutory acknowledgement - is Te Rūnanga o Ngāi Tahu an affected person in this regard?	No
Step 2: If not required by Step 1, notification is precluded if any of the following apply – section 95B(6)	
➤ Does a rule or NES preclude limited notification for all aspects of the application?	No
➤ Is this a land use consent application for a controlled activity?	No
Step 3: Notification of other persons if not precluded by Step 2 – sections 95B(7) and (8)	
➤ Are there any affected persons under s95E, i.e. persons on whom the effects are minor or more than minor, and who have not given written approval (discussed above)?	No

Memos

Step 4: Relevant to all applications – section 95B(10)

➤ Do special circumstances exist that warrant notification to any other persons not identified above? **No**

In accordance with the provisions of section 95B, the application **must not be limited notified**.

Notification recommendation

That, for the reasons outlined above, the application be processed on a **non-notified** basis pursuant to sections 95A and 95B of the Resource Management Act 1991.

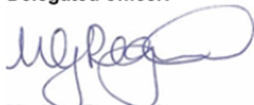
Reported and recommended by: Ryan Brosnahan, Planner

Date: 29 March 2022

Notification decision

That the above recommendation be accepted for the reasons outlined in the report.

Delegated officer:



Marilyn Regnault
Team Leader Planning
29/03/2022 02:11 pm

SECTION 104 ASSESSMENT

Actual and potential effects on the environment [Section 104(1)(a)]

The adverse effects on the environment are assessed in the preceding section 95 discussion, and that assessment is equally applicable here.

Overall, I consider that the effects of the proposed activity on the environment will be acceptable.

Relevant objectives, policies, rules and other provisions of the Plan [Section 104(1)(b)(vi)]

Sub-Chapter 9.2 Landscapes and Natural Character, and Sub- 9.6 Coastal Environment

As per the assessment of effects, I consider that the natural character of the coastal environment will be preserved (*Objective 9.2.2.1.4 – Natural character*). The location and design of the extension will ensure that it will be well integrated into the landscape (*Policy 9.2.2.2.7 -Recognising and preserving the natural character qualities of the coastal environment*). No cumulative effects will arise (*9.2.2.2.9 Policy - Cumulative effects on natural character*).

The proposal is considered to be consistent with *9.6.2.1.1 Objective - The coastal environment* which seeks to maintain and protect the values of the coastal environment whilst social, economic and cultural wellbeing and their health and safety can be provided to people and communities. The discrete nature of the louvre above the deck ensures it is integrated into the coastal landscape to safeguard the natural qualities of both the surrounding landscape and coastal waters (*9.6.2.2.1 Policy - Effects of activities on the coastal environment*). Similarly, access to the Coastal Marine Area will be maintained (*9.6.2.1.2 Objective - Access to and along the coast*), particularly for mahinga kai and other customary uses (*9.6.2.2.2 Policy - Access to and along the coast*).

Sub-Chapter 9.3 Historic Heritage

Based on the assessment of effects, the proposal will not impact on heritage values. The heritage character of the area and setting will be maintained (*9.3.2.2.5 Policy - Ongoing use of heritage items and heritage settings*)

Sub-Chapter 9.5 - Ngāi Tahu values

Memos



On the basis of the advice from MKT, I am satisfied that the proposed works are consistent with 9.5.2.1.1 *Objective - Areas and sites of Ngāi Tahu cultural significance*, 9.5.2.1.3 *Objective - Cultural significance of Te Tai o Mahaanui and the coastal environment to Ngāi Tahu*, and supporting policies 9.5.2.2.1 *Policy - Wāhi Tapu and Wāhi Taonga* and 9.5.2.2.2 *Policy - Ngā Tūrangā Tūpuna*.

Chapter 18 Open Space

The proposal is consistent with 18.2.1.2 *Objective - Natural open space, water bodies and their margins* and 18.2.1.3 *Objective - Character, quality, heritage and amenity* and the supporting policies as the development involves a very small extension that is sympathetic to the existing building and surrounds, maintains access to the open space, and protects the inherent qualities of the natural open space and surrounds.

Conclusion

In summary, I am of the view that the proposal is consistent with all relevant objectives and policies of the Christchurch District Plan.

Relevant provisions of a National Environmental Standard, National Policy Statement, Regional Plan, Regional Policy Statement or Coastal Policy Statement [Section 104(1)(b)]

The District Plan gives effect to the relevant higher order documents referred to in s104(1)(b), including the Regional Policy Statement and Regional Plans. As such, there is no need to specifically address them in this report.

