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## Waipuna Halswell-Hornby-Riccarton Community Board AGENDA

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### Notice of Meeting:

An ordinary meeting of the Waipuna Halswell-Hornby-Riccarton Community Board will be held on:

**Date:** Thursday 15 June 2023  
**Time:** 4.30 pm  
**Venue:** Horoea Room, Rārākau: Riccarton Centre,  
199 Clarence Street, Christchurch

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### Membership

Chairperson	Helen Broughton
Deputy Chairperson	Marie Pollisco
Members	Sarah Brunton
	Henk Buunk
	Gamal Fouda
	Tyla Harrison-Hunt
	Andrei Moore
	Debbie Mora
	Mark Peters

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12 June 2023

Jessica Garrett  
Manager Community Governance, Halswell Hornby Riccarton  
941 6289  
Jessica.Garrett@ccc.govt.nz  
[www.ccc.govt.nz](http://www.ccc.govt.nz)

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

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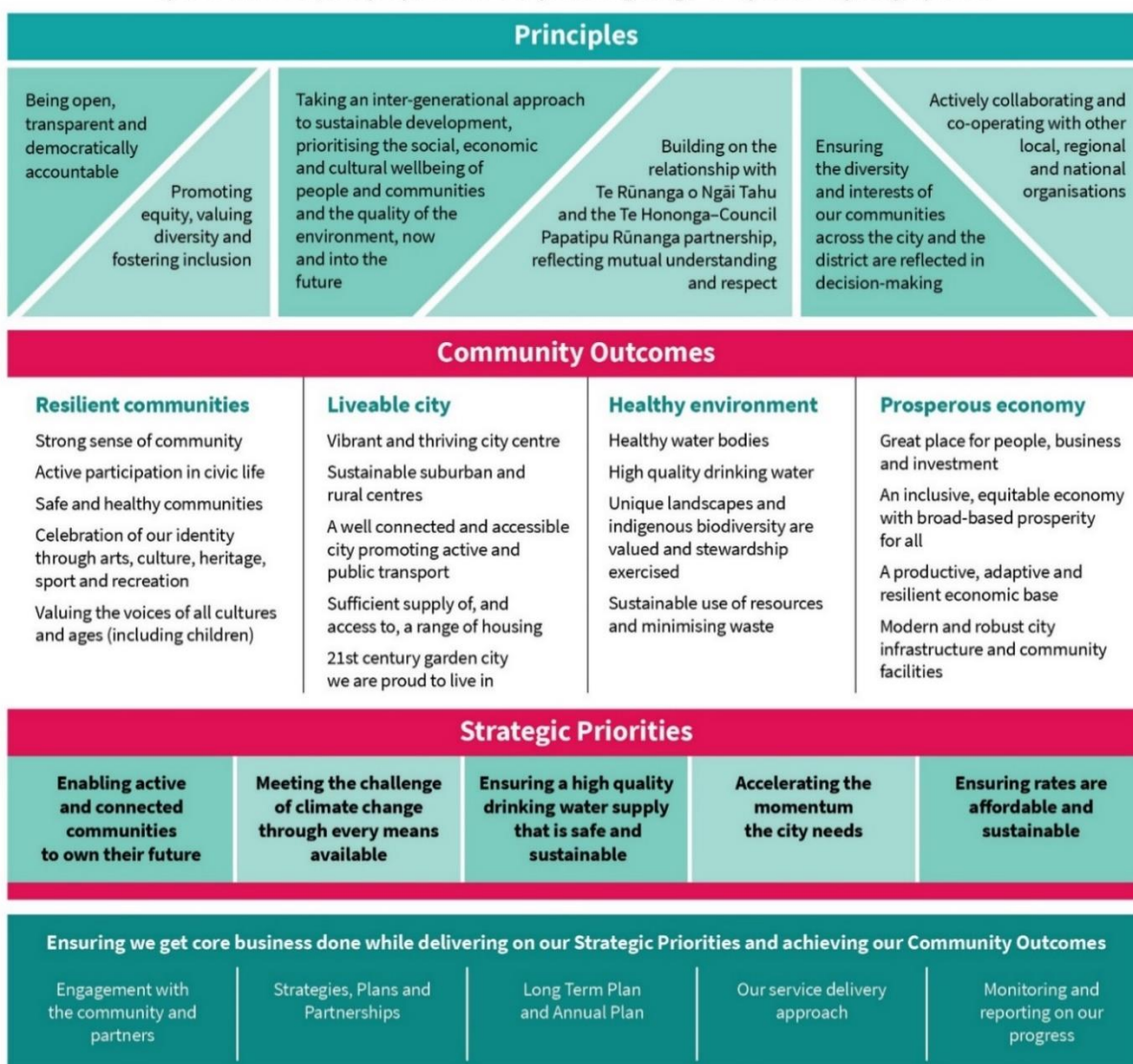
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Part A	Matters Requiring a Council Decision
Part B	Reports for Information
Part C	Decisions Under Delegation

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Karakia Whakamutunga

## Karakia Tīmatanga

Whakataka te hau ki te uru Whakataka te hau ki te tonga Kia mākinakina ki uta Kia mātaratara ki tai E hī ake ana te atakura He tio, he huka, he hauhūnga Tīhei Mauri Ora	Cease the winds from the west Cease the winds from the south Let the breeze blow over the land Let the breeze blow over the ocean Let the red-tipped dawn come with a sharpened air. A touch of frost, a promise of a glorious day.
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### 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 Waipuna Halswell-Hornby-Riccarton Community Board meeting held on [Thursday, 11 May 2023](#) be confirmed (refer page 6).

### 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 Youth Development Fund Report Back – Hip Hop International New Zealand Dance Championships

Charli Wilson and Sydney Guo will update the Board on their experience at the Hip Hop International New Zealand Dance Championships in Auckland.

#### 4.2 Halswell matai installation and Creamery Ponds signage

Representatives will speak on behalf of the Halswell Residents' Association providing an update on progress towards a Halswell matai installation at Te Hāpua: Halswell Centre and regarding a request for signage at Creamery Ponds, Halswell.

### 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

- 6.1** Allan Bean, local resident, will present a petition on behalf of Heather Gilmore regarding a request for a seat to be installed in Chicory Reserve, Wigram:

This is a Petition to the Christchurch City Council requesting a seat to be put in Chicory Reserve, Wigram.

**Waipuna  
Halswell-Hornby-Riccarton Community Board  
OPEN MINUTES**

**Date:** Thursday 11 May 2023  
**Time:** 4.30 pm  
**Venue:** Horoea Room, Rārākau: Riccarton Centre,  
199 Clarence Street, Christchurch

**Present**

Chairperson	Helen Broughton
Deputy Chairperson	Marie Pollisco
Members	Sarah Brunton
	Henk Buunk
	Gamal Fouda
	Tyla Harrison-Hunt
	Andrei Moore
	Debbie Mora
	Mark Peters

Matthew McLintock  
Manager Community Governance Team  
941 6231  
Matthew.McLintock@ccc.govt.nz  
[www.ccc.govt.nz](http://www.ccc.govt.nz)

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

[https://www.youtube.com/channel/UCQN\\_yNuZzfRhDJ2scAEjCvA](https://www.youtube.com/channel/UCQN_yNuZzfRhDJ2scAEjCvA)

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**Part A Matters Requiring a Council Decision**

**Part B Reports for Information**

**Part C Decisions Under Delegation**

**Karakia Tīmatanga:** Led by Andrei Moore

The agenda was dealt with in the following order.

**1. Apologies Ngā Whakapāha**

**Part C**

**Community Board Decision**

There were no apologies received.

**2. Declarations of Interest Ngā Whakapuaki Aronga**

**Part B**

Marie Pollisco declared an interest in Item 9 – 2022-23 Discretionary Response Fund Application - Hornby Community Patrols Inc. and took no part in the Board's discussion or voting on this matter.

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

**Part C**

**Community Board Resolved HHRB/2023/00023**

That the minutes of the Waipuna Halswell-Hornby-Riccarton Community Board meeting held on Thursday, 13 April 2023 be confirmed.

Mark Peters/Tyla Harrison-Hunt

**Carried**

**4. Public Forum Te Huinga Whānui**

**Part B**

**4.1 Birthright Canterbury Trust**

Rhodora Sagles, Birthright Canterbury Trust Manager, accompanied by a client of the Trust, Cynthia, spoke to the Board regarding the programmes and services that the Trust provides to the community and showed a video detailing these which can be viewed at:

[www.birthrightcanterbury.org.nz](http://www.birthrightcanterbury.org.nz)

Birthright offers a range of services for tamariki and whānau led by one person, providing support for those parenting alone. Cynthia outlined the support provided to her family of four children including, assistance with schooling and sporting opportunities, recreational visits, educational courses etc.

After questions from members, the Chairperson thanked Rhodora and Cynthia for their presentation.

#### 4.2 Community safety concerns in the Wigram area

Plivia Alaba, local resident speaking on behalf of Awatea and Wigram residents spoke to the Board regarding community safety concerns in the Wigram area.

Residents are concerned at repeated incidents including theft of scooters and vehicle break ins etc. The community is aware of the need to report incidents to the police and does so but is concerned that the levels of offending seem to be increasing. Ms Alaba advised that the community connects over the issues via Facebook.

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

#### 4.3 Kāinga Ora development at Copper Ridge, Halswell

Caroline Burt, local resident, spoke regarding local concerns about the development of two adjoining Kāinga Ora complexes at 376 Halswell Junction Road, one with four dwellings accessed from Halswell Junction Road and a second of 13 dwellings accessed from Liquidamber Street, which is accessed through the Copper Ridge subdivision.

Ms Burt advised that the resource consent for the development had been certified on a non-notified basis and residents did not learn of it via communication from Kāinga Ora dated 14 April 2023, when work was underway. She is concerned about construction work occurring outside the hours of 7.30am to 6.00pm Monday to Saturday.

Ms Burt is concerned that the complex will be out of character with the current suburb and notes there appears to be provision for additional development of an adjoining area. Ms Burt is concerned about the additional traffic and parking issues that may be generated in the subdivision that already has narrow streets.

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

##### Attachments

A Caroline Burt - Presentation

#### 4.4 Kāinga Ora development at Copper Ridge, Halswell

Jules Atkinson, Eva Bragat and Shannon Dsouza, local residents, spoke to the Board regarding the Kāinga Ora development at Copper Ridge, Halswell.

The speakers indicated that they were expressing the concerns of a number of Copper Ridge residents outlined in a petition document signed by 157 people.

There are two complexes planned with 17 dwellings. Residents are concerned that resource consents for the development were granted to a private developer on a non-notified basis and subsequently transferred to Kāinga Ora without any communication with locals. They queried whether the development complies with the District Plan and commented that it is out of character with the surrounding area.

Residents are concerned about access to the complexes and traffic and parking issues that may arise. They are disappointed that there was no earlier communication about the development and seek the opportunity to speak with Kāinga Ora regarding their concerns.

After questions from members, the Chairperson thanked Ms Atkinson, Ms Bragat and Ms Dsouza for their presentation.

##### Attachments

A Jules Atkinson, Eva Bragat and Shannon Dsouza - Supporting information

## 5. Deputations by Appointment Ngā Huinga Whakaritenga

### Part B

There were no deputations by appointment.

## 6. Presentation of Petitions Ngā Pākikitanga

### Part B

There was no presentation of petitions.

## 7. Proposed Road Names - 430 Sparks Road

**Community Board Resolved HHRB/2023/00024 (Original Officer recommendation accepted without change)**

### Part C

That the Waipuna Halswell-Hornby-Riccarton Community Board:

1. Approves the following new road names for 430 Sparks Road (RMA/2022/485)
  - a. Road 2 - Eccles Place

Andrei Moore/Gamal Fouda

Carried

## 8. Waipuna Halswell-Hornby-Riccarton 2023-25 Community Board Plan Officer Recommendations Ngā Tūtohu

That the Waipuna Halswell-Hornby-Riccarton Community Board:

1. Adopts the Waipuna Halswell-Hornby-Riccarton 2023-25 Community Board Plan as attached to the report on the meeting agenda.

The original officer recommendations without change was moved by Andrei Moore and seconded by Sarah Brunton.

Mark Peters moved by way of amendment that:

That the Waipuna Halswell-Hornby-Riccarton Community Board:

1. Adopts the Waipuna Halswell-Hornby-Riccarton 2023-25 Community Board Plan as attached to the report on the meeting agenda with the words:

*“While the priorities are identified for a specific ward, the actions may be able to be implemented across the wider Community Board area as opportunity arises”*

added under the heading “Our Priorities”

The amendment was seconded by Gamal Fouda and on being put to the meeting was declared carried.

Andrei Moore and Sarah Brunton requested that their votes against the amendment be recorded.

The motion as amended was put to the meeting as the substantive motion.



**Community Board Resolved HHRB/2023/00025**

**Part C**

That the Waipuna Halswell-Hornby-Riccarton Community Board:

1. Adopts the Waipuna Halswell-Hornby-Riccarton 2023-25 Community Board Plan as attached to the report on the meeting agenda with the words:

*“While the priorities are identified for a specific ward, the actions may be able to be implemented across the wider Community Board area as opportunity arises”*

added under the heading “Our Priorities”

Mark Peters/Gamal Fouda

Carried

Andrei Moore requested that his vote against the resolution be recorded.

Gamal left the meeting at 6.05pm and returned at 6.07pm.

**9. Halswell-Hornby-Riccarton 2022-23 Discretionary Response Fund Applications - Otautahi Eritrean Association Incorporated and Hornby Community Patrols Inc**

**Community Board Resolved HHRB/2023/00026 (Original Officer recommendation accepted without change)**

**Part C**

That the Waipuna Halswell-Hornby-Riccarton Community Board:

1. Approves a grant of \$2,000 from its 2022-23 Discretionary Response Fund to Otautahi Eritrean Association Incorporated towards the Eritrean Independence Day Celebration.

Helen Broughton/Tyla Harrison-Hunt

Carried

**Community Board Resolved HHRB/2023/00027 (Original Officer recommendation accepted without change)**

That the Waipuna Halswell-Hornby-Riccarton Community Board:

2. Approves a grant of \$3,505 from its 2022-23 Discretionary Response Fund to Hornby Community Patrols Inc towards the Patrol Gazebo project.

Mark Peters/Henk Buunk

Carried

Marie Pollisco declared an interest in this matter and took no part in the Board’s discussion or voting on it.

## 10. Waipuna Halswell-Hornby-Riccarton Community Board Area Report - May 2023

**Community Board Resolved HHRB/2023/00028 (Original Officer recommendation accepted without change)**

### Part B

That the Waipuna Halswell-Hornby-Riccarton Community Board:

1. Receives the Waipuna Halswell-Hornby-Riccarton Community Board Area Report for May 2023.

Helen Broughton/Sarah Brunton

Carried

## 11. Waipuna Halswell-Hornby-Riccarton Community Board - Community Service and Youth Service Awards 2023

**Community Board Resolved HHRB/2023/00029 (Original Officer recommendation accepted without change)**

### Part C

That the Waipuna Halswell-Hornby-Riccarton Community Board:

1. Confers Community Service and Youth Service Awards on the nominees listed on the Summary of Nominations 2023 (separately circulated).
2. Delegates authority to the Board Chairperson and Deputy Chairperson to accept any late applications received from other Community Boards.
3. Has the names of successful nominees released after the Board's Community Service Awards 2023 function. Names of unsuccessful nominees will be kept confidential.

Debbie Mora/Mark Peters

Carried

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

### Part B

Members exchanged information on the following topics:

- It was noted the Board's Community Pride Garden Awards event is to be held on 17 May 2023.
- It was noted that the improvements to the Hamill Road and Halswell Junction Road roundabout have been commenced.
- A proposed Notice of Motion to Council regarding Elected Member notification of road closures has not gone ahead.
- An Elected Member community safety meeting held in Halswell on 9 May 2023 had 65 attendees and was very informative.

- The recent changes to the Milns Road and William Brittan Avenue intersection were noted.
- Challenge petrol station Halswell Road is still awaiting a response regarding stormwater discharges.
- The success of ANZAC Day services throughout the ward was noted.
- There are proposals to establish a new athletics club in the Wigram/Halswell area.
- Halswell Village residents have expressed concern about crime in the area.
- The Greater Hornby Residents' Association plans to hold a community safety meeting for Hornby.
- The Hornby Community Patrol is investigating a replacement patrol car.
- The playground in the Awatea Park subdivision appears to lack basic play equipment.
- The Mayor has recently visited Hornby sites to look at transport concerns.
- Pedestrian crossing facility project in the vicinity of the Al Noor Mosque is being progressed.
- It was noted that multicultural communities can experience difficulty in wording funding applications and it was suggested that artificial intelligence could be of use in this situation.

#### 12.1 Whitburn Avenue and Collier Drive intersection

The Board discussed local concern that the give way signs at the intersection of Whitburn Avenue and Collier Drive may be missed by some drivers and agreed to request staff advice on improved visibility of the signs.

##### Part B

That the Waipuna Halswell-Hornby-Riccarton Community Board:

1. Requests that staff investigate the effectiveness of the give way signs at the intersection of Whitburn Avenue and Collier Drive and provide advice on any improvements that could be made to enhance the visibility of the signs.

Debbie Mora left the meeting at 6.51pm and returned at 6.53pm.

**Karakia Whakamutunga:** Led by Andrei Moore

**Meeting concluded at 7.00pm.**

**CONFIRMED THIS 15TH DAY OF JUNE 2023**

**HELEN BROUGHTON  
CHAIRPERSON**

## 7. Correspondence

Reference / Te Tohutoro: 23/861849

Report of / Te Pou Faye Collins, Community Board Advisor

Matua: faye.collins@ccc.govt.nz

Senior Manager / Mary Richardson, General Manager Citizens & Community

Pouwhakarae: (Mary.Richardson@ccc.govt.nz)

### 1. Purpose of Report Te Pūtake Pūrongo

Correspondence has been received from:


Name	Subject
Greater Hornby Residents' Association	Presentation of the Gilberthorpes Road and Parker Street Intersection assessment

### 2. Staff Recommendations / Ngā Tūtohu

That the Waipuna Halswell-Hornby-Riccarton Community Board:

Receives the correspondence from the Greater Hornby Residents' Association regarding the presentation of the Gilberthorpes Road and Parker Street Intersection assessment.

### Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	Correspondence - Greater Hornby Residents' Association	23/861850	14



## GREATER HORNBY RESIDENTS ASSOCIATION

e: hornby.ra@gmail.com

30 May 2023

Waipuna: Halswell/Hornby/Riccarton Community Board and Staff  
199 Clarence Street  
Riccarton  
Christchurch

Dear Community Board Staff and Elected Members

It was moved at our GHRA monthly meeting of residents on Sunday expressing our concern that representatives of the GHRA were not invited to the briefing given to the Community Board last Thursday on the Safety Report for the Gilberthorpes Road/Parker Street intersection and also the impact of the Cycle Way going through the intersection.

Just a bit of background the GHRA instigated a safety meeting on this intersection over two years ago and out of that it was agreed an independent safety report would be carried out and presented back to the GHRA and as time has gone on, it was then agreed that it would be via a joint meeting with elected members and representatives from the GHRA.

So, it was disappointing last week the briefing was held with no communication from Community Board staff that the report was being presented to elected members. We only found out by chance when talking to a City Council staff member on another matter. We felt shut out as a residents meeting by the Community Board and a lack of trust and transparency from the Community Board staff.

Since the meeting on Sunday of the GHRA, we have been contacted by Community Board staff for a joint briefing with the elected members and we thank you for this but it is a shame when what could have been dealt with over one meeting has now taken two briefings with elected members. The other concern as ratepayers is that the City Council now has to now pay for consultants twice when one briefing could have been held with the GHRA and the elected members could have heard our feedback, as well as City Council staff.

We think we have enjoyed a good working relationship with our Community Board staff and hope this was just a "glitch" and look forward to continuing to work with Community Board Members and staff going forward.

Yours in Hornby

Marc Duff

Chairperson – Greater Hornby Residents Association

Page 1 of 1



## 8. Matatiki: Hornby Centre - Orion Transformer Easement

Reference / Te Tohutoro: 23/499420

Report of / Te Pou	Luke Rees-Thomas, Property Consultant,
Matua:	luke.reesthomas@ccc.govt.nz
General Manager /	Mary Richardson, General Manager Citizens & Community
Pouwhakarae:	(Mary.Richardson@ccc.govt.nz)

### 1. Nature of Decision or Issue and Report Origin

- 1.1 The Community Board holds delegation to grant an easement over park land pursuant to the Reserves Act 1977, subject to consent from the Minister of Conservation (delegated to the Council's Chief Executive).
- 1.2 The Council is developing the Matatiki: Hornby Centre and Orion have installed an associated power transformer unit on the adjacent park land. An easement to convey electricity is required to be registered on the property title.
- 1.3 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 considering; the necessity of the transformer to power the Hornby Facility, the existing presence of the transformer and the minimal impact on park users in relation to the transformer occupation on the site.

