

**Reserves Act Hearings Panel**  
**Mount Cavendish Reserve - Proposed new lease to The**  
**Christchurch Gondola Ltd**  
**MINUTES**

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**Date:** Friday 15 July 2022  
**Time:** 9am  
**Venue:** Committee Room 1, Level 2, Civic Offices,  
53 Hereford Street, Christchurch

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**Present**  
Members Councillor Sara Templeton  
Councillor James Gough  
Councillor Melanie Coker

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David Corlett  
Committee and Hearings Advisor  
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The agenda was dealt with in the following order.

## 1. Apologies Ngā Whakapāha

### Hearings Panel Decision

There were no apologies received.

## 2. Election of Chairperson Te Whakatū Poumua

### Hearings Panel Resolved RAHPC/2022/00004

It was resolved on the motion of Councillor James Gough, seconded by Councillor Melanie Coker that Councillor Sara Templeton be appointed Chairperson of the Reserves Act Hearings Panel .

Councillor Gough/Councillor Coker

**Carried**

## 3. Declarations of Interest Ngā Whakapuaki Aronga

There were no declarations of interest recorded.

## 4. Mount Cavendish Reserve - proposed new lease to The Christchurch Gondola Ltd

Council Officers Joanne Walton and Grant Mclver joined the table to present the Officers report and responded to questions arising from the Hearings Panel.

The Panel asked about any sustainability and environment requirements that would be set out in the proposed lease.

In response to questions around engagement with mana whenua staff noted that Mahaanui Kurataiao Ltd were provided with information prior to the public consultation opening date, and sought confirmation that the lease renewal was with the Council with The Christchurch Gondola Limited being the lessee.

Upon confirmation Mahaanui Kurataiao Ltd subsequently advised that no further consultation with mana whenua would be required at that time.

Staff tabled an email (attached) confirming the above.



### Officer Recommendations

That the Hearings Panel recommend to the Council that it:

1. Receive and consider the information in the report, the submissions, and all other relevant information received on the proposed new ground lease to The Christchurch Gondola Limited for their existing top terminal building.

2. Approve the granting of a ground lease, subject to section 59A of the Reserves Act 1977, and Part 3B (sections 17R and 17SC) of the Conservation Act 1987, to The Christchurch Gondola Limited over approximately 1177 square metres of Lot 1 Deposited Plan 61966 (held in Certificate of Title 37C/1204), part of Mount Cavendish Scenic Reserve, (lease plan shown in Attachment A of the staff report) for the purpose of an existing upper terminal building for an aerial gondola, for a period of 30 years (including all rights of renewal).
3. Authorise the Manager Property Consultancy to conclude and administer the terms and conditions of the new lease.

#### **Attachments**

A Tabled email.  

### **5. Volumes of Submissions**

#### **Hearings Panel Resolved RAHPC/2022/00005**

That the Reserves Act Hearings Panel:

1. Accepts the written submissions, including any late submissions, received on the Mount Cavendish Reserve – proposed new lease to The Christchurch Gondola Ltd

Councillor Templeton/Councillor Coker

**Carried**

### **6. Hearing of Submissions Ngā Tāpaetanga**

The Hearings Panel received a presentation (attached) from Andrew Massie – submission no. 44971.

A submitter who had been scheduled to be heard, Leta Quartermain on behalf of the Port Hills Foundation, advised that she no longer wished to be heard – submission no. 44937.

#### **Attachments**

A Presentation Andrew Massie Submission no.44971  

### **7. Consideration and Deliberation Ngā Whaiwhakaaro me Ngā Taukume o Ngā Kōrero**

At the conclusion of the oral submission the following Council Officers returned to the table to respond to questions raised by the Hearings Panel.

- Joanne Walton, Policy Advisor
- Grant Mclver, Leasing Consultant

Staff confirmed that there was nothing in the proposed lease that would prevent The Christchurch Gondola Ltd from operating a restaurant, and that the running of a restaurant was a commercial decision for the operator to make.

The Hearings Panel noted the importance of the Council's relationship with mana whenua, and requested that staff keep Councillors up to date with the outcome from the collaboration referred to. This includes the engagement that The Christchurch Gondola Ltd is currently undertaking with Te Hapū o Ngāti Wheke on the redevelopment of the museum experience within the top terminal building.

The Hearings Panel considered and deliberated on the written and verbal submissions received and additional information provided by submitters and Council Officers.

## **8. Hearings Panel Recommendations Ngā Tūtohu o Te Tira Tauaki**

### **Hearings Panel Resolved RAHPC/2022/00006**

#### **Part A**

That the Council:

1. Receive and consider the information in the report, the submissions, and all other relevant information received on the proposed new ground lease to The Christchurch Gondola Limited for their existing top terminal building.
2. Approve the granting of a ground lease, subject to section 59A of the Reserves Act 1977, and Part 3B (sections 17R and 17SC) of the Conservation Act 1987, to The Christchurch Gondola Limited over approximately 1177 square metres of Lot 1 Deposited Plan 61966 (held in Certificate of Title 37C/1204), part of Mount Cavendish Scenic Reserve, (lease plan shown in **Attachment A** of the staff report) for the purpose of an existing upper terminal building for an aerial gondola, for a period of 30 years (including all rights of renewal).
3. Authorise the Manager Property Consultancy to conclude and administer the terms and conditions of the new lease.

Councillor Gough/Councillor Coker

**Carried**

**Meeting concluded at 9.30am.**

**CONFIRMED THIS 19 July 2022**

**Hearings Panel Chair**