Part 2 of the Resource Management Act [Section 104(1)]

Taking guidance from the most recent case law¹, the District Plan is considered to be the mechanism by which the purpose and principles of the Act are given effect to in the Christchurch District. It was competently prepared through an independent hearing and decision-making process in a manner that appropriately reflects the provisions of sections 5-8 of the Act.

Accordingly no further assessment against Part 2 is considered necessary.

Section 104(3)(d) notification consideration

Section 104(3)(d) states that consent must not be granted if an application should have been notified and was not. No matters have arisen in the assessment of this application which would indicate that the application ought to have been notified.

Non complying activity threshold tests [Section 104D(1)]

The application satisfies both tests as the adverse effects on the environment will be no more than minor and the application is not contrary to the objectives and policies of the Plan.

Section 104 Recommendation

That, for the above reasons, the application **be granted** pursuant to Sections 104, 104B, 108 and 108AA of the Resource Management Act 1991, subject to the following conditions:

1. The development shall proceed in accordance with the information and plans submitted with the application. The Approved Consent Plans have been entered into Council records under RMA/2021/4165 (3 Pages).
2. The louvre structure shall be painted in Grey Friars (frame) and Silver (fins), or similar neutral colours.

Advice Notes:

¹ *R J Davidson Family Trust v Marlborough District Council* [2018] NZCA 316

Memos

Christchurch
City Council 

- This resource consent has been processed under the Resource Management Act 1991 and relates to planning matters only. You will also need to comply with the requirements of the Building Act 2004 and any other legislative requirements (including but not limited to Environment Canterbury Regional Plans, health licence, liquor licence, archaeological authority, certificate of title restrictions such as covenants, consent notices, encumbrances, right of way or easement restrictions, landowner approval where required).
- For more information about the building consent process please contact our Duty Building Consent Officer (phone 941 8999) or go to our website <https://ccc.govt.nz/consents-and-licences/>
- You will need to obtain separate permission from the Council as owner of the building before you may carry out the proposed activity on this site.

Reported and recommended by: Ryan Brosnahan, Planner

Date: 29 March 2022

Section 104 Decision

That the above recommendation be accepted for the reasons outlined in the report.

- ☒ I have viewed the application and plans.
- ☒ I have read the report and accept the conclusions and recommendation.

Delegated officer:



Marilyn Regnault
Team Leader Planning
29/03/2022 02:14 pm

Memos

Christchurch City Council

Maestro Hospitality Ltd (Beach Restaurant)
25 Esplanade, Sumner



Plan 1

Site



6

860001_26 Esplanade Sumner_ Application for Land Use Consent_December 2021_FINAL.docx

Memos

Christchurch
City Council

Christchurch
City Council
RMA/2021/4165
Approved Resource Consent Plan
29/03/2022 Brosnahan, Ryan

Page 2 of 3

Maestro Hospitality Ltd (Beach Restaurant)
25 Esplanade, Sumner

Plan 2



Existing - Umbrellas

Plan 3



Proposed - Louvres

7

860001_26 Esplanade Sumner_ Application for Land Use Consent_December 2021_FINAL.docx