### 2. Officer Recommendations Ngā Tūtohu

That the Waipuna Halswell-Hornby-Riccarton Community Board:

1. Approves the granting of a new easement in favour of Orion New Zealand Limited, to convey electricity over 12.25m<sup>2</sup> of Kyle Park being Section 2 SO Plan 542208 of Title 927558.
2. Notes that 1. above will be subject to the consent of the Minister of Conservation as per Section 48 (1) of the Reserves Act 1977. In this regard, endorses the Chief Executive, acting under sub delegation from the Council, to exercise the Minister of Conservation's consent to the easement, as delegated to the Council from the Minister under the Instrument of Delegation for Territorial Authorities dated 12 June 2013.
3. Delegates authority to the Manager Property Consultancy, to conclude and sign all documentation in relation to 1. above.

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

- 3.1 Staff recommend the granting of an easement in favour of Orion New Zealand, given the transformer is already in situ and is an intrinsic asset relating to the operation of the facility.
- 3.2 The granting of an easement to Orion over park land is a routine standard process for Council.
- 3.3 The transformer's location on the park has minimal impact on the public and will not affect access to any other assets.
- 3.4 Staff support the granting of the new easement and recommend that the Board exercise its delegation for the process to proceed.

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

- 4.1 **Do not grant an easement to Orion** – the electrical kiosk is already in place and by not granting an easement to Orion, the Council risks an external entity's assets being located on a public park without authorisation.

#### 5. Detail Te Whakamahuki

- 5.1 Kyle Park is a large neighbourhood park, located at Waterloo Rd and Smarts Rd, Hornby.
- 5.2 The new Matatiki: Hornby Community Facility is being developed on a section to the north-east, being land contained within title 927558, defined as Section 2 SO Plan 542208. The portion of property in question has the classification of Recreation Reserve under the Reserves Act 1977 and therefore is subject to the provisions of that Act.
- 5.3 An Orion power transformer has been installed on the site and the primary purpose of the transformer is associated with the facility itself. A plan showing the existing kiosk location in relation to the new facility is shown in **Attachment A**.
- 5.4 The transformer occupies an area of 3.5 metres x 3.5 metres and is located close to the boundary. A plan showing the proposed easement area is shown in **Attachment B**. The location of the transformer was selected to ensure there is sufficient clearance from a consenting and safety perspective. The easement area required totals 12.25m<sup>2</sup> and will incur minimal impact on the park and associated users.
- 5.5 The legal method of formalising this occupation is through an easement instrument registered on the property title. This is a common and low risk process; however it does continue in perpetuity until surrendered by the easement holder.
- 5.6 The placement of electrical transformers and kiosks on Council parks is a common arrangement throughout the city. As such, parks staff see no inconsistencies, and support approving the granting of an easement.
- 5.7 Generally, the easement Grantee is required to pay the Grantor a one-off compensation sum. However, in this instance, as the primary purpose of the transformer is to supply power to the facility, no easement compensation is charged to Orion and an easement is recommended to be granted on otherwise standard terms.
- 5.8 Under the Reserves Act it is not necessary to seek the community's views or consult over the proposal where the reserve is not being materially altered or permanently damaged. In this specific case, the process to grant an easement to Orion will not affect the public's rights or ability to access the park in general. The transformer provides a critical component of the wider facility, which is enhancing the public's enjoyment of the reserve area. The Community Facility also incurred substantial public consultation through its concept, design and funding phases.
- 5.9 Staff recommend that the Community Board exercise its delegation and approve the granting of a new easement in favour of Orion New Zealand Limited, subject to the Council's Chief Executive in turn exercising the Minister of Conservation's consent to the easement.
- 5.10 The decision affects the following wards/Community Board areas:
- 5.10.1 Waipuna Halswell-Hornby-Riccarton Community Board

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

##### Strategic Alignment Te Rautaki Tīaroaro

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

6.1.1 Activity: Community Development and Facilities

- Level of Service: 2.0.1.1 Support the development of strong, connected and resilient communities by supporting the provision of a sustainable network of community facilities. - 80-84 Facilities

**Policy Consistency Te Whai Kaupapa here**

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 not specifically impact Mana Whenua, their culture and traditions.
- 6.4 The decision does not involve a matter of interest to Mana Whenua and will not impact on our agreed partnership priorities with Ngā Papatipu Rūnanga
- 6.5 The decision does not impact on Mana Whenua as the location is not a site of significance, nor does the granting of an easement impact on any cultures or values.

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

- 6.6 The decisions within this report will not affect climate change or Council's obligations in that regard.

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

- 6.7 The granting of an easement to Orion for the transformer location, will not affect the public's accessibility to the park area.

## 7. Resource Implications Ngā Hīraunga Rauemi

**Capex/Opex Ngā Utu Whakahaere**

- 7.1 Cost to Implement – Staff time (property, survey and legal costs)
- 7.2 Maintenance/Ongoing costs - Nil
- 7.3 Funding Source – Existing Hornby Facility project budget

## 8. Legal Implications Ngā Hīraunga ā-Ture

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

- 8.1 The Community Board holds delegation to grant an easement over Council owned land governed under the Reserves Act 1977.
- 8.2 The Board also has the ability to signal support for the Chief Executive to exercise the delegation on behalf of the Minister of Conservation, being the granting of a new easement over reserve land in accordance with section 48 (1) the Reserves Act 1977.





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

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

## 9. Risk Management Implications Ngā Hīraunga Tūraru

- 9.1 There are no risks associated with this board decision. The facility transformer is already in situ.

## Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A  	Hornby Centre Plan - Transformer Location	23/499859	19
B  	Easement Plan 12m2	23/499860	20

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

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

<b>Author</b>	Luke Rees-Thomas - Property Consultant
<b>Approved By</b>	Angus Smith - Manager Property Consultancy Bruce Rendall - Head of City Growth & Property Andrew Rutledge - Head of Parks Mary Richardson - General Manager Citizens & Community



8185 / THE HORNBY CENTRE

11





## 9. Conservation Volunteers New Zealand - Lease Extension - Paterson House, Halswell Quarry

Reference / Te Tohutoro: 23/766136

Report of / Te Pou Kathy Jarden, Team Leader Leasing Consultancy;  
Matua: kathy.jarden@ccc.govt.nz

Senior Manager / Mary Richardson, General Manager Citizens & Community  
Pouwhakarae: (Mary.Richardson@ccc.govt.nz)

### 1. Nature of Decision or Issue and Report Origin

- 1.1 The purpose of the report is for the Waipuna Halswell-Horby-Riccarton Community Board to approve a request for an extension of the lease to Conservation Volunteers New Zealand (CVNZ) for use of Paterson House at Halswell Quarry Park as a base for residential accommodation for staff and volunteers.
- 1.2 The report is generated in response to the upcoming lease expiry and request from CVNZ to continue leasing the property.
- 1.3 The decision in this report is of low significance in relation to the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined by assessment of several factors:
  - Number of people affected is relatively low - primarily the Halswell community and visitors to the Halswell Quarry Park.
  - Level of Impact – no disruption or reduction of service and brings increased activity to promote heritage.
  - Possible environment, social and cultural impacts – brings a positive impact on heritage preservation and an opportunity for Council to achieve its outcomes.
  - Ownership or function of a strategic asset is affected – in granting a lease Council still maintains ownership of the asset.

### 2. Officer Recommendations Ngā Tūtohu

That the Waipuna Halswell-Hornby-Riccarton Community Board:

1. Grants an extension of the lease of Paterson House at Halswell Quarry to Conservation Volunteers New Zealand for a further period of five (5) years having a final expiry of 22 July 2028 being a total lease period of 10 years at an annual rent of \$1500 per annum plus Goods and Services Tax.
2. Grants delegated authority to the Manager Property Consultancy to conclude and administer all necessary lease negotiations and documentation.

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

- 3.1 To continue to support the Conservation Volunteer programme in Christchurch that directly supports community conservation partnerships and is an advantage for more projects and partnerships in the district.

- 3.2 On 15 May 2018, the Halswell-Hornby-Riccarton Community Board considered dealing unilaterally with Conservation Volunteer New Zealand giving regard to the guidelines of the Ministry of Business, Innovation and Employment "Unsolicited Unique Proposals" and the Council's obligations to meet the requirements of section 14 of the Local Government Act. In particular conducting business in an open, transparent matter and ensuring prudent stewardship and efficient and effective use of its resources in the interests of the district including planning effectively for the future management of its assets. A lease was granted for five (5) years.

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

- 4.1 Run a Request for Proposals tender process to determine the Lessee for Paterson House upon expiry of the current lease.
- 4.2 Disadvantages of this option include:
- Paterson House is not utilised until a use is determined.
  - Risk to heritage fabric due to inactivity.
  - Requirement for resource consent if any activity does not meet current use of Paterson House.
  - Building consent requirements resulting in any change of use may require material alterations to Paterson House, e.g. accessibility ramps, toilet facilities.
  - Lost opportunity and benefits in not working with an established conservation organisation.

#### 5. Detail Te Whakamahuki

- 5.1 The Land and Building
- 5.1.1 Paterson House is situated at Halswell Quarry with legal description being Part Rural Section 297C, Part Rural Section 4543, Part Rural Section 14330, and Part Rural Section 19208.
- 5.1.2 The historic house is located at 185 Kennedys Bush Road on Halswell Quarry. It was formerly known as the Halswell Quarry manager's house. Refer to **Attachment A**.
- 5.1.3 Paterson House and garden are registered under the Heritage New Zealand Pouhere Taonga Act 2014 and have a listing as Historic Place Category 2.
- 5.1.4 The property is zoned Open Space - Natural Zone in the District Plan which encompasses extensive natural, ecological, scenic, and outdoor recreation areas which enable conservation and protection of areas of significant biodiversity, landscape, culture, and historic heritage values. As well as enabling people to experience open space environments through a range of compatible recreation and tourist activities.
- 5.2 The Tenant
- 5.2.1 Conservation Volunteers New Zealand (CVNZ) have a five-year lease with the Christchurch City Council expiring on 22 July 2023.
- 5.2.2 CVNZ would like to continue their tenure at Paterson House and the Regional Parks Team supports this. The summary in **Attachment B** to this report supports the CVNZ's request for a further lease term.
- 5.2.3 The purpose of the lease is to provide short-term accommodation for volunteers enrolled on the Tenant's conservation programme and any other use approved by the

Landlord provided such use is related to the Tenant's operation and is a permitted activity in relation to the Heritage Conservation Plan for the Premises.

- 5.2.4 CVNZ is a not-for-profit, incorporated independent trust, registered as a charitable entity, and founded in 2006.
- 5.2.5 CVNZ was established building on experience from Conservation Volunteers Australia who have been operating since 1982.
- 5.2.6 The aim of CVNZ is to connect people and places by working on volunteer led conservation based projects.
- 5.2.7 CVNZ would like continued use of Paterson House as a base for the long term partnership with conservation groups and agencies in Canterbury including the Christchurch City Council, Department of Conservation, Banks Peninsula Conservation Trust, and Summit Road Society to name a few.
- 5.2.8 The Council has established a partnership with CVNZ to provide supervision, training, and project delivery for conservation work in Halswell Quarry Park and numerous other council reserves.
- 5.2.9 CVNZ have a robust health and safety plan that is utilised by Regional Park staff for training volunteers and Council employees.
- 5.2.10 There is significant work in fire recovery, park development, supporting Trusts such as Summit Road Society and Banks Peninsula Conservation Trust as well as the Council's Ranger team in regional parks.
- 5.2.11 CVNZ undertakes to maintain the grounds around Paterson House and support the locally established community groups that volunteer at Halswell Quarry.
- 5.2.12 CVNZ's presence provides on-site security while allowing access around the grounds of the building to visitors to Halswell Quarry.
- 5.2.13 CVNZ has a proven record of accomplishment working with other cities in New Zealand and their presence in Christchurch and surrounding areas would be of benefit to all.
- 5.3 The decision affects the following wards/Community Board areas:
  - 5.3.1 Waipuna Halswell-Hornby-Riccarton Community Board

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

### Strategic Alignment Te Rautaki Tīaroaro

- 6.1 The extension of the lease supports Council's strategies, including but not limited to:
  - 6.1.1 Biodiversity Strategy
  - 6.1.2 Our Heritage, Our Taonga-Heritage Strategy
  - 6.1.3 Port Hills Recreation Strategy
  - 6.1.4 Strengthening Communities Strategy
  - 6.1.5 Waterways and Wetlands Natural Asset Management
- 6.2 This report supports the [Council's Long Term Plan \(2021 - 2031\)](#):
  - 6.2.1 Activity: Parks and Foreshore

- Level of Service: 6.3.7.4 Provide community participation opportunities across the parks network-participation. - Volunteer hours - maintain or grow compared to previous year

### **Policy Consistency Te Whai Kaupapa here**

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

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

- 6.4 The decision does not involve a significant decision in relation to ancestral land or a body of water or other elements of intrinsic value, therefore this decision does specifically impact Mana Whenua, their culture, and traditions.
- 6.5 The decision does not involve a matter of interest to Mana Whenua and will not impact on our agreed partnership priorities with Ngā Papatipu Rūnanga
- 6.6 The Council's Principal Advisor Treaty Relationships is supportive of the five-year extension and agrees that it will not impact on partnership priorities.

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

6.7 There are no climate change impacts on extending the lease term.

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

- 6.8 There are no accessibility considerations identified with the extension of the lease.
- 6.9 The building is a listed heritage building so any modification or alterations would require the appropriate approvals from heritage staff as well as building and regulatory consents.

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

### **Capex/Opex Ngā Utu Whakahaere**

- 7.1 Cost to Implement - costs to implement are limited to staff operational costs in preparing the lease variation document.
- 7.2 Maintenance/Ongoing costs - no extraordinary maintenance/ongoing costs that have not already been included in operational budgets; the annual rent will be increased slightly from \$1000 per annum to \$1500 per annum to cover service contract costs for cleaning of gutters and spouting.
- 7.3 Funding Source - Regional Parks budgets

### **Other He mea anō**

7.4 There are no other resource implications.

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

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

- 8.1 Community Boards hold the delegated authority to enter into variations of leases or licences of parks to other parties, and to authorise staff to sign all required documentation.

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

- 8.2 The legal consideration is the Local Government Act and the Council's Leasing Council Property policy. The preparation of the Variation to extend the Deed of Lease is a routine matter on which the legal situation is well known and settled.
- 8.3 The granting of an extension of the lease for Paterson House does not exclude or substantially interfere with the public's access to Halswell Quarry Park therefore public advertising of the





intention to grant a lease is not required as set out in section 138 of the Local Government Act 2002.

## 9. Risk Management Implications Ngā Hiraunga Tūraru

- 9.1 There is a good news story that positively benefits the Council's image and reputation.
- 9.2 There is an environmental risk that there may be damage to the heritage fabric of the buildings when undertaking any minor maintenance and repairs.
  - 9.2.1 Residual risk rating: The residual rating of the risk after the below treatment(s) is implemented will be low.
  - 9.2.2 Planned treatment(s) include consultation with the Asset Engineer for Heritage Buildings prior to carrying out any repairs in consultation with the conservation plan for the built structures.

Regular inspections of the property over the last five years have not identified any maintenance issues or misuse by the Tenant and their volunteers. The property is well looked after with concerns raised directly with Council staff.

## Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	Paterson House at Halswell Quarry - Site Plan and Images	18/413581	27
B 	Conservation Volunteers New Zealand - Submission for Lease	23/766137	28

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

Document Name – Location / File Link
Not applicable

## 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

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

Item 9

Paterson House at Halswell Quarry



## Attachment A - Submission from Conservation Volunteers New Zealand

Conservation Volunteers New Zealand is definitely interested in continuing to lease Paterson House. Would a 3 or 5 year lease please be possible? Since leasing the building staff numbers in Ōtautahi have increased from 1 to 15 people and this space is crucial to our local and national operations. CVNZ staff have a high level of connection to this beautiful heritage home and the quarry as a recreational space. It is highly treasured and respected by all who visit. Multiple CVNZ staff work from Paterson House any given day, we use it for meetings, storing equipment & tools etc and it is also accommodation for our international volunteers, plus it is HQ to our Conservation Work Skills programme (CWS).

CWS is a community based pre-employment programme we run in partnership with the Ministry of Social Development. We take ten people on job seekers benefit and employ them for 12 weeks. We support these people with qualifications, conservation work experience, pastoral care and pathways to employment. To date we have delivered 13 (130 people) programmes in Christchurch and we have an 80% success rate with people going in to employment.

We currently have two high profile CCC projects. In Cranford Basin over the last two years we have planted 40,000 kahikatea trees, this project is in partnership with Trees that Count, CCC, Ministry of Primary Industries and Department of Conservation, we have worked closely with Ant Shadbolt on this project. The other key project both local and national is the Ōtautahi Urban Forest (Red Zone) where over the last three years we have planted 55,000 native plants specifically at Dallington Landing. This has been in partnership with CCC and Rotary. This year we intend to plant another 25,000 native plants across this site. We are working closely with Zane Lazarre on this delivery. Other CCC sites we support include

- Halswell Quarry
- Wairarapa Stream
- Charlesworth Reserve
- Steadfast Stream
- Brooker Ave
- Bexley Reserve
- Papanui Bush
- Naval Point
- Barnett Park
- Diamond Harbour
- Riccarton Bush
- Roimata Food Commons
- South New Brighton

Below is a table of stats both local and national. You will see that in the last 14 years CVNZ has planted a staggering 1.6 million native trees. I have included our General Manager in on this reply. Please let me know if you'd like any further information.

**Hamish Fairbairn**  
Regional Manager

Field Staff	Project Days (Volunteers)	Events	Days Worked (Field Crews)	Local Volunteers	International Volunteers	Days Volunteer	Trees planted	Area wooded m2	Rubbish collected	Plants propagated	Fence constructed m	Fence repaired	Belt Stations installed	Traps checked/rebaited	Predator Control (ha)	Track Maintained (km)	Track Created (km)
Auckland	248	217				3,273	64,746	69,820	2,385	11,218							
Wellington	180	180				1023	7,982	65,452	291	3,408							
Christchurch	117	112				1457	20,897	16,060	329	925							
Punakū	6	5				88	45,000	22,000	3,000	105,047							
Heron of Remutaka R/N			1050				7,000	193,690	2,100	10,000	1,180	3,868					
Rapaki R/N			1826				11,262	975,700							450	13.6	4.8
Wardson Island																	
Bullish Creek R/N																	
Papakura Stream Field Crew			948														
CWS Wellington							2,500	2,300	17	844				750		19	
CWS Christchurch							9,570	24,600									
CWS Auckland (Fay visits including - 2 x Milford teams)							2,400	2,900					17			6	100
CWS (all teams)			3,334														
Total:	551	514				5,861	165,337	1,376,322	6,722	131,442	1,180	3,868	17	750	450	38.6	104.8
All Time Total:	12476	7877		32,007	52,940	102,075	1,682,446	6,571,272	89,027	983,303	5,705	22,898					

## 10. Halswell Junction Road Extension - update

Reference / Te Tohutoro: 23/670105

Report of / Te Pou Lindsay White, Senior Project Manager - Transport  
Matua: Lindsay.white@ccc.govt.nz  
General Manager / Mary Richardson, General Manager Citizens & Community  
Pouwhakarae: (Mary.Richardson@ccc.govt.nz)

### 1. Nature of Information Update and Report Origin

- 1.1 To provide the Community Board with a project update and to introduce the contractor.
- 1.2 Staff generated.

### 2. Officer Recommendations Ngā Tūtohu

That the Waipuna Halswell-Hornby-Riccarton Community Board:

1. Receives the presentation regarding construction of the Halswell Junction Road Extension.

### 3. Brief Summary

- 3.1 The roading contract has now been awarded to Fulton Hogan Limited for the construction of the Halswell Junction Road Extension.
- 3.2 The project team are holding two drop in sessions at the Hornby Panthers Rugby League Club: Wednesday 31 May @ 4:30pm and Thursday 01 June @ 11:30am.
- 3.3 The project team would like to brief the Community Board on the construction programme and what to expect in terms of the works, as well as introducing the contractor.
- 3.4 The project team will also be on hand to answer any questions the Community Board may have regarding the project and the construction period.