Memos

Christchurch
City Council

CONCEPT LOUVRE LAYOUT

Christchurch
City Council

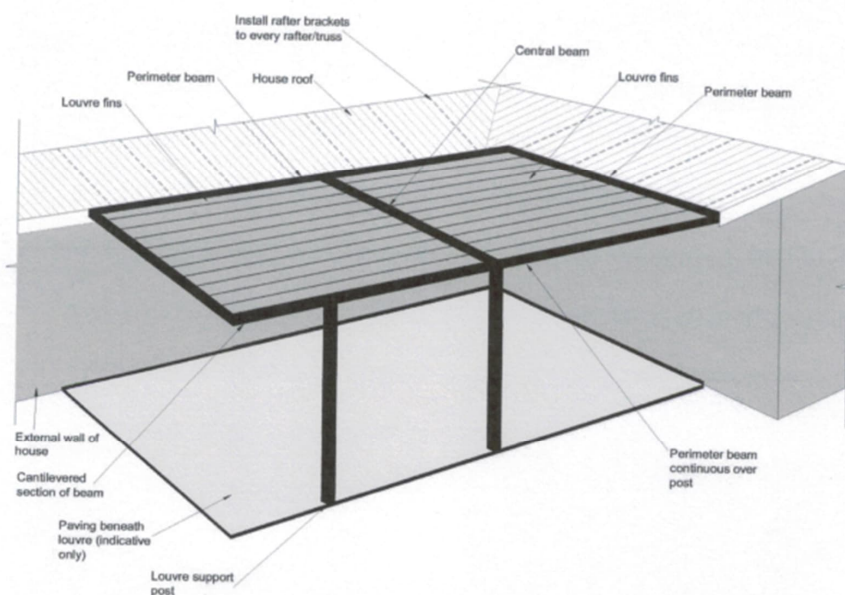
Page 3 of 3

RMA/2021/4165

Approved Resource Consent Plan

29/03/2022

Brosnahan, Ryan



8. 373 Tuam Street - Proposed No Stopping Restrictions

Reference Te Tohutoro: 22/507641

Report of Te Pou Matua: Sally-Ann Marshall, Traffic Engineer
sallyann.marshall@ccc.govt.nz

General Manager Jane Davis, General Manager Infrastructure, Planning & Regulatory
Pouwhakarae: Services, jane.davis@ccc.govt.nz

1. Purpose of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is for the Waikura Linwood-Central-Heathcote Community Board to consider options to improve access to the business located at #373 Tuam Street. This report has been written following a request from the business owner to address access issues caused by vehicles parking over the commercial driveway.
- 1.2 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 the low level of impact and low number of people affected by the recommended decision.
- 1.3 The community engagement and consultation outlined in this report reflect the assessment.
- 1.4 The recommended option is to install No Stopping restrictions in accordance with Attachment A.

2. Officer Recommendations Ngā Tūtohu

That the Waikura Linwood-Central-Heathcote Community Board:

1. Approves that in accordance with Clause 7 of the Christchurch City Council Traffic and Parking Bylaw 2017, that the stopping of vehicles be prohibited at any time on Tuam Street as indicated on the drawing TG142011 Issue 1, dated 02/05/2022 (refer Attachment A) and detailed in recommendation 1a below:
 - a. That the stopping of vehicles is prohibited at all times on the north side of Tuam Street commencing at its intersection with Livingstone Street and extending in an easterly direction for a distance of 31 metres.
2. Revoke any previous resolutions pertaining to traffic controls made pursuant to any bylaw to the extent that they are in conflict with the traffic controls described in resolution 1a above.
3. Approves that these resolutions 1 to 2 take effect when parking signage and/or road markings that evidence the restrictions described in the staff report are in place (or removed in the case of revocations).

3. Reason for Report Recommendations Ngā Take mō te Whakatau

- 3.1 The business owner at #373 Tuam Street has raised concerns that currently vehicles are parking and blocking their commercial driveway. This is resulting in multiple call outs to Council's Parking Compliance team and the towing of vehicles.
- 3.2 It is recommended to install No Stopping restrictions in accordance with Attachment A. The length of No Stopping in this option is an adequate length to prevent vehicles from parking and blocking the commercial property driveway of #373 and #375 Tuam Street.

4. Alternative Options Considered Ētahi atu Kōwhiringa

- 4.1 The recommendations in this report are consistent with the anticipated outcomes of the Traffic Safety and Efficiency Service Plan in the [Council's Long Term Plan \(2021 - 2031\)](#).
- 4.2 The following feasible options have been considered:
 - Option 1 - Install No Stopping Restrictions (preferred option)
 - Option 2 - Do Nothing
- 4.3 Option Summary - Advantages and Disadvantages (preferred option)
 - 4.3.1 The advantages of this option include:
 - Addresses local business concerns over vehicles parking and blocking their commercial driveway.
 - Prevents the business having to make multiple call outs to the Council's Parking Compliance team.
 - Legalises the no stopping of on-street parking in this location.
 - 4.3.2 The disadvantages of this option include:
 - May give perception to others that we will install yellow lines over other access ways when typically would not unless there is a recorded issue.

5. Detail Te Whakamahuki

- 5.1 Under the Christchurch City Council Road Classification Map, Tuam Street is classified as a Collector Road.
- 5.2 There were recent storm and sewer replacement works along this section of Tuam Street. The road line markings that have been installed following these works give the impression that vehicles can park here. The business at #373 Tuam Street has also had a new fence erected that does not make it obvious that this is a commercial access when it is closed, exacerbating the situation. Refer to photograph on Attachment A.
- 5.3 Approval is required by the Waikura-Linwood-Central-Heathcote Community Board.
- 5.4 If approved, the recommendations will be implemented within the current financial year (generally around four weeks after the contractor receives the request, but this is subject to other factors such as resourcing and prioritisation beyond Council's control).