### 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
Not applicable

### Confirmation of Statutory Compliance Te Whakatūtutanga ā-Ture

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

(a) This report contains:

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

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

### Signatories Ngā Kaiwaitohu

<b>Author</b>	Lindsay White - Senior Project Manager
<b>Approved By</b>	Jacob Bradbury - Manager Planning & Delivery Transport



## 11. Waipuna Halswell-Hornby-Riccarton Community Board Representation on the Airport Noise Liaison Committee

Reference / Te Tohutoro: 23/828954

Report of / Te Pou Faye Collins, Community Board Adviser  
(faye.collins@ccc.govt.nz)

General Manager / Mary Richardson, General Manager Citizens & Community  
Pouwhakarae: (Mary.Richardson@ccc.govt.nz)

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

- 1.1 The purpose of this report is for the Waipuna Halswell-Hornby-Riccarton Community Board to consider Board representation on the Airport Noise Liaison Committee for the remainder of the 2022-2025 Community Board term.
- 1.2 This report is staff generated in response to a request from the Airport Noise Liaison Committee for two representatives of the Board to become members of the Committee.

### 2. Officer Recommendations Ngā Tūtohu

That the Waipuna Halswell-Hornby-Riccarton Community Board:

1. Nominates two Board members to be appointed to the Airport Noise Liaison Committee.

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

- 3.1 The Airport Noise Liaison Committee is a body formed in 2017 to address District Plan Rule 6.1.6.2.7.3 to enable communication about noise between the airport, Council and the community. The committee receives updates on operations at the airport and reviews noise complaints received. Residential properties most impacted by airport noise have been offered construction upgrades through the Acoustic Treatment Programme and the Committee is also involved with the Airport Noise Management Plan preparation, review and updating as required.
- 3.2 The Committee is seeking to have members of the Board appointed to the Committee.

### 4. Context / Background / Te Horopaki

- 4.1 The Airport Noise Liaison Committee is operated by Christchurch International Airport Limited (CIAL) as a requirement under the Christchurch District Plan. The District Plan requires a minimum of two Community Board members to be appointed to the Committee but allows for more. Currently two representatives of the Waimāero Fendalton-Waimairi-Harewood Community Board are members of the Committee.
- 4.2 The Airport Noise Liaison Committee's function is to make recommendations to the airport operator on matters including:
  - Any community concerns regarding noise from aircraft operations and engine testing
  - Liaison with, and provision of relevant information to the community
  - Airport Noise Management Plans and an Acoustic Treatment Programme for properties within the airport noise contours.



- 4.3 At its meeting on 5 March 2023 the Committee noted that there had been a series of unconnected complaints from the Halswell, Rolleston, Wigram areas and requested that the process be investigated for Halswell Board members to become members of the Committee.

## Attachments / Ngā Tāpirihanga

There are no attachments for this report.

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

Document Name – Location / File Link
Not applicable

## Confirmation of Statutory Compliance / Te Whakatūtutanga ā-Ture

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

(a) This report contains:

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

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

## Signatories / Ngā Kaiwaitohu

<b>Author</b>	Faye Collins - Community Board Advisor
<b>Approved By</b>	Jessica Garrett - Manager Community Governance, Halswell Hornby Riccarton

## 12. Halswell-Hornby-Riccarton 2022/23 Discretionary Response Fund Applications - Nine Organisations

Reference / Te Tohutoro: 23/646728

Report of / Te Pou Matua: Bailey Peterson, Community Development Advisor  
(Bailey.Peterson@ccc.govt.nz)  
Helen Miles, Community Recreation Advisor  
(Helen.Miles@ccc.govt.nz)  
Marie Byrne, Community Development Advisor  
(marie.byrne@ccc.govt.nz)

General Manager / Pouwhakarae: Mary Richardson, General Manager Citizens & Community  
(Mary.Richardson@ccc.govt.nz)

### 1. Purpose of Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is for the Waipuna Halswell-Hornby-Riccarton Community Board to consider an application for funding from its 2022-23 Discretionary Response Fund from the organisations listed below.

Funding Request Number	Organisation	Project Name	Amount Requested	Amount Recommended
00066125	Hornby Community Care Trust	Consultant Fees for Expanded Community Centre Design	\$9,056	\$9,056
00065996	Hornby Day Care Trust	HRV System	\$5,793	\$5,793
00066042	Hornby Toy Library Inc	Hornby Toy Library Running Costs	\$10,100	\$3,500
00065946	Halswell Playcentre	Rent	\$4,000	\$3,000
00065990	Halswell Residents' Association Inc	ANZAC Day Commemorations, Administration and Community Engagement	\$3,895	\$3,000
00065926	Hornby Good Companions Club	Bus Trips	\$1,500	\$1,500
00065988	Hornby Netball Club	Volunteer Recognition	\$840	\$840
00066040	Lions Club of Halswell District Inc	Carols in the Quarry	\$3,196	\$3,000
00065964	St Mark's Retired People's Fellowship	Monthly Outings Project	\$2,000	\$1,000

- 1.2 Approval is also sought to transfer \$2,000 from the 2022-23 Discretionary Response Fund to the 2022/23 Youth Development Fund.
- 1.3 There is currently a balance of \$62,033 remaining in the fund.

## 2. Staff Recommendations / Ngā Tūtohu

That the Waipuna Halswell-Hornby-Riccarton Community Board:

1. Approves a grant of \$9,056 from its 2022-23 Discretionary Response Fund to Hornby Community Care Trust towards consultant fees for the expanded community centre design.
2. Approves a grant of \$5,793 from its 2022-23 Discretionary Response Fund to Hornby Community Day Care Trust towards the installation of a Heat Recovery Ventilation System.
3. Approves a grant of \$3,500 from its 2022-23 Discretionary Response Fund to Hornby Toy Library Inc towards the Running Costs.
4. Approves a grant of \$3,000 from its 2022-23 Discretionary Response Fund to Halswell Playcentre towards rent.
5. Approves a grant of \$3,000 from its 2022-23 Discretionary Response Fund to Halswell Residents' Association Incorporated towards the ANZAC Day Commemorations, Administration and Community engagement project.
6. Approves a grant of \$1,500 from its 2022-23 Discretionary Response Fund to the Hornby Good Companions Club towards the Bus Trips Project.
7. Approves a grant of \$840 from its 2022-23 Discretionary Response Fund to the Hornby Netball Club towards Volunteer recognition.
8. Approves a grant of \$3,000 from its 2022-23 Discretionary Response Fund to the Lions Club of Halswell District Inc towards the Carols in the Quarry project.
9. Approves a grant of \$1,000 from its 2022-23 Discretionary Response Fund to St Marks Retired Fellowship Group towards the monthly outings project.
10. Approves the transfer of \$2,000 from the Halswell-Hornby-Riccarton 2022-23 Discretionary Response Fund to the Halswell-Hornby-Riccarton 2022-23 Youth Development Fund.

## 3. Key Points Ngā Take Matua

### Strategic Alignment Te Rautaki Tīaroaro

- 3.1 The recommendation is strongly aligned to the Strategic Framework and in particular the strategic priority of enabling active and connected communities to own their future. It will provide for a strong sense of community, safe and healthy communities and celebration of our identity through arts, culture, heritage, sport and recreation.

### Decision Making Authority Te Mana Whakatau

- 3.2 The Community Board has the delegated authority to determine the allocation of the Discretionary Response Fund for each community in the community board area.
  - 3.2.1 Allocations must be consistent with any policies, standards or criteria adopted by the Council
  - 3.2.2 The Fund does not cover:
    - Legal challenges or Environment Court challenges against the Council, Council Controlled organisations or Community Board decisions
    - Projects or initiatives that change the scope of a Council project or that will lead to ongoing operational costs to the Council (though Community Boards can recommend to the Council that it consider a grant for this purpose).

### Assessment of Significance and Engagement Te Aromatawai Whakahirahira

- 3.3 The decisions in this report are of low significance in relation to the Christchurch City Council's Significance and Engagement Policy.
- 3.4 The level of significance was determined by the number of people affected and/or with an interest.
- 3.5 Due to the assessment of low significance, no further community engagement and consultation is required.

### Discussion Kōrerorero

- 3.6 At the time of writing, the balance of the 2022-23 Discretionary Response Fund is as below.



Total Budget 2022/23	Granted To Date	Available for allocation	Balance If Staff Recommendation adopted
\$242,693	\$180,660	\$62,033	\$29,344

- 3.7 Based on the current Discretionary Response Fund criteria, the applications listed above are eligible for funding.
- 3.8 The attached Decision Matrix provides detailed information for the applications. This includes organisational details, project details, financial information and a staff assessment.

### Youth Development Fund

- 3.9 At its meeting on 13 April 2023 the Board resolved to allocate an additional \$4,000 to the 2022-23 Youth Development Fund.
- 3.10 Recent grants have left a balance of \$75 in the 2022-23 Youth Development Fund.
- 3.11 The Board may wish to consider transferring additional funds from the 2022-23 Discretionary Response Fund to the 2022-23 Youth Development Fund, in order to have funding available under this scheme.

### Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	Waipuna Halswell-Hornby-Riccarton Community Board 2022-23 Discretionary Response Fund applications 2023-6-15 Decision Matrix One	23/837772	37
B 	2022-23 Discretionary Response Fund applications 2023-6-15 Decision Matrix Two	23/837773	40

### Confirmation of Statutory Compliance Te Whakatūtutanga ā-Ture

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

(a) This report contains:

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

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

### Signatories Ngā Kaiwaitohu

<b>Authors</b>	Bailey Peterson - Community Development Advisor Marie Byrne - Community Development Advisor Helen Miles - Community Recreation Advisor
<b>Approved By</b>	Jessica Garrett - Manager Community Governance, Halswell Hornby Riccarton

2022/23 DRF HALSWELL-HORNBY-RICCARTON DECISION MATRIX

Priority Rating

One	Meets all eligibility criteria and contributes <b>significantly</b> to Funding Outcomes and Priorities. Highly recommended for funding.
Two	Meets all eligibility criteria and contributes to Funding Outcomes and Priorities. Recommended for funding.
Three	Meets all eligibility criteria and contributes to Funding Outcomes and Priorities but to a lesser extent than Priority 2 applications. Not recommended for funding.
Four	Meets all eligibility criteria and has minimum contribution to Funding Outcomes and Priorities / Insufficient information provided by applicant (in application and after request from Advisor) / Other funding sources more appropriate. Not recommended for funding.

00066125	Organisation Name	Name and Description	Funding History	Request Budget	Staff Recommendation	Priority
	Hornby Community Care Trust (operating as Hornby Community Care Centre)	<b>Consultant Fees for Expanded Community Centre Design</b> The Hornby Community Care Centre Trust is seeking funding assistance towards consultant's fees to produce designs for the future centre.	2018: \$57020.00 - Hornby Community Activator Yr 1 of 2 (RPF) 2018: \$2000.00 - Hello Hornby Event (SCF) 2018: \$550.00 - Monthly Community Workers Luncheon Meeting (SCF) 2017: \$2000.00 - Hello Hornby Event (DRF) 2017: \$450.00 - Monthly Community Network Luncheon Meeting (SCF) 2016: \$3789.00 - Purchase of Defibrillator (DRF) 2016: \$450.00 - Monthly Community Network Luncheon Meeting (SCF)  <b>Other Sources of Funding</b> No other sources of funding has been applied for this project of Consultant Fees for Expanded Community Centre Design.	<b>Total Cost</b> \$ 9,056  <b>Requested Amount</b> \$ 9,056 <b>100% percentage requested</b>  <b>Contribution Sought Towards:</b> Consultants Fees: \$9,056	<b>\$ 9,056</b>  That the Waipuna Halswell-Hornby-Riccarton Community Board approve a grant of \$9,056 from its 2022-23 Discretionary Response Fund to Hornby Community Care Trust towards consultant fees for the expanded community centre design.	<b>1</b>

<b>Organisation Details:</b>  Service Base: 4 Goulding Avenue Legal Status: Charitable Trust Established: 1/06/1979 Staff – Paid: 2 Volunteers: 30 Annual Volunteer Hours: 3200 Participants: 1,000 Target Groups: Community Development Networks: N/A  <b>Organisation Description/Objectives:</b> To support individual needs and foster community development by providing a central building for individuals, community groups and agencies to connect.	<b>Alignment with Council Strategies and Policies</b> <ul style="list-style-type: none"> <li>Strengthening Communities Together Strategy (Place and People pillars)</li> <li>Waipuna Halswell-Hornby-Riccarton Community Board Hornby Priorities</li> </ul> <b>Alignment with Council Funding Outcomes</b> <ul style="list-style-type: none"> <li>Support, develop and promote capacity.</li> <li>Community participation and awareness</li> <li>Increase community engagement.</li> <li>Enhance community and neighbourhood safety.</li> <li>Provide community-based programmes.</li> <li>Reduce or overcome barriers.</li> <li>Foster collaborative responses</li> </ul> <b>Outcomes that will be achieved through this project</b> Wie will provide a small community cafe to encourage social inclusion and engagement. We will provide a dedicated large space that can hold up to 70 participants for meetings, activities and events Will will provided a dedicated health/wellbeing hub. We will increase our open hours to include evenings and weekends.  <b>How Will Participants Be Better Off?</b> There is a lack of facilities in the greater Hornby area available for use to meet the growing demands for services and activities in our community. The Hornby Community Care Centre has struggled to also meet those demands due to overcapacity within the Centre. A well-designed expanded central hub will significantly help support our community connect and engage with the needed services and activities. It will also allow us to provide social activities to reduce social isolation, as strongly indicated in the community survey, especially for older adults, migrants and youth.	<b>Staff Assessment</b> This project is recommended as Priority One due to the very strong alignment to the Board's Hornby ward priority as well as Council outcomes.  Once the Matatiki Centre opens in 2024, Council have agreed to the Hornby Community Care Centre Trust (HCCCT) taking ownership of the existing Hornby Library land and building space. currently occupied by the Hornby Library to create an enlarged community facility in the centre of Hornby.  HCCCT are seeking to engage architects to take the opportunity to design a space that reflects our community's needs. They felt it was important to hear from the greater Hornby community and seek their visions for the expanded Community Centre. Community consultation was undertaken with an extensive survey via digital and paper copy. 713 responses were received from the local community living or working in the greater Hornby area. The main indicators were: # A community café that is affordable and social # More health and well-being services be available, including mental health, advocacy and budgeting. # Larger spaces to be available for public meetings, events and social group activities, e.g, exercise activities, affordable school holiday activities, multicultural groups, and repair café.  The rationale for recommending a grant of \$9,056 to Hornby Community Care Centre Trust from the 2022-23 Waipuna Halswell-Hornby-Riccarton Discretionary Response Fund is that: <ul style="list-style-type: none"> <li>The application meets the Board's priority for the Hornby ward of supporting the transition of the Hornby Community Care Centre to full ownership for the Hornby Community Care Trust.</li> <li>The application meets Council's Strengthening Communities Together Strategy in the Place pillar to 'support and help build connections between communities to foster a sense of local identity, shared experience and stewardship' as well as the People Pillar to 'actively promote a culture of equity by valuing diversity and fostering inclusion across communities and generations'.</li> <li>The sooner HCCCT are able to consider design options along with the community, the less transition time there will be between the Hornby Library leaving the building for the Matatiki Centre and HCCCT being able to provide a space designed for community needs.</li> </ul>
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2022/23 DRF HALSWELL-HORNBY-RICCARTON DECISION MATRIX

Priority Rating

One	Meets all eligibility criteria and contributes <b>significantly</b> to Funding Outcomes and Priorities. Highly recommended for funding.
Two	Meets all eligibility criteria and contributes to Funding Outcomes and Priorities. Recommended for funding.
Three	Meets all eligibility criteria and contributes to Funding Outcomes and Priorities but to a lesser extent than Priority 2 applications. Not recommended for funding.
Four	Meets all eligibility criteria and has minimum contribution to Funding Outcomes and Priorities / Insufficient information provided by applicant (in application and after request from Advisor) / Other funding sources more appropriate. Not recommended for funding.

00065996	Organisation Name	Name and Description	Funding History	Request Budget	Staff Recommendation	Priority
	Hornby Day Care Trust	<b>HRV system</b>  The Hornby Day Care Trust is seeking funding to install a HRV ventilation system at the Hornby Day Care Centre.	2022/23 - \$7,000 (Van Assistant Wages) SCF 2020/21 - \$7,000 (Wages) SCF  <b>Other Sources of Funding</b> Canterbury District Health Board Rata Foundation NZ Lottery Rotary Business Donations	<b>Total Cost</b> \$ 5,793  <b>Requested Amount</b> \$ 5,793 <b>100% percentage requested</b>  <b>Contribution Sought Towards:</b> Equipment - \$5,793	<b>\$ 5,793</b>  That the Waipuna Halswell-Hornby-Riccarton Community Board approves a grant of \$5,793 from its 2022-23 Discretionary Response Fund to Hornby Community Day Care Trust towards the installation of an HRV System.	<b>2</b>

Organisation Details:

Service Base:	93 Carmen Road, Hornby
Legal Status:	Charitable Trust
Established:	2/11/1982
Staff – Paid:	11
Volunteers:	0
Annual Volunteer Hours:	84
Participants:	72
Target Groups:	Older adults
Networks:	Eldernet

Organisation Description/Objectives:

To provide daily respite care and recreation to elderly people often living alone and providing carer relief to family members. Our goal is to assist these people to live longer in their own home and environment. We provide care Monday to Friday, some members come once a week and some attend 2 or 3 times a week depending on need.

Alignment with Council Strategies and Policies

- Te Haumoko Te Whitingia Strengthening Communities Together

Alignment with Council Funding Outcomes

- Support, develop and promote capacity.
- Community participation and awareness
- Provide community-based programmes.
- Reduce or overcome barriers.
- Foster collaborative responses

Outcomes that will be achieved through this project

Filtered air will reduce the transmission of viruses and bacterial infections among our vulnerable elderly members.  
The air and temperature will be even throughout the premises thus reducing heating costs.  
The members will remain healthier  
There will be reduced moisture in the premises resulting in a healthier environment and increased longevity for members.

How Will Participants Be Better Off?

The members and staff will benefit from a drier and healthier environment that reduces the transmission of viruses and bacterial infections.

Staff Assessment

The Hornby Day Care Trust run the Hornby Day Care Centre, located at 93 Carmen Road, Hornby. The Daycare Centre provides daily respite care and recreation for elderly people living in the community. The goal of the Centre is to assist its members to live longer in their own homes and environment.

Most of the members who attend the Centre live alone or with a spouse/family member whom they are heavily reliant on for care and support. Many of the members have an Alzheimer's/Dementia diagnosis. These people are often socially isolated and attending the Hornby Day Care Centre once or twice a week is their main outing. The Centre provides recreational and social connection for these people which is essential for their ongoing physical and mental wellbeing. The Hornby Day Care Centre provides a community for some of the most vulnerable members of the wider community.

The centre operates Monday to Friday, 10am to 2.30pm with transport offered at no cost. There is a maximum of 18 members per day, with a total of 71 people using the service currently. This is an increase on previous years, reflecting the increased need in the community.

Most residential elder care providers also offer respite day care facilities, however the HDCT is different in that it is a stand-alone facility. It offers specialist care and activities, with programmes tailored to suit the existing abilities of clients, enhance cognitive and physical skills, and also give them confidence when those skills begin to diminish. Members are presenting with higher needs and increased support for both members and families is now required.

The programme enriches the lives of those who attend who are often living alone or provides carer relief for those providing daily respite care. Entertainment, meaningful activities, morning and afternoon tea, cooked lunch is all provided at the centre. This programme means that many of the people who attend are able to stay in their own homes longer.

The Trust is seeking to install an HRV system in the facility to clean the air and reduce the transmission of viruses and other illnesses. The HRV system will also reduce the amount of moisture in the facility and allow for a warmer and healthier facility for all its users. Having a drier and warmer facility will also reduce the costs of heating the building.

The rationale for recommending \$5,793 to the Hornby Daycare Trust is:

- The centre provides a valuable service to the community that fills a void within the range of services provided.
- The HRV System installation will help provide a healthier and warm facility for its members.
- Funding for the HRV System is not covered by the funding received by the Canterbury District Health Board.



## 2022/23 DRF HALSWELL-HORNBY-RICCARTON DECISION MATRIX

### Priority Rating

One	Meets all eligibility criteria and contributes <b>significantly</b> to Funding Outcomes and Priorities. Highly recommended for funding.
Two	Meets all eligibility criteria and contributes to Funding Outcomes and Priorities. Recommended for funding.
Three	Meets all eligibility criteria and contributes to Funding Outcomes and Priorities but to a lesser extent than Priority 2 applications. Not recommended for funding.
Four	Meets all eligibility criteria and has minimum contribution to Funding Outcomes and Priorities / Insufficient information provided by applicant (in application and after request from Advisor) / Other funding sources more appropriate. Not recommended for funding.

00066042	Organisation Name	Name and Description	Funding History	Request Budget	Staff Recommendation	Priority
	Hornby Toy Library Inc	<b>Hornby Toy Library Running Costs</b> The Hornby Toy Library is seeking funding assistance towards the running costs of the library.	2021/22 - \$3,000 (Librarian Wages) DRF 2020/21 - \$7,500 (Signage, Security, and Storage) DRF 2020/21 - \$2,400 (Librarian Wages) DRF  <b>Other Sources of Funding</b> \$5,000 - Memberships & toy hire \$1,000 - Fundraising \$10,000 - Total of other grants (pending) We have applied to COGS for wages. Our funding officer/secretary has been unwell for several months.	<b>Total Cost</b> \$19,150  <b>Requested Amount</b> \$10,100 <b>53% percentage requested</b>  <b>Contribution Sought Towards:</b> Salaries and Wages - \$4,000 Annual Insurance - \$1,500 Power - \$800 Online toy hire system - \$900 Equipment / Materials - \$2,000 Administration - \$400 Annual eftpos fees - \$500	<b>\$ 3,500</b>  That the Waipuna Halswell-Hornby-Riccarton Community Board approves a grant of \$3,500 from its 2022-23 Discretionary Response Fund to Hornby Toy Library Inc towards the Running Costs.	<b>2</b>

<b>Organisation Details:</b>  Service Base: 34 Springs Road Legal Status: Incorporated Society Established: 2/01/1995 Staff – Paid: Volunteers: Annual Volunteer Hours: 1200 Participants: 300 Target Groups: Children/Youth Networks: The National Toy Library Federation	<b>Alignment with Council Strategies and Policies</b> <ul style="list-style-type: none"> <li>Te Haumoko Te Whitingia, Strengthening Communities Together Strategy</li> </ul> <b>Alignment with Council Funding Outcomes</b> <ul style="list-style-type: none"> <li>Support, develop and promote capacity.</li> <li>Community participation and awareness</li> <li>Provide community-based programmes.</li> </ul> <b>Outcomes that will be achieved through this project</b> Keeping the library open in our community Pay Jenny our Librarian wages so she opens the library Thursday 5.30 to 7 and Saturday 9.30 to 12 We need to be insured, especially these days. Committee can attend community events bring our community closer together.	<b>Staff Assessment</b> The Hornby Toy Library is located at in a building on the former Sockburn School Site, 34 Springs Road.  Toy Libraries exist so parents and/or carers can go to borrow a large variety of quality toys, puzzles and games on a regular basis. Toy Libraries provide quality educational items on loan, are a less expensive option for families and they offer a range of items that cover all stages of growth and development. They also serve as a space for caregivers to meet, connect, share experiences with others in their community.  The Hornby Toy library is open twice a week on a Thursday evening and a Saturday morning. There is one paid Librarian who opens and facilitates these open sessions and supports with the day-to-day running of the library.  This year the library has had student volunteers from Hornby High School volunteering at both open sessions. The librarian supervises the volunteers and supports them in their work experience.  The Hornby Toy Library has been setting up an online system for its toy hire, which is expected to go live in the next few months. This has added additional costs to the library but will enable them to have a more efficient tracking system.  The librarian coordinator's role is to ensure the library runs efficiently, dealing with new and existing memberships, helping families when they are at the library and promoting the library at community events. The current librarian is employed for 8 hours a week, but will often invest more time into the library as a volunteer.  The Hornby Toy Library also supports and participates at local Hornby events, including Hello Hornby and the Hornby Matariki Family Fun Day. While their participation supports a local community event, it also allows the library to promote their services and encourage new members to join and/or volunteer.  The rationale for recommending \$3,500 towards the ANZAC day commemoration, Administration and Community Engagement costs is: <ul style="list-style-type: none"> <li>The coordinator is critical for the ongoing success of the organisation, ensuring that the Toy Library runs well and is providing benefit to the community</li> <li>The Toy Library provides opportunities and resources for some whanau and their tamariki who would otherwise not be able to access them.</li> <li>Toy Libraries promote are a sustainable and cheap option for families with young children.</li> </ul>
<b>Organisation Description/Objectives:</b> Offer membership to the community, then they can hire a huge variety of toys for a small cost. Children learn through play and having access to a wide variety of toys is an important part of learning.	<b>How Will Participants Be Better Off?</b> Children will be entertained. Children learn through play Children can feel they have all the toys they need Parents/families/careers don't need to buy new toys, toy library's take the financial pressure off Free entertainment at local events, the whole family can attend and have a day out	

## 2022/23 DRF HALSWELL-HORNBY-RICCARTON DECISION MATRIX

### Priority Rating

One	Meets all eligibility criteria and contributes <b>significantly</b> to Funding Outcomes and Priorities. Highly recommended for funding.
Two	Meets all eligibility criteria and contributes to Funding Outcomes and Priorities. Recommended for funding.
Three	Meets all eligibility criteria and contributes to Funding Outcomes and Priorities but to a lesser extent than Priority 2 applications. Not recommended for funding.
Four	Meets all eligibility criteria and has minimum contribution to Funding Outcomes and Priorities / Insufficient information provided by applicant (in application and after request from Advisor) / Other funding sources more appropriate. Not recommended for funding.

00065946	Organisation Name	Name and Description	Total Cost	Contribution Sought Towards	Staff Recommendation	Priority
	Halswell Playcentre	<b>Rent</b>  The Halswell Playcentre is seeking a funding contribution towards rent.	\$ 8,800  <b>Requested</b> \$ 4,000 (45% requested)	Rent - \$4,000	<b>\$ 3,000</b>  That the Waipuna Halswell-Hornby-Riccarton Community Board approves a grant of \$3,000 from its 2022-23 Discretionary Response Fund to Halswell Playcentre towards Rent.	<b>2</b>

<b>Organisation Details</b> Service Base: St Lukes, Halswell Road Legal Status: Charitable Trust Established: 25/02/1966 Target Groups: Children/Youth Annual Volunteer Hours: 4160 Participants: 130  <b>Alignment with Council Strategies</b> <ul style="list-style-type: none"> <li>Te Haumoko Te Whitingia, Strengthening Communities Together Strategy</li> </ul> <b>CCC Funding History</b> 2021/22 - \$3,000 (Rent) DRF 2020/21 - \$3,000 (Rent) DRF	<b>Other Sources of Funding</b> MOE funding - \$44,000 None for rent.  <b>Staff Assessment</b> The Halswell Playcentre is based at St Luke's Church, Halswell and has been located at this premises for 57 years. During this time Halswell Playcentre have provided early childhood Education to many local tamariki and their whanau. Playcentre is an alternative Early Childhood Education provider, and the model means that the center is run by parents and volunteers alongside two employed coordinators, which is a requirement of the Ministry of Education. Playcentre provides a space where parents stay, play and learn alongside their children. They offer adult Education specifically designed to upskill the parents' knowledge of Child Development and learning through play. In addition, Halswell Playcentre serves as a space where whanau can connect and support one another. Halswell Playcentre continues to see an increase in enrolment post Covid. The largest cost each year is the rent, which also includes the costs of power. The rationale for recommending \$3,000 is that: <ul style="list-style-type: none"> <li>The Playcentre is an active organisation within the community and plays a vital role in the social engagement and support it offers to parents, some of whom are otherwise isolated or lonely in their caregiver roles.</li> <li>Funding Support towards rent will allow the continued delivery of high-quality programmes at the Playcentre</li> </ul>
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## 2022/23 DRF HALSWELL-HORNBY-RICCARTON DECISION MATRIX

### Priority Rating

One	Meets all eligibility criteria and contributes <b>significantly</b> to Funding Outcomes and Priorities. Highly recommended for funding.
Two	Meets all eligibility criteria and contributes to Funding Outcomes and Priorities. Recommended for funding.
Three	Meets all eligibility criteria and contributes to Funding Outcomes and Priorities but to a lesser extent than Priority 2 applications. Not recommended for funding.
Four	Meets all eligibility criteria and has minimum contribution to Funding Outcomes and Priorities / Insufficient information provided by applicant (in application and after request from Advisor) / Other funding sources more appropriate. Not recommended for funding.

00065990	Organisation Name	Name and Description	Total Cost	Contribution Sought Towards	Staff Recommendation	Priority
	Halswell Residents' Association Incorporated	<b>ANZAC Day Commemorations, Administration and Community Engagement</b>  Organisation of ANZAC day commemorations, organise meet the candidates night for national elections, Huritini Halswell, matai heritage narrative, advocacy for local issues, administration of organisation.	\$ 3,895  <b>Requested</b>  \$ 3,895 (100% requested)	Printing - \$200 Meeting venue hire - \$322 ANZAC commemoration - \$2,555 Online survey subscription - \$540 Audit fee - \$278	<b>\$ 3,000</b>  That the Waipuna Halswell-Hornby-Riccarton Community Board approves a grant of \$3,000 from its 2022-23 Discretionary Response Fund to Halswell Residents' Association Incorporated towards the ANZAC Day Commemorations, Administration and Community engagement project.	<b>2</b>

<b>Organisation Details</b> Service Base: Private Address Legal Status: Charitable Trust Established: 1/03/1996 Target Groups: Community Development Annual Volunteer Hours: 1000 Participants: 20,000  <b>Alignment with Council Strategies</b> <ul style="list-style-type: none"> <li>Te Haumoko Te Whitingia Strengthening Communities Together</li> </ul> <b>CCC Funding History</b> 2021/22 - \$3,044 (ANZAC Day Commemorations, Administration and Community Engagement) DRF 2021/22 - \$2,500 (ANZAC Day Commemorations, Administration and Community Engagement) SCF 2020/21 - \$4,500 (Radiocarbon Dating and Excavation) DRF 2020/21 - \$1,300 (Admin and Engagement) SCF	<b>Other Sources of Funding</b> Funds on hand - \$3,532  <b>Staff Assessment</b> The Halswell Residents' Association Incorporated (HRA) objectives are to promote, preserve and protect the interests of Halswell residents for the benefit of the community and environment, support the efforts of anyone who is working for the benefit of the Halswell area, take an active interest in the cultural and social welfare of the community and provide a forum for the open discussion of all matters of local interest.  The HRA has a proven track record of successfully advocating on behalf of their community on local issues and organising and running the ANZAC Day commemoration for Halswell. This event is a well-attended local event, and the HRA is responsible for organising the ceremony and parade alongside the other community groups in attendance.  In this application the HRA is also seeking funding assistance towards the administration costs including expenses such as meeting room hire, survey monkey membership and printing costs that contributes to their engagement work with the Halswell community.  The rationale for recommending \$3,000 towards the ANZAC day commemoration, Administration and Community Engagement costs is: <ul style="list-style-type: none"> <li>HRA are the only group providing this service for this specific community.</li> <li>HRA continue to engage with their community via surveys to help inform their submissions on local issues on behalf of the community.</li> </ul>
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## 2022/23 DRF HALSWELL-HORNBY-RICCARTON DECISION MATRIX

### Priority Rating

One	Meets all eligibility criteria and contributes <b>significantly</b> to Funding Outcomes and Priorities. Highly recommended for funding.
Two	Meets all eligibility criteria and contributes to Funding Outcomes and Priorities. Recommended for funding.
Three	Meets all eligibility criteria and contributes to Funding Outcomes and Priorities but to a lesser extent than Priority 2 applications. Not recommended for funding.
Four	Meets all eligibility criteria and has minimum contribution to Funding Outcomes and Priorities / Insufficient information provided by applicant (in application and after request from Advisor) / Other funding sources more appropriate. Not recommended for funding.

00065926	Organisation Name	Name and Description	Total Cost	Contribution Sought Towards	Staff Recommendation	Priority
	Hornby Good Companions Club	<b>Bus Trips</b> The grant that is given to us is divided up for bus trips roughly about 8 a year the members then contribute a small amount	\$ 5,670 <b>Requested</b> \$ 1,500 (26% requested)	Bus Hire	<b>\$ 1,500</b> That the Waipuna Halswell-Hornby-Riccarton Community Board approves a grant of \$1,500 from its 2022-23 Discretionary Response Fund to the Hornby Good Companions Club towards the Bus Trips Project.	<b>2</b>

<b>Organisation Details</b> Service Base: 22B Stourbridge Street Spreydon Christchurch New Zealand Legal Status: Other Established: 4/04/1960 Target Groups: Older adults Annual Volunteer Hours: 150 Participants: 90  <b>Alignment with Council Strategies</b> <ul style="list-style-type: none"> <li>Te Haumoko Te Whitingia Strengthening Communities Together Strategy</li> <li>Ageing Together Policy</li> </ul> <b>CCC Funding History</b> 2015/16 - \$500 (Older adults' bus trips) SCF 2014/15 - \$500 (Older Adults' Outings) SGF 2013/14 - \$400 (Older Adults' Bus Trips) SGF	<b>Other Sources of Funding</b> none pending  <b>Staff Assessment</b> The Hornby Good Companions Clubs is an informal social club for older adults who meet at the Hornby Workingmen's Club. The purpose of the Club is to support opportunities for members to connect with others in their community and reduce social isolation, specifically in older adults. The Club has membership base of 90, with majority of the members being of retirement age. The group has an informal structure with a committee that meets regularly to plan activities. Members meet weekly to participate in a range of activities including cards, board games, housie and bowls. Each year there is around six bus trips that are organized by the group. The bus trips are a highlight of the club's calendar and will often attract a large number of participants, often having over 40 members attend. The bus trips allow members who would otherwise not be able to participate due to not driving and/or finding it hard to access the recreation opportunities on their own the chance to participate in the events. Participants are expected to cover some of the costs of the trips themselves, however this application requests funding that will bring the overall cost to the participants down. The rationale for recommending \$1,500 to Hornby Good Companions Club for this project is that: <ul style="list-style-type: none"> <li>The Hornby Good Companions Club are providing connection and social opportunities to a group of the community who would otherwise struggle to connect and be engaged.</li> </ul>
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## 2022/23 DRF HALSWELL-HORNBY-RICCARTON DECISION MATRIX

### Priority Rating

One	Meets all eligibility criteria and contributes <b>significantly</b> to Funding Outcomes and Priorities. Highly recommended for funding.
Two	Meets all eligibility criteria and contributes to Funding Outcomes and Priorities. Recommended for funding.
Three	Meets all eligibility criteria and contributes to Funding Outcomes and Priorities but to a lesser extent than Priority 2 applications. Not recommended for funding.
Four	Meets all eligibility criteria and has minimum contribution to Funding Outcomes and Priorities / Insufficient information provided by applicant (in application and after request from Advisor) / Other funding sources more appropriate. Not recommended for funding.

00065988	Organisation Name	Name and Description	Total Cost	Contribution Sought Towards	Staff Recommendation	Priority
	Hornby Netball Club	<b>Volunteer Recognition</b>  Hornby Netball Club would like to recognise their volunteers at the end of year Prize Giving with giving them a voucher.	\$980  <b>Requested</b> \$840 (86% requested)	Volunteer Recognition - \$840	<b>\$ 840</b> That the Waipuna Halswell-Hornby-Riccarton Community Board approves a grant of \$840 from its 2022-23 Discretionary Response Fund to the Hornby Netball Club towards Volunteer recognition.	<b>2</b>

<p><b>Organisation Details</b></p> <p>Service Base: Denton Park, Hornby</p> <p>Legal Status: Incorporated Society</p> <p>Established: 28/08/2008</p> <p>Target Groups: Sports/Recreation</p> <p>Annual Volunteer Hours: 500</p> <p>Participants: 36</p> <p><b>Alignment with Council Strategies</b></p> <ul style="list-style-type: none"> <li>Strengthening Communities Together strategy</li> <li>Physical Recreation and Sport Strategy</li> </ul> <p><b>CCC Funding History</b></p> <p>2021/22 - \$800 (Netball Replacement) DRF</p> <p>2019/20 - \$1,400 (Netball Replacement) DRF</p> <p>2019/20 - \$8,000 (Netball Development Officer) SCF</p>	<p><b>Other Sources of Funding</b></p> <p>Quiz evening which will help contribute to some of the expense of purchasing vouchers for the volunteers.</p> <p><b>Staff Assessment</b></p> <p>The Hornby Netball Club's primary objective is to provide a community-based opportunity for children and adults in Hornby and neighbouring suburbs to engage in the sport of netball. The Club, established fifteen years, currently boasts 160 members distributed among 17 teams, with 11 specifically catering to players under the age of 17.</p> <p>The Hornby Netball Club partners with Hornby Rugby Club to facilitate its operations, utilizing their clubrooms as a base. Additionally, the Club maintains a strong relationship with Hornby High School, where practice sessions are held. The Club prides itself on fostering a strong family atmosphere and aims to create a safe and inclusive environment for all members.</p> <p>Membership subscriptions are tiered based on age and grade, ranging from \$120 to \$240. The Club actively seeks annual sponsorships to support those who struggle to meet the membership fees or purchase necessary equipment such as shoes.</p> <p>Volunteers play a crucial role in the functioning of the Club. Each team is assigned a coach and a manager, with some taking on the responsibility of overseeing multiple teams. Volunteers are recruited from players, their families, past players, and community members. Additionally, dedicated volunteers contribute numerous hours to fulfil roles such as refereeing and scoring games. The Club acknowledges that without the commitment of these volunteers, it would be unable to offer the opportunity to play netball within the Hornby community.</p> <p>To express gratitude for their invaluable contributions, the Club organizes an end-of-season prize-giving event where each volunteer is presented with a small token of appreciation. The Club plans to award coaches and managers personalized drinking glasses engraved with the Hornby Netball Club logo. Other exceptional volunteers will receive awards for their outstanding dedication in 2023.</p> <p>The Club also aims to recognize and encourage young individuals who have completed their umpire training by awarding them umpire pins. This recognition demonstrates appreciation for their commitment and motivates them to continue offering their time and skills in future seasons.</p> <p>By adopting a community recreation approach with a focus on grassroots participation, the Hornby Netball Club aims to enhance its capacity to deliver high-quality recreational experiences for the community. Research indicates that regular involvement in organized sports during childhood and adolescence fosters lifelong habits and improves well-being outcomes in adulthood.</p> <p>The rationale for recommending \$840 to the Hornby Netball Club is that:</p> <ul style="list-style-type: none"> <li>The project aligns strongly with the Strengthening Communities Together Strategy.</li> <li>The organisation is fiscally responsible with a proven track record of delivery, ensuring they meet their outcomes within budget.</li> <li>The grant will directly impact the provision of support needed to participate in competition sport.</li> </ul>
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## 2022/23 DRF HALSWELL-HORNBY-RICCARTON DECISION MATRIX

### Priority Rating

One	Meets all eligibility criteria and contributes <b>significantly</b> to Funding Outcomes and Priorities. Highly recommended for funding.
Two	Meets all eligibility criteria and contributes to Funding Outcomes and Priorities. Recommended for funding.
Three	Meets all eligibility criteria and contributes to Funding Outcomes and Priorities but to a lesser extent than Priority 2 applications. Not recommended for funding.
Four	Meets all eligibility criteria and has minimum contribution to Funding Outcomes and Priorities / Insufficient information provided by applicant (in application and after request from Advisor) / Other funding sources more appropriate. Not recommended for funding.

00066040	Organisation Name	Name and Description	Total Cost	Contribution Sought Towards	Staff Recommendation	Priority
	Lions Club of Halswell District Inc	<b>Carols in Quarry</b>  The Lions Club of Halswell District Inc (Halswell Lions) is seeking funding assistance to deliver the Carols in the Quarry 2023 Event.	\$ 4,196  <b>Requested</b> \$ 3,196 (76% requested)	Chair hire - \$50 Band - \$600 Sound Cost - \$1,021 Signage - \$350 Advertising - \$300 Trailer Hire - \$400 Song sheets - \$200 Event related expenses - \$275	<b>\$ 3,000</b>  That the Waipuna Halswell-Hornby-Riccarton Community Board approves a grant of \$3,000 from its 2022-23 Discretionary Response Fund to the Lions Club of Halswell District Inc towards the Carols in the Quarry project.	<b>2</b>

<b>Organisation Details</b> Service Base: 301 Halswell Road Legal Status: Charitable Trust Established: 1/01/1917 Target Groups: Community Development Annual Volunteer Hours: 3000 Participants: 800  <b>Alignment with Council Strategies</b> <ul style="list-style-type: none"> <li>Te Haumoko Te Whitingia, Strengthening Communities Together Strategy</li> </ul> <b>CCC Funding History</b> 2020/21 - \$2,700 (Carols in the Quarry) DRF 2020/21 - \$3,200 (Carols in the Quarry & Heritage Week) SCF	<b>Other Sources of Funding</b> Halswell Lions will Contribute \$1000 towards this project  <b>Staff Assessment</b> The Halswell Lions have been organising and delivering the Carols in the Quarry Event for over 15 years. The event is a well-established and popular community event that is free for all in the community and is well-attended. The event provides traditional Christmas festivities in a safe and local environment to Halswell but is open to across the city. The event normally is held on a Sunday afternoon in December.  The aim of the event is to bring families and the community together in one of the city's most popular parks- the Halswell Quarry. The Steadfast Band provides the music for the event and the community can all join in the singing of the Christmas Carols.  Santa Claus makes a special appearance for the children at the event, the Halswell Lions provide free water and the local scout group provides a free sausage sizzle.  Halswell Lions are responsible for providing the sound system and band areas, advertising, and the on-the-day running of the event.  The rationale for recommending a grant of \$3,000 to Halswell Lions Club is that: <ul style="list-style-type: none"> <li>The Carols in the Quarry event is a popular and successful event in the Community Board area.</li> <li>The Halswell Lions has a proven track record of delivering a successful Carols event.</li> <li>This application has strong alignment with Council's Te Haumoko Te Whitingia Strengthening Communities Strategy.</li> </ul>
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## 2022/23 DRF HALSWELL-HORNBY-RICCARTON DECISION MATRIX

### Priority Rating

One	Meets all eligibility criteria and contributes <b>significantly</b> to Funding Outcomes and Priorities. Highly recommended for funding.
Two	Meets all eligibility criteria and contributes to Funding Outcomes and Priorities. Recommended for funding.
Three	Meets all eligibility criteria and contributes to Funding Outcomes and Priorities but to a lesser extent than Priority 2 applications. Not recommended for funding.
Four	Meets all eligibility criteria and has minimum contribution to Funding Outcomes and Priorities / Insufficient information provided by applicant (in application and after request from Advisor) / Other funding sources more appropriate. Not recommended for funding.