Community Views and Preferences

- 5.5 The property owner and business owners at the two affected properties were informed of the recommended option by letter. One of these is the customer who raised the query, the other business owner did not respond.
- 5.6 The Team Leader Parking Compliance supports the preferred option.
- 5.7 The do nothing option is inconsistent with requests from local business to improve access to their commercial property.

6. Policy Framework Implications Ngā Hiraunga ā- Kaupapa here

Strategic Alignment Te Rautaki Tīaroaro

- 6.1 Council's strategic priorities have been considered in formulating the recommendations in this report, however this area of work is not specifically covered by an identified priority.

Policy Consistency Te Whai Kaupapa here

- 6.2 The recommendations in this report are consistent with the [Christchurch Suburban Parking Policy](#).

Impact on Mana Whenua Ngā Whai Take Mana Whenua

- 6.3 The effects of this proposal upon Mana Whenua are expected to be insignificant.

Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi

- 6.4 This proposal does not have any significant effect upon carbon emissions and Climate Change.

Accessibility Considerations Ngā Whai Whakaaro mā te Hunga Hauā

- 6.5 This proposal does not have any effect on accessibility for pedestrians/drivers/cyclists.

7. Resource Implications Ngā Hīraunga Rauemi

Capex/Opex Ngā Utu Whakahaere

- 7.1 Cost to Implement – approximately \$250 for the new road markings and \$750 for producing the report,
- 7.2 Maintenance/Ongoing costs – approximately \$200 a year.
- 7.3 Funding Source - Traffic Operations Signs and Markings budget (installation)/existing Transport maintenance budgets for ongoing maintenance.

Other

- 7.4 None identified.

8. Legal Implications Ngā Hīraunga ā-Ture

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

- 8.1 Part 1, Clauses 7 of the Christchurch City Council Traffic and Parking Bylaw 2017 provides Council with the authority to install parking restrictions by resolution.
- 8.2 The Community Boards have delegated authority from the Council to exercise the delegations as set out in the Register of Delegations. The list of delegations for the Community Boards includes the resolution of stopping restrictions and traffic control devices.
- 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 a legal context, issue or implication relevant to this decision
- 8.5 This specific report has not been reviewed and approved by the Legal Services Unit however the report has been written using a general approach previously approved of by the Legal Services Unit, and the recommendations are consistent with the policy and legislative framework outlined in sections 8.1 – 8.3.

9. Risk Management Implications Ngā Hīraunga Tūraru

- 9.1 Not applicable.

Attachments Ngā Tāpirihanga

No.	Title	Page
A 	373 Tuam Street - Proposed No Stopping Restriction	67

Additional background information may be noted in the below table:

Document Name	Location / File Link
Not applicable	

Confirmation of Statutory Compliance Te Whakatūturutanga ā-Ture

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

(a) This report contains:

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

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

Signatories Ngā Kaiwaitohu

Author	Sally-Ann Marshall - Traffic Engineer
Approved By	Stephen Wright - Acting Manager Operations (Transport) Lynette Ellis - Head of Transport & Waste Management



Current Road Markings
Photo looking in an Easterly Direction



Christchurch
City Council

373 Tuam Street
Proposed No Stopping Restriction

Attachment A
Designed by: SAM Approved by: LB

Original Plan Size: A4

ISSUE.1 02/05/2022
TG142011 MJR

9. Wakefield Avenue / Arnold Street - Proposed No Stopping Restrictions

Reference Te Tohutoro:	22/523040
Report of Te Pou Matua:	Sally-Ann Marshall, Traffic Engineer sallyann.marshall@ccc.govt.nz
General Manager Pouwhakarae:	Jane Davis, General Manager Infrastructure, Planning & Regulatory Services, jane.davis@ccc.govt.nz

1. Purpose of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is for the Waikura Linwood-Central-Heathcote Community Board to consider options to improve visibility at the intersection of Wakefield Avenue and Arnold Street. This report has been written following requests from local residents to address issues caused by parked vehicles obscuring visibility at the intersection.
- 1.2 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 the low level of impact and low number of people affected by the recommended decision.
- 1.3 The community engagement and consultation outlined in this report reflect the assessment.
- 1.4 The recommended option is to install No Stopping restrictions in accordance with Attachment A.