00065964	Organisation Name	Name and Description	Total Cost	Contribution Sought Towards	Staff Recommendation	Priority
	St Mark's Retired Peoples Fellowship	<b>Monthly Outings Project</b> The St Marks Retired Fellowship Group is seeking a contribution towards their outings for older adults.	\$19,700  <b>Requested</b> \$ 2,000 (10% requested)	Travel - \$2,000	<b>\$ 1,000</b>  That the Waipuna Halswell-Hornby-Riccarton Community Board approves a grant of \$1,000 from its 2022-23 Discretionary Response Fund to St Marks Retired Fellowship Group towards the monthly outings project.	<b>2</b>

<b>Organisation Details</b> Service Base: 150 Withells Road, Avonhead Legal Status: Informal Group Established: 4/10/1972 Target Groups: Older adults Annual Volunteer Hours: 850 Participants: 65  <b>Alignment with Council Strategies</b> <ul style="list-style-type: none"> <li>Strengthening Communities Together Strategy</li> <li>Waipuna Halswell-Hornby-Riccarton Community Board Community Board Plan Riccarton Priority</li> </ul> <b>CCC Funding History</b> 2021/22 - \$1,000 (Monthly outings Project) DRF 2020/21 - \$1,000 (Older Persons Outings) DRF	<b>Other Sources of Funding</b> User / Registration Fees - \$15,000 Funds on hand - \$2,136  <b>Staff Assessment</b> The St Marks Retired Fellowship group is based at St Mark's Church on Withells Road providing opportunities for social interaction for older adults. Originally reaching those mainly living in the Avonhead area, the group now caters to people mainly living in Sockburn, Ilam, Upper Riccarton and Riccarton. They are an informal group that was established in 1972 and are self-organised.  They have approximately 60 members with up to 50 taking part in each outing. They have a yearly membership fee of \$5 as well as the activity costs for the outings. The funding requested covers the travel costs. Participants who attend the monthly outings travel by bus to various public and private gardens, museums, and the city centre amongst other places.  Many members live by themselves and either do not drive or limit their driving to the local area. Therefore, they often don't have the ability to go further afield. The opportunities that are available to members enhance their social awareness and enable them to be connected members of the community.  The rationale for recommending \$1,000 for the monthly activities is that: The project meets the Board's Riccarton ward priority "Support initiatives that provide for social cohesion, community connectedness and safety in the Riccarton ward." The project provides companionship, community awareness, and activities to people who would otherwise not be able to participate. The project contributes to the social isolation many older adults' experiences and provides a space to establish and maintain relationships with others in the community. The project has proven successful reflected by the uptake of participants and positive outcomes shared by participants.
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## 13. Waipuna Halswell-Hornby-Riccarton Community Board Area Report - June 2023

Reference / Te Tohutoro: 23/559211

Report of / Te Pou  
Matua: Jessica Garrett, Community Governance Manager,  
jessica.garrett@ccc.govt.nz

General Manager /  
Pouwhakarae: Mary Richardson, General Manager Citizens & Community  
(Mary.Richardson@ccc.govt.nz)

### 1. Purpose of Report Te Pūtake Pūrongo

This report provides the Board with an overview on initiatives and issues current within the Community Board area.

### 2. Officer Recommendations Ngā Tūtohu

That the Waipuna Halswell-Hornby-Riccarton Community Board:

1. Receives the Waipuna Halswell-Hornby-Riccarton Community Board Area Report for June 2023.

### 3. Community Support, Governance and Partnership Activity

#### 3.1 Community Governance Projects

Activity	Detail	Timeline	Strategic Alignment
Community Pride Garden Awards 2023	An awards function to acknowledge Halswell-Hornby-Riccarton Community Pride Garden Award recipients was held on 17 May 2023, at the Hornby Club and was a well-attended event. The awards are a Council initiative started in 1991, and have been a joint venture between the Community Boards and the Christchurch Beautifying Association since 1997. Invited guests included the Christchurch Beautifying Association President and ward judges. Certificates were subsequently forwarded to those recipients unable to attend.	Completed	Resilient Communities  Te Haumako Te Whitingia Strengthening Communities Together Strategy
Hornby Youth Council	Staff facilitated an inaugural meeting of the Hornby Youth Council which was held with students from Gilberthorpe School, South Hornby School and Hornby High School.	Ongoing	Resilient Communities Te Haumako Te Whitingia

	<p>The Youth Council consists of students from local schools who advocate for a strong youth voice in Hornby.</p> <p>The meeting concentrated on what the Youth Council know about the Christchurch City Council and its role in the community. The meeting also discussed what they like about Hornby, any concerns they have and what they would like to see in Hornby in the future.</p>		<p>Strengthening Communities Together Strategy</p>
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Community Pride Garden Awards 2023



Hornby Youth Council

### 3.2 Community Funding Summary

3.2.1 For information, a summary is provided on the status of the Board's 2022-23 funding as at May 2023 (refer **Attachment A**).

3.2.2 **Off the Ground Fund** – Under authority delegated by the Board the following allocations were made in May 2023:

- \$400 to Tupu Tonga Trust towards Scholarship Workshops.
- \$350 to Halswell Scouts Group towards hire of the Halswell Scout Den by the Halswell Small Dog Group for their winter programme.
- \$400 to Deanna Pulu towards Fakaha'apai Sulusulu workshops.
- \$400 to Templeton Primary School Parent Support Group towards a Matariki event.

3.2.3 **Youth Development Fund** – Under authority delegated by the Board the following allocations were made in May 2023:

- \$300 to Jessica Drury towards participating in the 2023 Apollo Projects Division II Swimming Competition in Wellington.
- \$500 to Ava Gearry towards representing New Zealand in the Singapore Open Gymnastics Competition.
- \$875 to Badminton Canterbury to assist Eben Anil, Jeremiah Manickam, Theo (Dao-Jun) Ling, Jayden Wong, Kate Duffield, Katrina Huang, Keisha Wong, Vicky Zhang, Zooni Butterfly Ahuja, Linus Ling and Kelly Shen towards participating in the New Zealand Badminton Junior Team Nationals in Palmerston North.
- \$975 to Hornby High School to support Ranit Lal, Kaedun Lowry, Hassan Mahjor, Hamid Noori, Hrishaal Raj, TJ Noble, Luke Holmes- Rae, Thomas Villavicencio, Sereybuth Yorn, Dani Owen, Reige Amarillo, Faysal Nairob, and Jack Muir towards participating in the New Zealand Secondary Schools Jim Wishart Football Tournament being held in Nelson.

### 3.3 **Participation in and Contribution to Decision Making**

3.3.1 **Report back on other Activities contributing to Community Board Plan [for items not included in the above table but are included in Community Board Plan]**

- **Community Board Plan 2023-25**

The Board adopted the Community Board Plan 2023-25 at the Board meeting on 11 May 2023 (see **Attachment B**).

- **Common Ground Café 10<sup>th</sup> Birthday Celebration**

Oak Development Trust celebrated the 10<sup>th</sup> birthday of their community café initiative, Common Ground Café. A celebration cake was cut by Councillor Tyla Harrison-Hunt along with Yvonne Aldridge, who was the first person to gain barista skills when the café started. Yvonne has been making the coffees from the start and over the years has trained up other community members. The café started in 2013 as a community building initiative in the Riccarton West community while the New Zealand Police had a Neighbourhood Policing Team based in the area.

Oak Development Trust have also received a Prime Ministers COVID-19 Response Recognition Award for their service in support the national COVID-19 response. The Trust was responsible for providing food parcels to migrants isolating.



*Common Ground Café and Oak Development Trust Manager Carol Renouf*

- **Community Development Network Trust (CDN Trust) Annual Luncheon**

CDN Trust hosted their annual luncheon where they acknowledge their volunteers as well as their supporters. The Trust runs programmes for young people out of their Riccarton and Hornby bases, as well as some satellite programmes in Parklands. In 2022 the Trust opened their Hornby Hangout, based in the former Plunket rooms in Wycla Avenue.



- **Halswell Community Hub**

The Halswell Community Project team are undertaking a couple of projects to bring share some winter warmth. They are holding a winter sock drive in collaboration with City Mission Outreach to help people living on the streets keep warmer during winter.

To warm up local community spirits, the trees outside the Halswell Community Hub at the Halswell and Sparks Roads intersection are being given a midwinter colour lift by local community members as part of a community-led project. Knitters, crocheters and other crafts people are adorning the trees with colourful wool projects.





### 3.3.2 Council Engagement and Consultation.

- **The Heritage Plan Change (PC13)**

The Heritage Plan Change provides for eleven new residential heritage areas across the city identified for protection in the District Plan to recognise Ōtautahi Christchurch's special identity and about 60 buildings, items and building interiors to the Schedule of Significant Historic Heritage. Consultation on Plan Change PC13 closed on 12 May 2023.

The submission lodged on behalf of the Board is attached (See **Attachment C**).

- **The Proposed Housing and Business Choice Plan Change (PC14)**

The Proposed Housing and Business Choice Plan Change will bring the District Plan in line with the government direction that has been given via the National Policy Statement-Urban Development and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act to enable more development in the city's existing urban footprint. Consultation on Plan Change PC14 closed on 12 May 2023.

The submission lodged on behalf of the Board is attached (See **Attachment D**).

- **Athol / Waimairi intersection improvements**

In response to public feedback raising concerns regarding safety of the Athol/ Waimairi intersection and the need for a closer bus stop on Waimairi Road close to Athol terrace and outside the University of Canterbury the Canterbury Regional Council (Environment Canterbury) approached the Council and asked that it investigate the current crossing facility and bus stops on Waimairi Road near Athol Terrace with a view to providing safer access, a bus stop closer to the Parkstone Retirement Village and encouraging more use of the Orbiter bus service.

Consultation is being undertaken on a proposal to:

- Install a new bus stop with a shelter outside 73 Waimairi Road and move the bus stop on the east side of Waimairi Road south to make pick up and drop off safer for passengers and create a more comfortable waiting space.
- Paint new cycle lanes on both sides of Waimairi Road to improve safety for cyclists travelling along the road and into Athol Terrace.

- Install a raised safety platform on Waimairi Road just south of the Athol Terrace intersection to make travel across Waimairi Road easier and safer for the community.
- Extend the kerb on the Athol / Waimairi / Homestead intersection to reduce the crossing distance and enhance safety for pedestrians and cyclists using the intersection and accessing the bus stops.
- Remove approximately 7 car parking spaces to accommodate the planned bus stops and crossing.

The consultation closes on 31 May 2023.

## 4. Advice Provided to the Community Board

### 4.1 Halswell Junction Road Extension

The contract has been awarded for the construction of Halswell Junction Road Extension. The programme is still being finalised but it is anticipated that construction will start mid-June and be delivered in two stages to work around the KiwiRail programme. It is expected that construction should be complete by late 2024, but this is dependent on KiwiRail and when the new level crossing can open. Further updates will be provided.

Community drop-in sessions are to be held on Wednesday 31 May and Thursday 1 June for interested persons to meet the project team and the contractor.

### 4.2 Graffiti Snapshot

For the Board's information, attached is a Graffiti Snapshot, an update on graffiti as of April 2023 (refer **Attachment E**).

### 4.3 Hornby Community Patrol

Hornby Community Patrol is a volunteer organisation operating as the "Eyes and Ears" of the community for the Police and citizens. The organisation patrols the areas of Sockburn, Templeton, Prebbleton, Halswell, Broomfield, Hei Hei, Islington, Wigram, Park House and Hornby.

For the Board's information, below are the Hornby Community Patrol statistics for April 2023:

<b>Vehicle related :</b>	<b>66</b>	<b>Special service:</b>	<b>49</b>	<b>Graffiti:</b>	<b>62</b>
<b>Com service hrs:</b>	<b>27</b>	<b>Property damage:</b>	<b>12</b>	<b>People related:</b>	<b>18</b>
<b>Number of 3ws:</b>	<b>136</b>	<b>Schools patrolled :</b>	<b>41</b>	<b>Property related:</b>	<b>45</b>
<b>No. patrol hours:</b>	<b>218</b>	<b>Km's:</b>	<b>1196</b>	<b>No. patrols:</b>	<b>26</b>

### 4.4 Customer Service Requests/Hybris Report

For the Board's information, attached is a copy of the May 2023 Hybris Report (refer **Attachment F**).

The report provides an overview of the number of Customer Service Requests that have been received, including the types of requests being received and a breakdown of how they are being reported.

### 4.5 Community Parks Update - May 2023

This autumn has seen some very high volumes of growth (grass and weeds). We are just starting to see that growth slow down a bit which is enabling us to undertake other various activity within our parks.



Planting season is in full swing, our Community Partnership Rangers are busy working with local volunteer groups to get plants in the ground.

- **Update from Holly Whitaker, Community Partnership Ranger**

**Quaifes Road Springlands Reserve**

Springlands volunteers meet regularly throughout the year at Quaifes Reserve to care for the wetland area. The group has completed extensive work removing plant guards, planting, trapping and maintenance. Over Autumn the group has been weeding and mulching the plants planted in 2022 and is working on extending their trapping network in the reserve.



- **Halswell Domain**

Christchurch City Council Parks Unit and Governance team have been supporting members of the Halswell Residents' Association and ANZAC committee to beauty the area around the cenotaph, in preparation for this year's ANZAC day celebrations.



- **Harrington Park**

Community members and a corporate group joined the effort to plant over 1400 daffodil bulbs on the road frontage along Peverel Street. Volunteers of all ages, joined together to beautify the area and collect rubbish.

- **Ruapuna Raceway**

The Council Parks Unit and Governance team have been supporting the Ruapuna Raceway club, lease holders at Ruapuna Park work towards reducing their carbon emissions by supporting them with finding plant donations and offering advice for the planting plan.

- **Sports Parks**

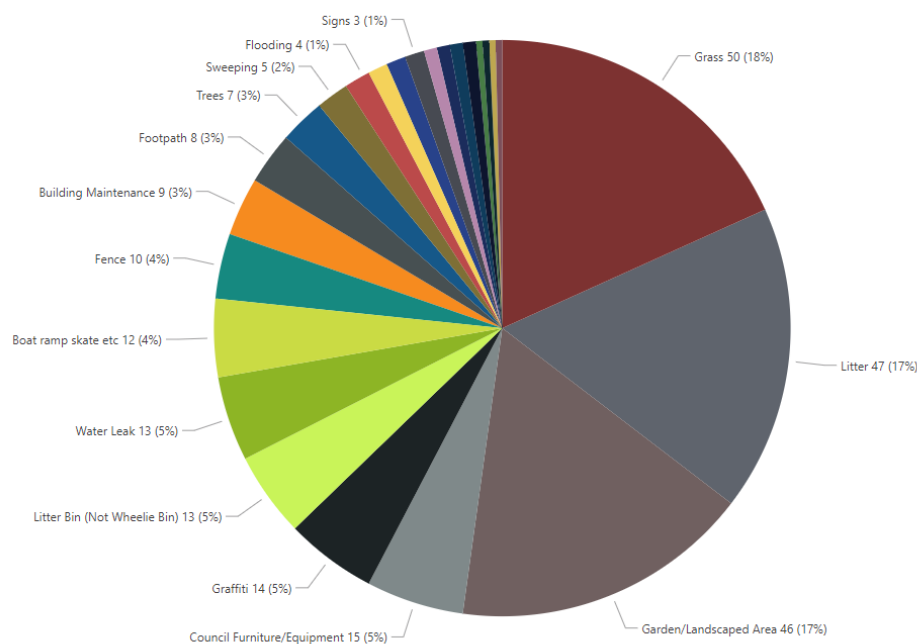
Halswell Domain has seen a recent upgrade with a relocation of the club rooms and installation of bollards along with resowing the turf where the clubrooms were.



- **Playgrounds**













- Replacement of swinger item in Talbot Park (May/early June)
- Replacement of Spinning bucket in Te Kahu Reserve (May/early June)
- Replacement of the You and Me swing seat in Picton Reserve (May/early June)
- Middleton Park – replacement swing and carousel (June/July)
- Warren Park hard surface renewals (June)
- Crosbie Park hard surface renewals (due to be completed in June)

**Customer Service Requests/ Ticket Details**  
**Waipuna Halswell- Hornby- Riccarton**  
30<sup>th</sup> March 2023- 30<sup>th</sup> May 2023



Object Category	# of Tickets Reported	% of Tickets
Grass	50	18.25%
Litter	47	17.15%
Garden/Landscaped Area	46	16.79%
Council Furniture/Equipment	15	5.47%
Graffiti	14	5.11%
Litter Bin (Not Wheelie Bin)	13	4.74%
Water Leak	13	4.74%
Boat ramp skate etc	12	4.38%
Fence	10	3.65%
Building Maintenance	9	3.28%
Footpath	8	2.92%
Trees	7	2.55%
Sweeping	5	1.82%
Flooding	4	1.46%
Contractor/Council 3rd Party Damage	3	1.09%
Pests and insects	3	1.09%
Signs	3	1.09%
Donations	2	0.73%
Potholes	2	0.73%
Spillage Non Toxic	2	0.73%
Water Supply	2	0.73%
Blockage/Water Not Draining	1	0.36%
Guard Rails/Barriers	1	0.36%
Remove Dead Animal	1	0.36%
Road/Hard Surface	1	0.36%

## Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A  	Waipuna Halswell-Hornby-Riccarton Community Board Funding Update - May 2023	23/834954	57
B  	Halswell-Hornby-Riccarton 2023-25 Community Board Plan	23/837924	62
C  	Submission:The Heritage Plan Change (PC13)	23/749370	78
D  	Submission:The Proposed Housing and Business Choice Plan Change (PC14)	23/749373	82
E  	Graffiti Snapshot - April 2023	23/775454	144
F  	Halswell-Hornby-Riccarton Hybris Report - May 2023	23/863713	146

## Signatories Ngā Kaiwaitohu

<b>Authors</b>	Noela Letufuga - Support Officer Bailey Peterson - Community Development Advisor Marie Byrne - Community Development Advisor Faye Collins - Community Board Advisor Helen Miles - Community Recreation Advisor Jessica Garrett - Manager Community Governance, Halswell Hornby Riccarton
<b>Approved By</b>	Jessica Garrett - Manager Community Governance, Halswell Hornby Riccarton Matthew McLintock - Manager Community Governance Team Matthew Pratt - Acting Head of Community Support and Partnerships



	Waipuna Halswell-Hornby-Riccarton Community Board Funding 2022-23		
2022-23	Discretionary Response Fund	Allocated	Funds Remaining
2/08/2022	2022-23 SCF Allocation	\$155,989	
17/08/2022	2021-22 DRF Carryover and other fund carry over	\$85,204	
10/01/2023	Return of 2022-23 YDF grant - Hornby High School	\$1,000	
23/02/2023	Return of 2022-23 YDF grant - Ocean Simard	\$500	
	<b>Total DRF Fund</b>	<b>\$242,693</b>	
2/08/2022	Board Project - Culture Galore 2023	\$12,000	
2/08/2022	Allocation to 2022-23 Swimming Accessibility and Activation Fund	\$10,000	
2/08/2022	Board Project - Community Service & Youth Service Awards and Community Pride Garden Awards	\$7,500	
2/08/2022	Allocation to 2022-23 Youth Development Fund	\$7,000	
2/08/2022	Board Project - Community Leadership Opportunities	\$4,500	
2/08/2022	Board Project - Summer with your Neighbours	\$4,500	
2/08/2022	Board Project - Engaging with the Community	\$4,000	
2/08/2022	Allocation to 2022-23 Off The Ground Fund	\$2,000	
2/08/2022	Board Project - 2023 Anzac Day Expenses	\$1,500	
16/08/2022	Moral Compass Trust towards the Outdoor Education and Mentoring for Youth project.	\$7,000	
16/08/2022	Halswell United Association Football Club Incorporated for Football Development Manager Wages.	\$5,000	
16/08/2022	Greater Hornby Residents' Association Inc. towards the Noddy Train project.	\$4,000	
6/09/2022	Halswell Bowling Club Incorporated towards the Green Development Project.	\$15,000	
6/09/2022	American Football Canterbury Incorporated towards the AFC Youth, Varsity and Senior Season.	\$2,000	
6/09/2022	Avon Sequence Dancers towards Another Year of Avon Sequence Dancing.	\$900	
20/09/2022	Canterbury Muslim Community Trust towards the Kids Afterschool Programme project.	\$6,000	
20/09/2022	Rewi Alley Chinese School Trust towards wages in delivering the Chinese School Saturday programmes and parent support programmes	\$12,000	
20/09/2022	Riccarton Leagues Club Incorporated towards the painting of its clubrooms.	\$8,000	
10/11/2022	Burnside West Christchurch University Cricket Club Inc towards Grounds maintenance equipment for Burnside Park.	\$4,000	
10/11/2022	Hornby Rugby Football Club Inc towards the Clubrooms Manager project.	\$4,000	

10/11/2022	Greater Hornby Residents' Association Inc towards Community events and ongoing administration costs.	\$6,000	
10/11/2022	Kennedys Bush Road Neighbourhood Association Inc towards the Annual Christmas party.	\$350	
15/12/2022	Riccarton Park Menzshed Trust towards the Riccarton Park Menzshed Trust Establishment Project.	\$10,000	
15/12/2022	Canterbury Malaysian Society Incorporated towards administration and cultural events expenses.	\$3,500	
15/12/2022	FC Twenty 11 Inc. towards the delivery of the Riccarton Sports Hub Multi Sport Festival.	\$650	
15/12/2022	Church Corner Residents' Association towards set up costs.	\$500	
15/12/2022	Allocation to 2022-23 Youth Development Fund.	\$3,000	
15/12/2022	Allocation to 2022-23 Off The Ground Fund.	\$2,000	
9/02/2023	Bhutanese Society of Canterbury NZ Incorporated towards the Fun Day Out event.	\$1,500	
9/02/2023	Oak Development Trust towards the Development of Riccarton Hub Website and further digital communication in Riccarton project.	\$4,955	
9/03/2023	Halswell United Association Football Club Incorporated towards the Halswell United E-Sports project.	\$5,000	
9/03/2023	Canterbury Westland Kindergarten Assn (Kidsfirst) - McKenzie (34) towards the outdoor sun safe area project.	\$1,800	
13/04/2023	Allocation to 2022-23 Youth Development Fund	\$4,000	
13/04/2023	Allocation to 2022-23 Off The Ground Fund	\$2,000	
13/04/2023	Birthright Canterbury Trust toward Social Worker Wages.	\$4,500	
13/04/2023	Southern United Hockey Club Incorporated towards the Training and Equipment Funding Project.	\$1,500	
13/04/2023	Chinese Joyful Club towards the Senior Group Programme.	\$2,000	
13/04/2023	Greater Hornby Residents Association Inc toward Youth Community Discos.	\$600	
13/04/2023	Halswell Toy Library Incorporated towards the Halswell Toy Library Open Day.	\$400	
13/04/2023	Board Allocation \$20,000 - Costs of expert advice to support the Board's submission on the Council's Plan Changes 14 and 13. Not required.		
11/05/2023	Ōtautahi Eritrean Association Incorporated towards the Eritrean Independence Day Celebration.	\$2,000	
11/05/2023	Hornby Community Patrols Inc towards the Patrol Gazebo project.	\$3,505	
		<b>\$180,660</b>	<b>\$62,033</b>
<b>2022-23</b>	<b>Youth Development Fund</b>	<b>Allocated</b>	<b>Funds Remaining</b>
2/08/2022	Discretionary Response Fund Allocation	\$7,000	
15/12/2022	Discretionary Response Fund Allocation	\$3,000	
13/04/2023	Discretionary Response Fund Allocation	\$4,000	
	<b>Total YDF Fund</b>	<b>\$14,000</b>	
9/08/2022	Burnside West University Cricket Club Incorporated on behalf of Ben Hooker towards the Cricket Development Tour to be held in India.	\$175	



9/08/2022	Mikayla Cooper towards participating in the Hip Hop International World Champs to be held in Phoenix, Arizona, USA.	\$500	
9/08/2022	Zachary Hannen towards attending the International Sports Academy at Andrews Osborne to be held in Willoughby, Ohio, USA.	\$500	
9/08/2022	Thomas MacGibbon towards participating in the Asia Pacific Canoe Sprint Cup to be held in Japan.	\$500	
9/08/2022	Natasha MacGibbon towards participating in the Asia Pacific Canoe Sprint Cup to be held in Japan.	\$500	
9/08/2022	Tamsyn Campbell towards participating in the Commonwealth Fencing Championships in England.	\$300	
18/08/2022	Christchurch Girls High School towards Medha Baadkar to participate at the National Readers Cup in Auckland.	\$250	
18/08/2022	Templeton Primary School towards two Kī o Rahi teams to participate at the Koru Games in Selwyn.	\$480	
25/08/2022	Liliana Gunther towards competing in the FIG Trampoline World Age Group Competition to be held in Sofia, Bulgaria.	\$500	
15/09/2022	Jaimee Seddon towards competing in the Canoe Polo New Zealand Secondary School Championships in Hawkes Bay.	\$300	
28/09/2022	Hornby High School towards the senior basketball team to participate in the Basketball National Championships to be held in Palmerston North.	\$1,000	
7/10/2022	Cashmere High School Board of Trustees on behalf of Ben Higgins, Rio Mahauriki and Thomas Vossler towards participating in the Australian School Volleyball Championships to be held in Brisbane, Australia	\$900	
21/11/2022	Middleton Grange School (Board of Trustees) on behalf of Micah Pomare and Zach Prince towards participating in the Get2Go Adventure Race to be held on Great Barrier Island.	\$300	
21/11/2022	Lia Manning towards participating in the Show Case National Dance Competition to be held on the Gold Coast, Australia.	\$500	
1/02/2023	Ocean Simard towards participating in the World Under 24 Ultimate Frisbee Championships 2023 to be held in London.	\$500	
23/02/2023	Anna Lee School of Dance on behalf of Frequency Hip Hop Crew towards, Charlize Wilson, Keisha Jones and Sydney Guo to participate in the Hip Hop International NZ Nationals to be held in Auckland.	\$900	
23/02/2023	Matt Cleverly to participate in the South Island Long Course Swimming Championships in Invercargill.	\$300	
15/03/2023	Ocean Simard towards participating in the Ultimate Frisbee Under 24 training camp in Auckland.	\$300	
15/03/2023	Amber Hill towards participating in the Girls Brigade Awesome Leadership Course in Auckland.	\$300	
24/03/2023	Hillmorton High School on behalf of Keegan Macklin and Holly Brown towards participating in the Vex Robotics World Championships to be held in Texas, USA.	\$995	

21/04/2023	Adele Dunning towards participating in the Irish Dancing Australian International Oireachtas in Sydney, Australia.	\$500	
21/04/2023	Zoe Dunning towards participating in the Irish Dancing Australian International Oireachtas in Sydney, Australia.	\$500	
21/04/2023	Cameron Jones towards attending Blake Inspire for Sailors programme in Auckland.	\$400	
8/05/2023	Jessica Drury towards participating in the 2023 Apollo Projects Division II Swimming Competition in Wellington.	\$300	
9/05/2023	Ava Gearry towards representing New Zealand in the Singapore Open in Singapore.	\$500	
19/05/2023	Badminton Canterbury to assist Eben Anil, Jeremiah Manickam, Theo (Dao-Jun) Ling, Kate Duffield, Katrina Huang, Keisha Wong, Vicky Zhang, Zooni Butterfly Ahuja, Linus Ling and Kelly Shen towards participating in the NZ Junior Badminton Team Nationals in Palmerston North.	\$750	
24/05/2023	Hornby High School to support Ranit Lal, Kaedun Lowry, Hassan Mahjor, Hamid Noori, Hrishaal Raj, TJ Noble, Luke Holmes- Rae, Thomas Villavicencio, Sereybuth Yorn, Dani Owen, Reige Amarillo, Faysal Nairobi, and Jack Muir towards participating in the New Zealand Secondary Schools Jim Wishart Football Tournament in Nelson.	\$975	
		<b>\$13,925</b>	<b>\$75</b>
<b>2022-23</b>	<b>Off the Ground Fund</b>	<b>Allocated</b>	<b>Funds Remaining</b>
2/08/2022	Discretionary Response Fund Allocation	\$2,000	
15/12/2022	Discretionary Response Fund Allocation	\$2,000	
13/04/2023	Discretionary Response Fund Allocation	\$2,000	
	<b>Total OTG Fund</b>	<b>\$6,000</b>	
10/08/2022	Greater Hornby Residents' Association towards the Youth Disco Project.	\$400	
10/08/2022	Yao Tong (Tanya Tong) towards the Chinese Parenting Group, Parenting Courses.	\$400	
8/09/2022	New Zealand International Students Association Incorporated towards the 2022 NZISA Wellbeing Roadshow.	\$400	
8/09/2022	Jennifer Tregurtha towards the Springlands Reserve Trapping Project.	\$370	
7/10/2022	Nicole Whalley towards the Awatea Green get to know your neighbours event.	\$200	
24/11/2022	South West Ministries Trust trading as Living Waters Christian Centre towards the Halswell Twilight Christmas Market.	\$230	
19/12/2022	Mesoumeh Sadat towards the women's only rock climbing activity.	\$400	
19/12/2022	Rowland Brown towards Have a go pickle ball sessions.	\$200	
1/02/2023	Lai Wang towards Mandarin Classes.	\$400	
14/03/2023	Andrew Yip towards the Oaklands Primary School Guardians Meet and Greet event.	\$400	

14/03/2023	Halswell Community Project towards the Adoptee Support Group project.	\$400	
5/05/2023	To'utupu Tonga Trust towards Scholarship Workshops	\$400	
8/05/2023	Halswell Scouts Group towards hire of the Halswell Scout Den by the Halswell Small Dog Group for their winter programme.	\$350	
25/05/2023	Deanna Pulu towards Fakaha'apai Sulusulu workshops.	\$400	
29/05/2023	Templeton Primary School Parent Support Group towards a Matariki event.	\$400	
		<b>\$5,350</b>	<b>\$650</b>
<b>2022-23</b>	<b>Swimming Accessibility and Activation Fund</b>	<b>Allocated</b>	<b>Funds Remaining</b>
2/08/2022	Discretionary Response Fund Allocation	\$10,000	
	<b>Total SAA Fund</b>	<b>\$10,000</b>	
21/11/2022	Nepal New Zealand Friendship Society of Canterbury Incorporated towards Women's only swimming lessons.	\$1,000	
21/11/2022	Halswell Community Project Inc towards the Celebrate Halswell Fun Day.	\$750	
21/11/2022	Riccarton Community Church Trust towards its Riccarton Youth Community Pool Party.	\$600	
		<b>\$2,350</b>	<b>\$7,650</b>

# Waipuna Halswell-Hornby-Riccarton **Community Board Plan 2023–25**



Item 13

Attachment B



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## From the Chair



On behalf of the Waipuna Halswell-Hornby-Riccarton Community Board, I am proud to present our 2023-2025 Community Board Plan.

Community board plans guide the board in prioritising its work in the community over the next few years. This plan has been shaped by conversations with our community and the priorities listed in the plan reflect the issues

that residents, community groups and Christchurch City Council staff have brought to our attention.

While the community board will continue to deal with any issue that comes to our attention, the board's plan prioritises the key outcomes that we wish to achieve over the next three years. I would like to thank everyone who gave feedback to help inform this plan.

It remains our focus to enhance the social, environmental and economic well-being of citizens in the Waipuna Halswell-Hornby-Riccarton Community Board area. We are particularly mindful of the impacts of the increased development, intensification and population changes in the southwest areas of Christchurch. We will continue to proactively address and respond to issues as they arise.

The Waipuna Halswell-Hornby-Riccarton Community Board is very conscious of the impact of rate rises on our residents. As a result of this, we are very mindful of where your money is spent. A large number of our residents sent us a clear message that we need to be spending on getting our key infrastructure working well before spending on 'nice to haves'. Keeping this in mind, we are confident that the priorities we have identified in this plan can be achieved with very little financial impact.

We look forward to working alongside our local community to achieve our vision for this area.

Helen Broughton, Chairperson

### About community boards and our plans

Community boards were created by the local government reforms in 1989.

Approximately 110 community boards now operate in both urban and rural areas within local authorities throughout New Zealand. They carry out functions and exercise powers delegated to them by their councils.

There are six community boards within the Christchurch City Council area.

Local body elections for community board members and councillors are held every three years.



### The community board's main role is to:

- Represent and advocate for the interests of its community.
- Consider and report on all matters referred to it by the council, or any matter of interest to the board.
- Maintain an overview of council services in the community.
- Prepare an annual submission to the council for expenditure within the community.
- Communicate with community organisations and special interest groups within the community.

### Community board plans

Community board plans are developed every three years and outline the board's key priorities for their elected term. They also indicate how the board will work in partnership with the local community to achieve the council's community outcomes.

A key part of the development of the plan is engagement with the local community and key stakeholders to ensure that the board's priorities reflect the needs and desires of local residents, community groups and businesses in our board area.



# Te Haumako Te Whitingia Strengthening Communities Together Strategy

In 2022, the Council reflected on the 2007 Strengthening Communities Strategy, which made it clear that people value diversity, collaboration, being connected and building capability for the future.

We cannot address the many complex social issues that face our city on our own but can help to develop and nurture networks and bring resources and people together so that collectively we can achieve more.

We know that communities want us to focus more on impact and outcomes, with more emphasis on collaboration and partnership. They want transparency and accountability with measurable goals and actions so we know what's working and what isn't.

We believe this refreshed strategy delivers on this.

The strategy has been organised around four pillars that set out the Council's commitment to working alongside the community over the next ten years.

## Strategy Pillars

Te Tāngata	Whenua Place	Te Mahi Participation	Te Takatū Preparedness
Actively promote a culture of equity by valuing diversity and fostering inclusion across communities and generations.	Support and help build connections between communities to foster a sense of local identity, shared experience and stewardship.	Residents and groups in the wider community are socially and actively engaged and able to initiate and influence decisions affecting their lives.	People feel safe in their communities and neighbourhoods and work together to understand, adapt and thrive in the context of change and disruption.

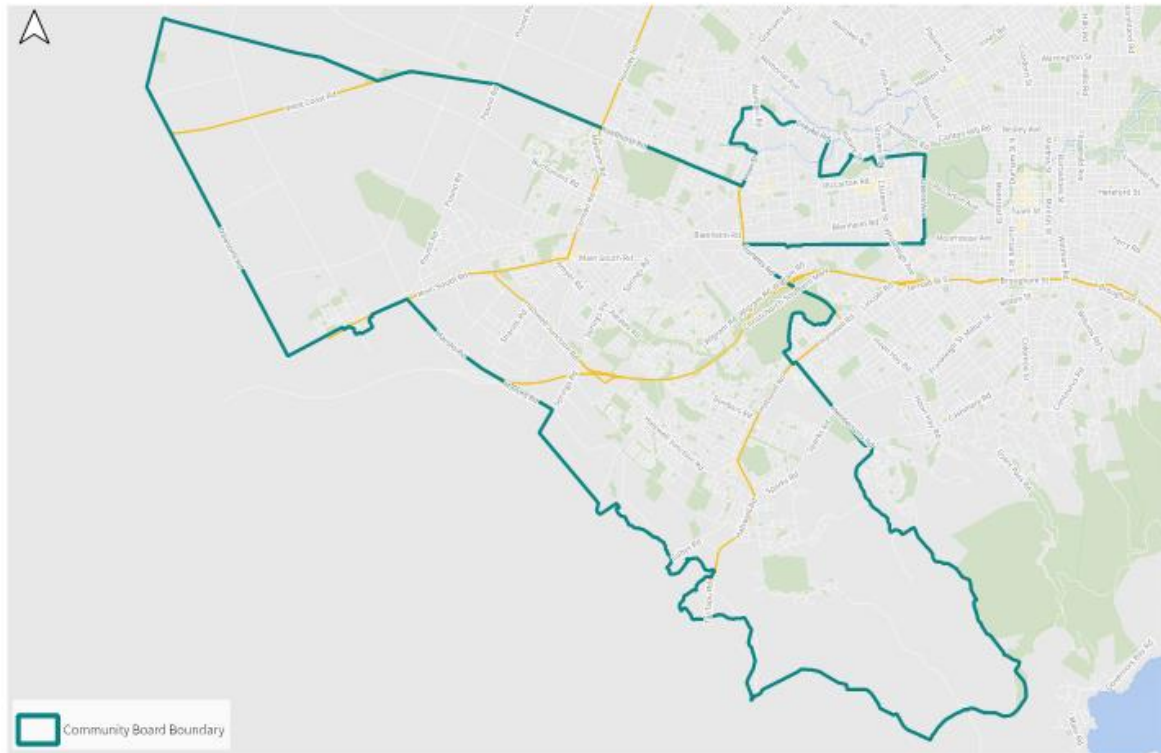
The Waipuna Halswell-Hornby-Riccarton Community Board is committed to working alongside our local communities to achieve the goals of the strategy. The four pillars above guide us in our decision-making and advocacy on behalf of our residents.

You can view a copy of the Strengthening Communities Together Strategy on the Council's website [here](#).

([ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/strategies/strengthening-communities-together-strategy](https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/strategies/strengthening-communities-together-strategy))



## Waipuna Halswell-Hornby-Riccarton Community Board area





## Key statistics

This section provides an overview of key statistics for the Waipuna Halswell-Hornby-Riccarton Community Board area. Please note all figures are sourced from the 2018 Census of Population and Dwellings.



Population:  
**71,950**

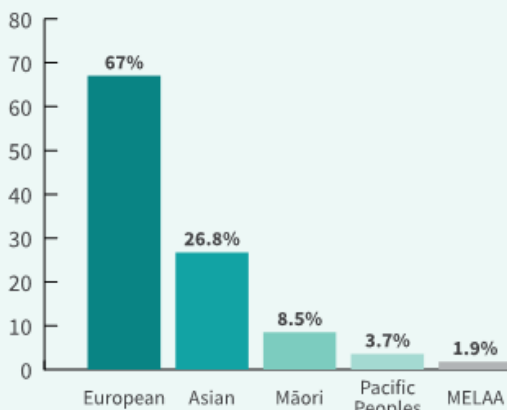


Median age:  
**34.1** years



Median personal income:  
**\$34,700**

### Ethnicity



Occupied private dwellings:

**63%**



Rented dwellings:

**37%**



Born overseas:

**34.5%**

### Key facilities and amenities

- 3 Council libraries: Te Hāpua Halswell Centre, Upper Riccarton Library and Hornby Library
- 3 Council service centres: Hornby, Rārākau: Riccarton Centre and Te Hāpua Halswell Centre
- 353 Council Reserves (853 hectares)
- 10 Council-owned social housing complexes with 215 units
- 28 schools: 20 primary, 1 intermediate, 4 secondary, 2 composite (Year 1-13), 1 special
- 8 Industrial Parks: Waterloo Business, Innovation, Yaldhurst, Wigram, Glassworks, Hornby, Mandeville, Sockburn
- 4 cemeteries – 1 Council (Yaldhurst), 3 church owned (Halswell, Templeton, Upper Riccarton)
- Approximately 9,200 businesses employing 35,000 people (2021)
- Transport: 2 Passenger Transport Hubs: Riccarton Bus Lounges and Christchurch Railway Station Major Cycleway routes: Little River Link, Nor'West Arc, Quarryman's Trail, South Express, Uni-Cycle
- Canterbury University
- 2 Corrections Residential Facilities – Christchurch Men's and Christchurch Women's Prisons
- Multiple major sport and recreation amenities: Canterbury Agricultural Park, Denton Park, Halswell Domain, Halswell Quarry Park, Ngā Puna Wai Sports Park, Riccarton House and Bush, Riccarton Racecourse, Ruapuna Motorsport Park
- Retail Precincts: Bush Inn Shopping Centre, Dressmart Shopping Centre, The Hub Shopping Centre, The Landing Shopping Centre, Tower Junction Shopping Centre, Westfield Riccarton, retail precincts in Church Corner, Halswell and along Riccarton, Main South, Carmen and Blenheim Roads
- Major tourist attractions: Airforce Museum, Halswell Quarry Park, Kate Sheppard House, Riccarton House and Bush
- Heritage sites: three Ngā Tūrangā Tūpuna, 26 significant heritage sites, eight war memorial sites

## Our vision

“

The Waipuna Halswell-Hornby-Riccarton Community Board is committed to creating a thriving, connected and inclusive community, where sustainability and the well-being of residents are a priority.