2. Officer Recommendations Ngā Tūtohu

That the Waikura Linwood-Central-Heathcote Community Board:

1. Approves that in accordance with Clause 7 of the Christchurch City Council Traffic and Parking Bylaw 2017, the stopping of vehicles be prohibited at any time at the intersection of Wakefield Avenue and Arnold Street as indicated on drawing TG142016 Issue 1, dated 04/05/2022 (refer Attachment A) and detailed in recommendations 1a-1b below:
 - a. That the stopping of vehicles is prohibited at all times on the east side of Wakefield Avenue commencing at its intersection with Arnold Street, and extending in a northerly direction for a distance of 24 metres.
 - b. That the stopping of vehicles is prohibited at all times on the north side of Arnold Street commencing at its intersection with Wakefield Avenue, and extending in a south easterly direction for a distance of 5 metres.
2. Revoke any previous resolutions pertaining to traffic controls made pursuant to any bylaw to the extent that they are in conflict with the traffic controls described in resolutions 1a – 1b above.
3. Approves that these resolutions 1 to 2 take effect when parking signage and/or road markings that evidence the restrictions described in the staff report are in place (or removed in the case of revocations).

3. Reason for Report Recommendations Ngā Take mō te Whakatau

- 3.1 Two local residents have raised concerns that currently there is poor visibility of southbound traffic when exiting Arnold Street at the intersection with Wakefield Avenue. This is due to

vehicles being parked between #67 and #69 Wakefield Avenue obscuring visibility of southbound traffic along Wakefield Avenue.

- 3.2 It is recommended to install No Stopping restrictions in accordance with Attachment A. The length of No Stopping in this option is based on engineering judgement as the minimum required to improve safety at this intersection, allowing a driver exiting the side street sufficient visibility of approaching traffic to make the desired turn safely.
- 3.3 Options within this report have been assessed against relevant industry-standard design guidance including the sight distance requirements of Council's Infrastructure Design Standard.

4. Alternative Options Considered Ētahi atu Kōwhiringa

- 4.1 The recommendations in this report are consistent with the anticipated outcomes of the Traffic Safety and Efficiency Service Plan in the [Council's Long Term Plan \(2021 - 2031\)](#).
- 4.2 The following feasible options have been considered:
 - Option 1 - Install No Stopping Restrictions (preferred option)
 - Option 2 – Do nothing
- 4.3 Option Summary - Advantages and Disadvantages (preferred option)
 - 4.3.1 The advantages of this option include:
 - Addresses community concerns over the lack of visibility at the Arnold Street intersection with Wakefield Avenue.
 - Reduces the risk of a crash by improving sightlines at the Arnold Street intersection with Wakefield Avenue.
 - Legalises the restriction of on-street parking near this intersection.
 - 4.3.2 The disadvantages of this option include:
 - Displaces parking to another location.
 - Removes on street parking directly outside two residential properties.

5. Detail Te Whakamahuki

- 5.1 Under the Christchurch City Council Road Classification Map, Wakefield Avenue and Arnold Street are classified as a Minor Arterial and Local Road respectively.
- 5.2 Visibility of southbound traffic along Wakefield Avenue at the Arnold Street intersection can be restricted by vehicles being parked on the east side of the road between #67 and #69 Wakefield Avenue. The issue is exacerbated by the blind crest of Wakefield Avenue to the north of Arnold Street.
- 5.3 There are low residential parking demands in the area.
- 5.4 There have been no reported crashes at the Arnold Street intersection with Wakefield Avenue in the last five years. This junction has no risk classification under Council's high risk intersection mapping system.
- 5.5 Wakefield Avenue is regularly trafficked by large vehicles i.e. fuel tankers, accessing Lyttelton Port and is a popular recreational cyclist route.
- 5.6 Approval is required by the Waikura Linwood-Central-Heathcote Community Board.

- 5.7 If approved, the recommendations will be implemented within the current financial year (generally around four weeks after the contractor receives the request, but this is subject to other factors such as resourcing and prioritisation beyond Council's control).

Community Views and Preferences

- 5.8 Four affected property owners were advised of the recommended option by letter. No party responded.
- 5.9 The Team Leader Parking Compliance supports the preferred option.
- 5.10 The do nothing option is inconsistent with community requests to improve visibility at the intersection.

6. Policy Framework Implications Ngā Hīraunga ā- Kaupapa here

Strategic Alignment Te Rautaki Tīaroaro

- 6.1 Council's strategic priorities have been considered in formulating the recommendations in this report, however this area of work is not specifically covered by an identified priority.
- 6.2 This report supports the [Council's Long Term Plan \(2021 - 2031\)](#):
- 6.2.1 Activity: Transport
- Level of Service: 10.0.6.1 Reduce the number of death and serious injury crashes on the local road network - ≤ 105 crashes

Policy Consistency Te Whai Kaupapa here

- 6.3 The recommendations in this report are consistent with the [Christchurch Suburban Parking Policy](#).

Impact on Mana Whenua Ngā Whai Take Mana Whenua

- 6.4 The effects of this proposal upon Mana Whenua are expected to be insignificant.

Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi

- 6.5 This proposal does not have any significant effect upon carbon emissions and Climate Change.

Accessibility Considerations Ngā Whai Whakaaro mā te Hunga Hauā

- 6.6 This proposal improves accessibility for pedestrians/drivers/cyclists, by providing a safer means of exiting Arnold Street.

7. Resource Implications Ngā Hīraunga Rauemi

Capex/Opex Ngā Utu Whakahaere

- 7.1 Cost to Implement – approximately \$250 for the new road markings and \$750 for producing the report,
- 7.2 Maintenance/Ongoing costs – approximately \$200 a year.
- 7.3 Funding Source - Traffic Operations Signs and Markings budget (installation)/existing Transport maintenance budgets for ongoing maintenance.

Other

- 7.4 None identified.

8. Legal Implications Ngā Hīraunga ā-Ture

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

- 8.1 Part 1, Clauses 7 and 8 of the Christchurch City Council Traffic and Parking Bylaw 2017 provides Council with the authority to install parking restrictions by resolution.
- 8.2 The Community Boards have delegated authority from the Council to exercise the delegations as set out in the Register of Delegations. The list of delegations for the Community Boards includes the resolution of stopping restrictions and traffic control devices.
- 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 a legal context, issue or implication relevant to this decision
- 8.5 This specific report has not been reviewed and approved by the Legal Services Unit however the report has been written using a general approach previously approved of by the Legal Services Unit, and the recommendations are consistent with the policy and legislative framework outlined in sections 8.1 – 8.3.

9. Risk Management Implications Ngā Hīraunga Tūraru

- 9.1 Not applicable.

Attachments Ngā Tāpirihanga

No.	Title	Page
A 	Attachment A - Wakefield Avenue / Arnold Street Intersection: Proposed No Stopping Restriction	74

Additional background information may be noted in the below table:

Document Name	Location / File Link

Confirmation of Statutory Compliance Te Whakatūturutanga ā-Ture

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

(a) This report contains:

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

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

Signatories Ngā Kaiwaitohu

Author	Sally-Ann Marshall - Traffic Engineer
Approved By	Stephen Wright - Acting Manager Operations (Transport) Lynette Ellis - Head of Transport & Waste Management



© Copyright Christchurch City Council / Aerial Photography Creative Commons Attribution 3.0 New Zealand License

Christchurch
City Council

H00901969 - Wakefield Avenue
Proposed Yellow No Stopping Restriction
Consultation Plan

Attachment A
Designed by: SAM Approved by: LB

Original Plan Size: A4

ISSUE.1 04/05/2022
TG142016 MJR

10. Waikura Linwood-Central-Heathcote 2021/22 Discretionary Response Fund - Transfers

Reference / Te Tohutoro: 22/559011

Report of / Te Pou Arohanui Grace, Community Governance Manager

Matua: Arohanui.grace@ccc.govt.nz

General Manager / Mary Richardson, Citizen and Community

Pouwhakarae: mary.richardson.ccc.govt.nz

1. Purpose of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is for the Waikura Linwood-Central-Heathcote Community Board to consider transferring the unallocated balances from the Board's 2021/22 Youth Development Fund, Summer with your Neighbours, and Community Awards to its 2021/22 Discretionary Response Fund, so that they can be allocated to discretionary applications.
- 1.2 The decision in this report is of low significance in relation to the Christchurch City Council's Significance and Engagement Policy.
- 1.3 The level of significance was determined by the number of people affected and/or with an interest.