”

### Vision statements

The Waipuna Halswell-Hornby-Riccarton Community Board values:

- A strong local identity that embraces multiculturalism, fostering a vibrant and inclusive environment.
- A community where the views, interests, needs and aspirations of all residents are at the heart of the board's decision-making.
- A decision-making process that is open and transparent enabling residents to understand and engage in the process.
- A safe, accessible and sustainable transport network providing efficient mobility within and beyond our area.
- Prioritising the safety and well-being of all community members, with a strong sense of community connections.
- Developing a connected board area that promotes healthier lifestyles utilising high-quality public spaces and inclusive access to parks and green spaces for all.
- Supporting the physical, social, and emotional well-being of all residents by fostering a range of activities that bring people together.
- Working collaboratively with stakeholders and local organisations to create an inclusive and safe community.

In addition to our priority projects identified in this plan, the board will continue to advocate strongly through submissions to the Council's Annual Plan and Long Term Plan for increased budgets for road, footpath and park maintenance.

The board is also committed to supporting residents in the board area with concerns that Plan Change 14 Housing and Business Choice implications will have on liveability in their neighbourhoods.



Halswell Quarry

## Our priorities

While the priorities are identified for a specific ward, the actions may be able to be implemented across the wider community board area as opportunity arises.

### Halswell – Advocate for a fenced dog park for the Halswell Ward

#### Why this matters

There are no fenced areas in the south-west of the city where dog owners can exercise their dogs off-leash in a dedicated space that allows dogs to socialise and play in a safe and controlled environment. This is particularly important for residents who may not have access to large open spaces or have large enough yards for their dogs to play in.

#### What the board will do

- Advocate for a fenced dog park for the Halswell Ward through the 2024-34 LTP process (noting it was removed from the 2021-31 LTP).
- Request staff investigate and report back to the board appropriate sites for a fenced dog exercise area.
- Request that funding in the current LTP for a fenced dog park in the Halswell Ward be moved forward.

#### We will measure our success by:

- Findings of an investigation and report on potential sites for a fenced dog park being provided to the board.
- Funding for a fenced dog park being available in the LTP 2024-34.

#### Strengthening Communities Together Strategy Pillars:

People ✓ Place ✓ Participation ✓ Preparedness ✓



Westlake Reserve

### Halswell – Advocate for safe, accessible pedestrian connections to significant community destinations in the Halswell Ward

#### Why this matters

Halswell is a rapidly developing part of the city, as various sub-divisions have taken shape, a number of footpaths that abruptly end have been installed by developers. While there is a long-term plan to join these footpaths into the wider network, there are a number of sites where connections are required sooner rather than later for safe and accessible pedestrian connections, along with safe crossing facilities (particularly around schools), to significant community destinations in the Halswell Ward.

#### What the board will do

- Identify locations where safe and accessible pedestrian connections are required.
- Advocate for safe and accessible pedestrian connections to be installed.
- Advocate for funding to complete safe and accessible pedestrian connections, along with safe crossing facilities (particularly around schools), to significant community destinations in the Halswell Ward.

#### We will measure our success by:

- Funding for safe and accessible pedestrian connections, along with safe crossing facilities (particularly around schools), to significant community destinations in the Halswell Ward secured in the LTP 2024-34.
- Installation of footpaths.

#### Strengthening Communities Together Strategy Pillars:

People ✓ Place ✓ Participation ✓ Preparedness ✓



### Halswell – Support initiatives that provide safe recreation spaces and opportunities for youth in Halswell to come together

#### Why this matters

Halswell is a rapidly growing area where a range of new subdivisions have been built in the past few years and where more subdivisions are being built. Halswell has a number of Primary Schools, but does not have a High School. There are no plans by the Ministry of Education to build a High School in Halswell. Young people are required to travel out of the ward to attend school, sometimes from Year 7 onwards; it is important for the community board to support initiatives in Halswell that provide safe recreation spaces and opportunities for youth to come together.

#### What the board will do

- Encourage, catalyse and support initiatives in Halswell that provide safe recreation spaces and opportunities for youth to come together.
- Collaborate with local organisations to support for youth activities in the area.
- Advocate for youth spaces and recreational spaces that can be enjoyed by young people.
- Advocate for things to do and places to go that provide positive engagement opportunities for youth.

#### We will measure our success by:

- The number of initiatives and activities for young people, supported, encouraged or catalysed by the board that promote positive values and healthy behaviours.
- The revitalisation will support the goals of the Ōtautahi Christchurch Climate Resilience Strategy and the Ōtautahi-Christchurch Urban Forest Plan.

#### Strengthening Communities Together Strategy Pillars:

People ✓ Place ✓ Participation ✓ Preparedness ✓



Knights Stream Skate Park



## Hornby – Advocate for the development and implementation of a Hornby Masterplan

### Why this matters

Hornby is a well-established and well-loved community where, over time, a range of developments have occurred independently of each other. With the development of the Matatiki Centre and the implementation of major cycle routes to connect the community, it is timely to develop a masterplan to ensure the community is well connected and that any future developments are well thought out.

### What the board will do

- Request that a master planning process is initiated for Hornby, commencing with the area around the Hornby Hub business environs.
- Work with planners and developers to implement elements of the masterplan.
- Work with agencies and community partners to develop hubs of connectedness in Hornby starting with a pedestrian link between the Hornby Mega Centre and Hornby Hub on Main South Road.

### We will measure our success by:

- The development of a masterplan.
- Community involvement in the master planning process.
- Planners and developers using the masterplan as a guiding document.

#### Strengthening Communities Together Strategy Pillars:

People ✓ Place ✓ Participation ✓ Preparedness ✓



Hornby Hub

10 Waipuna Halswell-Hornby-Riccarton Community Board Plan 2023–25

## Hornby – Advocate for the revitalisation of greenspaces in the Hornby Ward including the increase of the tree canopy in the ward

### Why this matters

Urban trees are a key tool to help us meet the challenge of our climate and ecological emergency. They are central to enhancing our wellbeing and the pleasantness of our urban environment as well as providing a network of habitat for other wildlife.

Hornby is a ward with a low percentage of tree canopy (less than 5% in many areas) compared to other areas of the city. This is not equitable. With the city's urban forest not spread across all communities evenly, the benefits are not able to be shared by everyone to the same extent.

### What the board will do

- Advocate that Hornby be an area that is prioritised through the Urban Forest Plan.
- Advocate for funding to plant more trees and enhance biodiversity in Hornby.
- Work alongside community partners to encourage community initiatives to plant trees and revitalise greenspaces.
- Encourage developers to plan developments around trees.
- Advocate for the creation of a Hornby bush area(s).

### We will measure our success by:

- Increased tree canopy.
- Number of trees planted.
- Greenspaces revitalised.

#### Strengthening Communities Together Strategy Pillars:

People ✓ Place ✓ Participation ✓ Preparedness ✓



Kyle Park

### Hornby – Support the transition of the Hornby Community Care Centre to full ownership for the Hornby Community Care Trust

#### Why this matters

With the existing Library in Hornby soon to move to a new space in the Matatiki Centre, there is an opportunity to collaborate with and support a well-established community trust in Hornby to create a community space for local residents to enjoy and utilise for years to come.

Working alongside the Hornby Community Care Trust to successfully transition into a larger space, will build their capacity and capability to collaborate and partner with the Council and other community stakeholders to address some of the many complex social issues that face our city. This will then lead to an increase in community connectedness and social capital in the Hornby area.

#### What the board will do

- Support the Hornby Community Care Trust's request to Council for the gifting of ownership of the library in Goulding Avenue to the Trust that will enable them to autonomously operate the facility.
- Advocate to the Council that the library building is gifted in a good, well maintained state.
- Support the Trust to engage the community in the transition process, including sharing information and updates on the progress of the transition to ensure that the new space is responsive to the needs of the community.
- Support the Trust with any strategic planning and needs assessment resourcing that can identify challenges and opportunities associated with the transition, as well as an assessment of the potential impact on the community.

#### We will measure our success by:

- Funding is secured that provides a successful transition.
- Ownership of the building is vested in the Trust.
- Additional community collaborations are developed that support the Trust to successfully manage and operate the facility.

#### Strengthening Communities Together Strategy Pillars:

People ✓ Place ✓ Participation ✓ Preparedness ✓



Hello Hornby



## Riccarton – Advocate for liveable neighbourhoods in the Riccarton Ward

### Why this matters

The Riccarton Ward is made up of a range of different neighbourhoods many of which are juxtaposed. There are neighbourhoods of the well-established and historic as well as the newly intensified; there is a contrast of top end real estate and affordable rental accommodation – as well as everything in between.

As such, Riccarton faces a variety of challenges regarding housing in the area. Anecdotal evidence and census data shows that a large number of houses are of low quality. Current intensification level bring the challenge of more people using the existing social infrastructure, additional parking on streets and changes to the character of the area.

Riccarton faces increasing heights and densities through proposed plan changes which will increase the above pressures. The board will advocate to preserve existing communities and promote quality living standards in more intensified areas. Riccarton should be a community that is liveable and vibrant for all.

### What the board will do

- Advocate for, and assist Riccarton residents to participate effectively in the proposed district plan intensification processes as well as long term and annual plan engagement opportunities.
- Support initiatives that improve living standards in rental accommodation, particularly for student and migrant populations.
- Seek to investigate parking management options that can address parking congestion on the streets.

### We will measure our success by:

- Number of initiatives underway that improve living standards in rental accommodation and neighbourhoods, particularly for student and migrant populations.
- Riccarton residents feel supported by the board in their advocacy for amendments to the proposed District Plan changes.
- Parking congestion around the area is addressed.

#### Strengthening Communities Together Strategy Pillars:

People ✓ Place ✓ Participation ✓ Preparedness ✓

## Riccarton – Support initiatives that provide for social cohesion, community connectedness and safety in the Riccarton Ward

### Why this matters

Riccarton is a multi-cultural community with both a well-established and a transient population. The board will look to initiate, collaborate and partner with other agencies in providing initiatives that provide for social cohesion, community connectedness and safety in the Riccarton Ward.

### What the board will do

- Support community-led initiatives that promote social cohesion, community connectedness, and safety.
- Foster partnerships and collaborations between community-based organisations, government agencies, and businesses.
- Encourage civic engagement by promoting opportunities for community members to participate in local decision-making.
- Advocate for maximising the use of Council facilities such as the Upper Riccarton Library, Rārākau: Riccarton Centre and Waimairi Road Community Centre as well as community provided facilities.

### We will measure our success by:

- Number of programmes supported.
- Increase in Riccarton residents who report a sense of safety and connectedness.
- Number of participation opportunities in annual plan, board forums and submissions to Council consultation.

#### Strengthening Communities Together Strategy Pillars:

People ✓ Place ✓ Participation ✓ Preparedness ✓



Riccarton Connect Event

### Riccarton – Support initiatives that provide things to do, places to go for youth in the Riccarton Ward

#### Why this matters

Providing safe recreation spaces and activities for young people is essential for promoting physical and mental health, fostering social connections, providing positive outlets for energy and creativity, reducing anti-social behaviour, and investing in the future of the community.

#### What the board will do

- Collaborate with local organisations that work with young people to investigate options for positive youth spaces and places in the Riccarton area - including the creation of safe recreation spaces for youth to come together.
- Support initiatives that provide for positive youth activities.
- Support the development of existing public spaces that will provide outlets for young people to be safe in with a sense of belonging.

#### We will measure our success by:

- The number of youth initiatives supported.
- The creation of youth spaces that provide things to do and places to go.

#### Strengthening Communities Together Strategy Pillars:

People ✓ Place ✓ Participation ✓ Preparedness ✓



Riccarton Basketball



## Community board funding

In Christchurch, community board funding is allocated to each board based on population and equity. The NZ Deprivation Index is the tool used to measure the equity portion of the allocation. The Council uses the formula of 60% population and 40% equity when determining the allocations to each board.

The community board has three funding schemes available for allocation each year. In the 2022-23 funding year, there was a total funding pool of \$653,308. It is anticipated that there will be a funding pool of \$637,356 for the 2023-24 year.

### Strengthening Communities Fund

An annual contestable funding round – opens in March/April each year, providing funding for the period of 1 September to 30 August each year.

The purpose of this fund is to support community-focused organisations whose projects contribute to the strengthening of community wellbeing in the Christchurch city area.

Successful organisations will be those which demonstrate they are sustainable, strategic, community-focused groups which have a significant presence within their community of benefit. Successful projects will also clearly demonstrate their contribution to the council's funding outcomes and priorities. Organisations must be able to demonstrate their ability to contribute towards their project(s) and not rely on council funding as their sole source of funding.

### Discretionary Response Fund

Open for applications all year – 1 July to 30 June.

The purpose of this fund is to assist community groups where the project and funding request falls outside other council funding criteria and/or closing dates. This fund is also for emergency funding for unforeseen situations.

Community board projects (events and awards) are also funded from this fund.

### Youth Development Fund

The purpose of the Youth Development Fund is to celebrate and support young people living in the Waipuna Halswell-Hornby-Riccarton Community Board area by providing financial assistance for their development. The community board also seeks to acknowledge young people's effort, achievement and potential excellence in the community.

The community board will consider applications for the following activities:

- Personal Development and Growth - For example leadership training, career development, Outward Bound, Spirit of Adventure, extra-curricular educational opportunities.
- Representation at Events - Applicants can apply for assistance if you have been selected to represent your school, team or community at a local, national or international event or competition. This includes sporting, cultural and community events.

### Off the Ground Fund

- The Off the Ground Fund is a funding avenue from which community can access up to \$400 to help fund getting a project or initiative 'off the ground', removing the barrier of a more official and lengthy application process. The process involves a simple one page application form which include details on what the idea is about.

If you want to know more about the board's community funding, please contact one of the staff below:

- Bailey Peterson Community Development Adviser  
bailey.peterson@ccc.govt.nz
- Marie Byrne Community Development Adviser  
marie.byrne@ccc.govt.nz
- Helen Miles Community Recreation Adviser (2023)  
helen.miles@ccc.govt.nz
- Sam Savage Community Recreation Adviser (2024-5)  
sam.savage@ccc.govt.nz



Culture Galore

## Your community board members



**Helen Broughton**

Chairperson  
Riccarton Ward  
Mobile: 027 640 4935  
Email: [helen.broughton@ccc.govt.nz](mailto:helen.broughton@ccc.govt.nz)



**Marie Pollisco**

Deputy Chairperson  
Halswell Ward  
Mobile: 021 0901 4149  
Email: [marie.pollisco.cbm@ccc.govt.nz](mailto:marie.pollisco.cbm@ccc.govt.nz)



**Sarah Brunton**

Hornby Ward  
Mobile: 021 022 17483  
Email: [sarah.brunton@ccc.govt.nz](mailto:sarah.brunton@ccc.govt.nz)



**Henk Buunk**

Hornby Ward  
Mobile: 027 372 3338  
Email: [henk.buunk@ccc.govt.nz](mailto:henk.buunk@ccc.govt.nz)



**Gamal Fouda**

Riccarton Ward  
Mobile: 022 044 0718  
Email: [gamal.fouda@ccc.govt.nz](mailto:gamal.fouda@ccc.govt.nz)



**Debbie Mora**

Halswell Ward  
Mobile: 022 371 9687  
Email: [debbie.mora@ccc.govt.nz](mailto:debbie.mora@ccc.govt.nz)



**Tyla Harrison-Hunt**

Councillor  
Riccarton Ward  
Mobile: 021 276 7682  
Email: [tyla.harrisonhunt@ccc.govt.nz](mailto:tyla.harrisonhunt@ccc.govt.nz)



**Andrei Moore**

Councillor  
Halswell Ward  
Mobile: 027 632 5823  
Email: [andrei.moore@ccc.govt.nz](mailto:andrei.moore@ccc.govt.nz)



**Mark Peters**

Councillor  
Hornby Ward  
Mobile: 028 409 5615  
Email: [mark.peters@ccc.govt.nz](mailto:mark.peters@ccc.govt.nz)

The Waipuna Halswell-Hornby-Riccarton Community Board meets on the second Thursday of each month at 4.30pm in the Horoea Room, Rārakau: Riccarton Centre, 199 Clarence Street, Riccarton.

These meetings are open to the public and livestreamed. Agendas and minutes for each meeting can be found on the Council's website at [ccc.govt.nz](http://ccc.govt.nz)

If you would like speaking rights at a Board meeting please contact us on **03 941 5108**.





Proposed Heritage Plan Change (PC13)

Waipuna Halswell Hornby Riccarton Community Board

**1 Introduction**

- 1.1. The Board recognises that the proposed Heritage Plan Change (PC13) ("the Plan") is notified alongside the Housing and Business Choice Plan Change (PC14) that aims to address population growth, housing issues, including affordability, and climate change and to bring the District Plan in line with government direction given via the National Policy Statement-Urban Development and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 ("the Act") to enable more development in the city's existing urban footprint by allowing higher height limits within and around the city centre and suburban commercial centres.
- 1.2. The Board notes that Plan Change 13 Heritage identifies eleven proposed Residential Heritage Areas with buildings and features that are collectively significant to the city's heritage and identity and also introduces a buffer for Residential Heritage Areas that have a high-density border, to better protect their edges. It is also proposed to add around 60 heritage buildings or items and building interiors to the Schedule of Significant Historic Heritage protected under the District Plan. As with existing scheduled buildings and items, these will require a resource consent for significant changes such as building alterations, relocation, or demolition. Both Residential Heritage Areas and additional buildings and items being added to the schedule for protection are proposed to be Qualifying Matters.

**2 Submission**

The Submission covers the following four aspects regarding Plan Change 13:

1. The Board is supportive of the proposal to protect residential character and heritage areas identified in the Plan, but considers there are other examples of areas with similar character to the areas proposed that should be identified in the Plan including areas of Hornby, South Hornby, Sockburn, Hei Hei, Islington, and Broomfield.
2. Support the proposed buffer between Residential Heritage Areas, bordering high density areas, but argues that a buffer is equally needed between the individual heritage buildings and items that are to be permitted in either high or medium density residential zones. The Board considers that developments of this scale could well detract from the value of these individual heritage buildings. The Board advocates for a buffer between individual heritage properties and higher or medium density developments.
3. Heritage settings need to be defined as meeting the significance threshold. The Council's policy on heritage does not regard significant heritage settings as meeting the threshold. The Board understands other Councils do include heritage settings as being worthy of protection. (The Board will provide policies from other Councils at the hearing).

The Board considers that one example of a significant heritage setting is the foundation borough of Christchurch, Riccarton:

- The original cottage on the site is the first cottage of European settlement in Canterbury.
- Ngai Tuahiwi had a pa in the area before the Europeans arrived.
- Riccarton Bush is of National importance, as it is the only remaining example left of the indigenous forests of the plains- it is over 600 years old.
- Riccarton House is highly significant and retains its heritage interior.
- The original farm buildings.
- The historic Kahu Road bridge.
- Christchurch Boys' High School and war memorial.

In the Board's opinion a larger area could be included from Mona Vale, to the Britten stables (possible heritage) to the war memorial at Jane Deans Close (see below). In the attached Residential Heritage Area template this area meets 11 of the possible 13 criteria for a Residential Heritage area. The Board fails to understand why critical heritage settings are not seen as significant.

4. It is important to acknowledge that if this is not done the above collection of historic items and other historic settings may be engulfed by inappropriate development. WSP, (the consultancy engaged by Council) provided a drawing of three story and six story development (to be provided at a later date).

The Board recommends that significant heritage settings should be defined as meeting the significance threshold. The only suggestion the Board makes regarding preserving a heritage setting is that the zoning for housing around the setting remain at current levels, either residential suburban or residential suburban transitional density.