2. Officer Recommendations Ngā Tūtohu

That the Waikura Linwood-Central-Heathcote Community Board:

1. Approves a transfer of the remaining balances from the Board's 2021/22 Youth Development Fund, Light Bulb Moment, Summer with your Neighbours, and Community Service Awards to its 2021/22 Discretionary Response Fund.

3. Reason for Report Recommendations Ngā Take mō te Whakatau

- 3.1 At the time of writing this report there was an unallocated balance of \$11,001.00 remaining in the Board's 2020/21 Youth Development Fund, Light Bulb Moment, Summer with your Neighbours, and Community Service Awards.

Funding Pool	Granted To Date	Available for transfer	Balance If Staff Recommendation adopted
Youth Development Fund	\$1,700.00	\$0.00	\$800.00
Light Bulb Moment Fund	\$4,874.00	\$6,626.00	\$2,500.00
Summer with your Neighbours	\$641.00	\$0.00	\$2,359.00
Community Awards	\$1,625.00	\$4,375.00	\$0.00

- 3.2 The remaining funds are unspent from the 2021/22 budget. Transferring funds back to the Discretionary Response Fund will make these funds available for other discretionary projects.
- 3.3 As at 16 May 2022 the balance in the Discretionary Response Fund is \$8,863.62, with the transfer of the above unallocated balance will bring the Discretionary Response Fund total to \$19,864.62

4. Alternative Options Considered Ētahi atu Kōwhiringa

- 4.1 To leave the remaining funds where they are, which will mean there are discretionary fund projects the Board cannot fund in this financial year.

5. Detail Te Whakamahuki

- 5.1 Owing to the assessment of low significance, no further community engagement and consultation is required.

6. Policy Framework Implications Ngā Hīraunga ā- Kaupapa here

Strategic Alignment Te Rautaki Tīaroaro

- 6.1 This report does not support the [Council's Long Term Plan \(2018 - 2028\)](#).
6.2 The decision is consistent with Council's Plans and Policies.

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 No impact.

Accessibility Considerations Ngā Whai Whakaaro mā te Hunga Hauā

- 6.5 No considerations.

7. Resource Implications Ngā Hīraunga Rauemi

Capex/Opex / Ngā Utu Whakahaere

- 7.1 Cost to Implement – Nil.
7.2 Maintenance/Ongoing costs – Nil.
7.3 Funding Source – Nil.

Other / He mea anō

- 7.4 Nil.

8. Legal Implications Ngā Hīraunga ā-Ture

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

- 8.1 This is a Community Board delegation.

Other Legal Implications / Ētahi atu Hīraunga-ā-Ture

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

9. Risk Management Implications Ngā Hīraunga Tūraru

- 9.1 Nil.

Attachments / Ngā Tāpirihanga

There are no attachments to this report.

In addition to the attached documents, the following background information is available:

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

Author	Jane Walders - Support Officer
Approved By	Arohanui Grace - Manager Community Governance, Linwood-Central-Heathcote Matthew McLintock - Manager Community Governance Team

11. 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

12. Resolution to Exclude the Public

Section 48, Local Government Official Information and Meetings Act 1987.

I move that the public be excluded from the following parts of the proceedings of this meeting, namely items listed overleaf.

Reason for passing this resolution: good reason to withhold exists under section 7.

Specific grounds under section 48(1) for the passing of this resolution: Section 48(1)(a)

Note

Section 48(4) of the Local Government Official Information and Meetings Act 1987 provides as follows:

“(4) Every resolution to exclude the public shall be put at a time when the meeting is open to the public, and the text of that resolution (or copies thereof):

- (a) Shall be available to any member of the public who is present; and
- (b) Shall form part of the minutes of the local authority.”

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public are as follows:

ITEM NO.	GENERAL SUBJECT OF EACH MATTER TO BE CONSIDERED	SECTION	SUBCLAUSE AND REASON UNDER THE ACT	PLAIN ENGLISH REASON	WHEN REPORTS CAN BE RELEASED
13.	LINWOOD-CENTRAL-HEATHCOTE COMMUNITY BOARD - COMMUNITY SERVICE AND YOUTH SERVICE AWARDS 2022 - NOMINATIONS	S7(2)(A)	PROTECTION OF PRIVACY OF NATURAL PERSONS	PERSONAL DETAILS OF NOMINEES AND NOMINATORS ARE INCLUDED IN THE REPORT.	NAMES OF SUCCESSFUL NOMINEES WILL BE RELEASED FOLLOWING THE COMMUNITY SERVICE AWARDS FUNCTION 2022