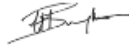
### 3 Request for an additional heritage item to be added to the list

- 3.1 The Board recommends inclusion of a war memorial, sited in Jane Deans Close, in honour of those who died in the 20th Battalion in World War 2. The 20th Battalion left from this area and served in Greece, Crete and North Africa from 1940 to 1945. A well-attended Anzac service is held at the memorial every year.
- 3.2 Jane Deans Close is named after the early Riccarton settlor and community leader, Jane Deans, who lived in Riccarton Cottage and Riccarton House with her son after the untimely death of her husband. The war memorial was erected soon after the street was formed around 1997 replacing the original 1948 memorial.
- 3.3 The Board notes that there is proposed to be a buffer between the Residential Heritage Areas bordering high-density areas. The Board agrees that a buffer for Residential Heritage Areas is needed, but argues that a buffer is equally needed between the individual heritage buildings or items and any bordering developments that are to be permitted in either high or medium residential zones. The Board considers that developments of this scale on neighbouring properties could well detrimentally impact and detract from the value of these individual heritage buildings. Therefore the Board considers that a buffer is also required between these properties and neighbouring higher or medium density developments.

#### 4 Conclusion

- 4.1 The Board requests that the matters set out above in relation to Plan change 13 be taken into consideration.

The Board would like to speak to its submission.



Helen Broughton

CHAIRPERSON Waipuna Halswell-Hornby-Riccarton Community Board

Dated 12 May 2023.

Appendix 10 - PC 13 Section 32 Report  
Residential Heritage Area Review Criteria Template

Potential RHA Review Template

Area Name -

Potential RHA's review criteria	Y/N	Notes
Moderate to high degree of authenticity and integrity		
Group of inter-related historic heritage places, buildings, structures and/or sites within a geographical area with clear boundaries that together address the interconnectedness of people, place and activities.	✓	
A comprehensive, collective and integrated place with coherent heritage fabric (not fragmented).		
Contains a majority of sites/building that are of defining or contributory importance to the RHA	✓	
Predominantly developed more than 30 years ago	✓	
Associated primarily but not necessarily exclusively with residential use		
Meets the minimum size for areas (one street block, one side of street/ minimum of approx. 15 properties)	✓	
Represents and embodies at least one of the heritage values in Appendix 9.3.7.1 at a significant or highly significant level: <ul style="list-style-type: none"> <li>• Historical and Social Significance</li> <li>• Cultural and Spiritual Significance</li> <li>• Aesthetic and Architectural Significance</li> <li>• Technological and Craftsmanship Significance</li> <li>• Contextual Significance</li> <li>• Archaeological and Scientific Significance</li> </ul>	✓	
Conveys/represents important aspects of the Christchurch District's cultural and historical themes and activities	✓	
Makes a significant contribution to the Christchurch District's sense of place and identity, and an understanding of its history and cultures.	✓	
Of heritage significance to the Christchurch District (and may also be of significance nationally or internationally)	✓	



**Draft Housing and Business Choice Plan Change 14**

**Waipuna Halswell Hornby Riccarton Community Board**

**1. Introduction**

- 1.1. The Waipuna Halswell-Hornby-Riccarton Community Board ("the Board") appreciates the opportunity to make a submission on Draft Housing and Business Choice Plan Change 14 the ("the Plan").
- 1.2. The Board wishes to be heard in support of its submission.
- 1.3. The Board's responses to the specific detailed changes to the District Plan will be provided separately.
- 1.4. The Board recognises that the purpose of the proposed changes in the Draft Housing and Business Choice Plan Change 14 ("the Plan") is to address population growth, housing issues, including affordability, and climate change and to bring the District Plan in line with government direction of the National Policy Statement-Urban Development and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 ("the Act") to enable more development in the city's existing urban footprint by allowing higher height limits within and around the City Centre and suburban commercial centres.

**Tier 1 City**

- 1.5. The Board considers, however, that it is unnecessary and inappropriate for Christchurch City Council to be included as a Tier 1 territorial authority under the Act. The Board submits that, unlike other cities controlled by Tier 1 authorities, Christchurch has sufficient land capacity for housing in the short, medium, and long term. This is largely the result of the recovery plans, regeneration plans and Independent Hearings Panel process for the Christchurch District Plan following the 2010-11 earthquake sequence that have produced land use planning changes that have already enabled Christchurch to provide better for housing supply and intensification than other cities. In these circumstances the "one size fit all" approach of the Act is clearly not justified. Mayor's letter to the Minister of the Environment dated 2019 to be provided.

**Population Projections**

- 1.6. The Board questions the population projections used. It understands a team of staff from Christchurch City Council and The Canterbury Regional Council (Environment Canterbury) formed projections based on the Livingstone Report. The Board considers the projected population increase used for the Plan to be far higher than previous projections.
- 1.7. The Chairperson of the Board has received advice from Blackburn Management Ltd, a company monitoring construction levels in Canterbury, that indicates the population of Christchurch has been in recent decline - "not by a tremendous amount but it is definitely not growing". (- 0.5% in 2021 and - 0.2% in 2022.) Compare this to neighbouring Selwyn (+5% in 2022) and Waimakariri (+2% in 2022.) "The Blackburn report indicates that medium density dwellings are oversupplied. Please find refer to the graph and Executive Summary in the attached document. Mr Mike Blackburn is prepared to be a technical witness at the Independent Panels' Hearings in October 2023.

- 1.8. The Board requests that population projections and the need for high and medium density housing are based on accurate figures. The Christchurch District Plan should be based on accurate indications of growth. It is sad that existing communities are being destroyed or affected in a major way for a theory that may be based on inadequate figures.

#### Concerns

- 1.9. The Board is concerned that some areas are moving from suburban density to high density. This means that some citizens are in a suburban density area, where the maximum is currently two storeys, now moving to high density, six storeys. There are three areas in the Board are facing this scenario - Church Corner represented by the Church Corner Residents' Association, the area around Riccarton House and Bush, represented by the Riccarton Bush / Kilmarnock Residents' Association and Hornby represented by the Greater Hornby Residents Association. Obviously, this affects longstanding residents, but at a recent meeting new residents who bought character homes or built new homes in Riccarton expressed anger - they had bought in an area that was low density to now find there was a government mandate for high density. Hornby similarly has some areas where this is occurring. This seems particularly unfair for the residents affected in this way. The Board requests that a rule be included providing that no area that is suburban density currently should be re-zoned high density.
- 1.10. Regarding housing affordability, the Board highlights that the Council's Section 32 analysis recognises that housing affordability is unlikely to be achieved via the proposals in the Plan.
- 1.11. The Board is also concerned that the city's infrastructure will not be able to cope with the level of intensification proposed and it understands that no full assessment of the capacity of infrastructure (electricity and water) has been undertaken. It notes and shares the concerns raised by Orion in feedback submitted on 4 February 2022 in response to the Council's original engagement.
- 1.12. Additionally, the Board notes that no social impact assessment has been undertaken as part of the plan despite the enormous social implications of the proposal. The Board understands that this would normally be done prior the plan change being released for consultation (Section 32, 1(c) and 2(a) Resource Management Act 1991. There were 700 submissions in a pre-formal consultation phase that could have formed the basis of a social impact report.
- 1.13. The Board recognises also that the proposed changes **aim** to provide for more houses in the parts of the city that are close to growing commercial centres, where there is good access to services, public transport networks and infrastructure and that building more homes on the existing urban footprint will protect versatile soils. The Board is conscious, however, that there has been no independent assessment of services, public transport networks and infrastructure to determine their ability to cope with the level of intensification proposed in the Plan.
- 1.14. The Board understands that some of the proposed changes are legal requirements of the new national direction and cannot be easily influenced by the Council, or community feedback. The Board nevertheless considers that it is important to record and support the views of many residents who are strongly opposed to the imposition of the government mandated intensification proposals.
- 1.15. The Board understands the Council has discretion around matters including:
- walkability,
  - building height etc.
  - whether small scale retail is included in the definition of Town Centres.

**Earthquake city**

- 1.16. The Board notes that “Qualifying Matters” in terms of the Resource Management Act 1991 are characteristics or qualities specific to some areas or properties, which means the rules enabling increased development will be modified to the extent necessary to maintain and protect values or manage effects and includes “any other matter that makes higher density, as provided for by the MDRS or policy 3, inappropriate in an area, but only if section 77L is satisfied”.
- 1.17. **The Board queries whether the effects of the major earthquake sequence suffered by Christchurch in 2010-11 should be regarded a qualifying matter for the whole city? Residents of Christchurch are understandably concerned about increased height of buildings proposed by the intensification not only because of the actual earthquake risks of taller buildings, but also the psychological effects (as referred in 1.19 no social impact assessment has been undertaken to date) of these buildings on residents who have been traumatised by the earthquake experience. The Board is aware that has been no geotechnical assessment or report undertaken as part of the Plan, but believes strongly that the city’s proven ongoing earthquake susceptibility should be accepted as a qualifying matter and that the whole of Christchurch should not be subject to the proposed intensification requirements. See the video at <https://af8.org.nz/af8-scenario> re Alpine Fault risk.**  
The Board stresses that if this is accepted it will not prevent intensification in the city but will change the focus to building taller buildings in parts of the city where they are acceptable to residents and providing the Council with more discretion about the type of intensification that is appropriate for Christchurch. In the event that earthquake susceptibility of the whole city is not accepted as a qualifying matter, the Board considers that at least the most susceptible TC3 land should be a qualifying matter.
- 1.18. The Board feels compelled to record the views of many residents who have expressed concern that the directions from central government being given effect to remove the opportunity for them to have any meaningful voice in planning the city they have chosen to live in and will destroy the unique character of Christchurch. Many recall post-earthquake agreements with central and local government representatives, that Christchurch would be low rise in the future. They regard the proposed changes as a breach of trust for those who have invested in the city and their local areas in good faith.
- 1.19. The Board reiterates its concern that there have **not** been assessments on:
- **social impacts**
  - **infrastructure capacity**
  - **citywide geotechnical stability**
- provided as part of the consultation. The Board is concerned that the absence of these assessments makes it extremely difficult for residents to make fully informed submissions.
- 1.20. The Board appreciates that Riccarton Bush Interface has been accepted as a qualifying matter in the Plan, but considers further adjustment to the area is required. This is further referred to below in Riccarton Issues.

2. **Medium Density Residential Zoning**

- 2.1. As indicated above the Board is concerned at “the one size fits all” approach that will see most residential areas of Christchurch become a Medium Density Residential Zone as it considers that this zoning, that allows development of up to three homes of up to 12 metres high on a single property, without resource consent, is not suitable for many areas.

**Baseline**

- 2.2. The Board notes that the Medium Density Residential Zone does not limit development to three stories/12metres but creates a permitted base line for housing developments. Development higher than three storeys will be considered via the resource consent process that will focus on the effects of the development above the baseline. This means that the effects of a proposed five storey building will be considered as the effects of the additional two storeys only. There was a recent example of a development in Riccarton in a medium density residential zoned area that would normally lead to 3 storey town houses of a five storey, 42 apartment building being approved by way resource consent without notification or hearing- Resource Consent RMA2016/1434 attached.

**Qualifying Matters**

- 2.3. The Board considers that many areas of the city are unsuitable for the proposed increased development that is enabled by The Plan. The Board **notes** that strong evidence is required for something to be a Qualifying Matter and considers that the threshold for qualifying matters is too high with the criteria including: matters of national importance, nationally significant infrastructure, heritage and public open space and ‘other matters’, requiring significant evidence, including site-by-site evaluation and full consideration of what housing or business capacity is likely to be lost by stopping or limiting more homes from being built and an options analysis for how higher densities can still be achieved.
- 2.4. The Board supports the Qualifying matters proposed in the Plan but **does not consider** that the categories are sufficient to represent many areas of the city that ought to be exempt from the intensification proposals in the Plan. The Board **considers** that there needs to be recognition of a range of other matters that render areas of the city unsuitable for the type of intensification proposed. These matters include land stability and the height of the water table in some areas, as well as the capacity of infrastructure such as roading to cope with additional development particularly in areas of already rapid growth. In Halswell there is evidence that roads are already struggling to cope with the traffic generated by the growth. The Board **notes** that the removal of the requirement for developments to provide on-site parking is already causing parking and traffic issues. There are vehicles having to be parked on pavements and illegally in suburban streets; this is likely to become much more severe with the proposed allowable intensification (Any requirement for onsite parking was removed in February 2021).

**Trees and Financial contributions**

- 2.5. In recognition of the many environmental economic, cultural and social benefits, Christchurch is currently planning to increase its tree canopy focusing firstly on those areas of the city that currently have lower percentage of trees. One of these areas, Hornby is in the Board area and parts of it are proposed to be zoned higher density under the Plan. The Board understands that it is proposed as part of the Plan to require Financial Contributions from developers where trees are not retained or planted as part of a development. The purpose of the contributions is to help fund increasing the tree canopy cover in the city. The Board submits that these financial contributions will not necessarily help to increase the urban forest in the parts of the city where it is most needed due to a current deficit. It is

critical that financial contributions regarding trees be used in the ward that the development occurs in. There needs to be a change to the financial contributions policy to address this.

- 2.6. Christchurch is known as the Garden City, but in terms of tree canopy cover it has fallen below other cities. The move to enhance tree canopy cover via Ōtautahi Christchurch Urban Forest Plan is undermined by the intensification requirements of central government. The two policies are contradicting each other.
- 2.7. It is important to note that Council has no discretion over the removal of roadside trees if a developer wants a different entrance to a new development compared to the older development. Often a replacement tree is planted that will take many years to fully grow. The Board suggests there be no discretion for roadside reserve trees - that a tree be replanted on the roadside where trees have been removed and that it be as mature as possible. In terms of the Resource Management Act it should be a "discretionary activity".
- 2.8. Trees on site – The Board suggests the aim of 20% minimum tree coverage is positive, but unlikely to be achieved. The Board envisages medium or high-density developments will find it difficult to meet the 20% minimum cover. It is likely a financial contribution will need to be paid instead. The Board suggests the financial contribution be used for trees in the vicinity or at the very least within the same ward area.
- 2.9. The Board does not have sufficient expertise to comment on the level of the financial contribution although it does support financial contributions being paid where the developer is unwilling or unable to plant trees. The Board is very clear about the strong requirement to plant mature trees on roadside reserve.

#### **Recession Planes and Sunlight**

- 2.10. The Board fully supports the modified approach to recession planes to better reflect Christchurch's specific latitude. However, we suggest it does not go far enough. The Board requests that there is provision for all ground floor dwellings to have access to sunlight all year round.

#### **Noise Contours**

- 2.11. Noise Contours- The Board understands a final noise contours proposal will be produced shortly. The Board supports noise contours being a qualifying matter. The Board suggests that contours be extended further as some residents seek clarification as to why one side of the street was included and not the other. The Board will seek more clarification of the modelling.

### **3. Higher Density Zoning**

- 3.1. The Board notes that under the National Policy Statement – Urban Development 2020 building development even greater than what is allowed under the Medium Density Residential Standards is to be enabled within and around the central city and suburban commercial centres. The Board considers that the current zonings levels appear unnecessarily complex and that it would be preferable that there be Town Centres, Local Centres and Neighbourhood Centres only.
- 3.2. All Town Centres are enabled to go to six stories. Removing the "Larger Local Centre" would mean that the maximum height of housing around the Bush Inn Centre would be 14 metres. This would be well welcomed by the local community and appropriate given that the Bush



Inn Centre is currently hard to categorize as a larger local Centres without a supermarket and is more akin to a Local Centre. Many of the shops are currently closed. More evidence is likely to be produced on this at the hearing.

- 3.3. The Board is opposed to a residential building height increase beyond 12 metres in areas other than the City Centre. It considers development up to 20 metres to be to be totally inappropriate for Town Centres including North Halswell and Large local Centres such as Church Corner and will be totally at odds with the character of these areas.
- 3.4. Commercial buildings proposal for an increase of building heights to 20 or 22 metres (six storeys, depending on building design) in line with High Density Residential Zone in Riccarton and Hornby. The Board recognises that the proposed changes aim to provide for more houses in the parts of the city that are close to growing commercial centres, where there's good access to services, public transport networks and infrastructure, but considers that meeting this aim as proposed in these areas will destroy the character of the area. While the Board understand the importance of intensification the Plan change as it stands seems likely to achieve this at the cost of the character and livability of these areas for both existing and new residents.
- 3.5. The Board also questions whether provision for six stories is required since development to three stories is generally mandated across the city? Victoria Street residents have information that questions "Has government overcooked intensification?" The Board is concerned that Central Government when it required six storey development in August 2020 had no idea that three storeys across Tier One Cities would be mandated as well in November 2021 with the support of the opposition.

#### Central City

- 3.6. The Board believes high- density residential development in areas such as Riccarton and Hornby will detract from intensification in the Central City and Council's aim for a vibrant central city. Since at least 2001, Council has argued for more residents to live in the central city to make a viable city centre. High rise developments in Riccarton, Hornby, Papanui will undermine this objective. As land will be less expensive, developers will tend to build in the suburban locations and the goal of revitalising the central city may be lost for now and future generations. It is critical that the central city is considered a priority. There is strong consensus from residents on the need to revitalise the central city. Riccarton is particularly affected, having two Commercial Centres close together- Westfield and Bush Inn Centre. It is very unusual to have a large Town Centre close to the Central City - added to this is the fact the Bush Inn Centre is very close to Westfield. In fact, if the intensification was to go ahead as planned much of Riccarton would be zoned for up to six stories. The Board doubts that this was intended or foreseen by the parliamentarians passing the legislation. To avoid this situation an additional "qualifying matter" could be introduced that there needs to be significant distance between Town Centres. The Board will access technical evidence before the hearing.

#### Commercial Centres

- 3.7. Certain sections of Chapter 15 of the District Plan are to change with Plan Change 14.

There are two major concerns:

- Height: The Board opposes changing the provisions for the maximum height of a building from 20 to 22 metres. The currently plan allows a height of 20 metres but the proposal is to allow 22 metres. The Board's understanding is the increased

height was requested by Scentre in the informal consultation stage. The Board has no objection to the increased height for a large complex such as Westfield, but is concerned at currently low level commercial buildings alongside residential areas being 22 metres. One example is the low-level commercial buildings on the northern side of Riccarton Road. The height of 20 metres was allowed in the 2016 Christchurch District Plan; until then building was allowed to 12 metres. The area of Kauri/Rata/Rimu has been viewed as critical to protect. The Riccarton Borough Council considered zoning the area residential, but settled on low rise commercial. The low-rise commercial has worked reasonably well. The Board requests a change of policy that the maximum height of low rise commercial buildings by a residential sector be reduced to 14 metres. We will advance more detailed argument {if more technical evidence can be provided} but at a minimum, it requests the height remain at the current level of 20 metres.

- Setback. 15.4.2.4 the Board supports the proposed distance between the commercial and residential but would prefer greater distance. (More technical evidence may be available at the Hearing). The Board considers that the height of a commercial building alongside a residential area needs to be adjusted if the residential area is not zoned for 20 metres. The Board supports in such instances the height be reduced to 14 metres, but is aware this may not be possible if the 20 metre height is already approved in the current District Plan. There are concerns if there is little or no separation between the commercial and residential. There is an example on the northern side of Riccarton Road, where there is no buffer due to a previous rezoning in 2015. (More technical evidence will be supplied at the hearing if available). The Board does not know if this is an individual situation or more widespread.

#### Local Issues

##### Hornby

- 3.8. This is a suburb with many industrial and other commercial buildings. The roads carry many heavy vehicles. It is also the area that most residents of other suburbs use to travel south. Hornby residents are a tightly connected inter-generational community and there is a deep concern that six storey development will break up this strongly linked community. Hornby residents have indicated that they are opposed to the possibility of six storied development. At a recent Greater Hornby Residents' Association meeting that was attended by five Board members, all 60 residents present expressed opposition to the possible development of six stories. Indeed, the Board understands that the community has concerns regarding three-storied development. The Board understands that the Greater Hornby Residents Association will be making a submission on behalf of residents.
- 3.9. The Board Chairperson has spoken with Ravensdown, a fertiliser manufacturer, located in Hornby. The company expresses concern regarding the proposal for six storey development in its vicinity. There have been difficulties in the past between Ravensdown and local residents regarding the company's activities including discharges, traffic movements and noise. Ravensdown was functioning before Hornby was developed.
- 3.10. The Board is aware that Ravensdown will be making its own submission on the plan and fully supports its request. The Board suggests there is a strong constraint on residential height and a wide buffer provided between residential areas and any industrial development. There may be other housing areas close to Industrial plants where there should also be a constraint on residential height and a wide buffer provided.

#### Riccarton Issues

- 3.11. The face of Riccarton will change dramatically with two defined commercial Centres. Much of Riccarton could become six stories. On Page 9 of the Council's "Have Your Say" Booklet for Plan Change 14 it is clear that the majority of centres are in Riccarton and Hornby. There are very few Town Centres in the north/north-east of Christchurch. The Board considers that Riccarton and Hornby will be overburdened by six storey intensification at the same time undermining the Central City.
- 3.12. The Board is aware that all five Riccarton Residents' Groups are strongly opposed to the proposed six stories. The issues for each are slightly different.

#### Lower Riccarton

- 3.13. Deans Avenue Precinct is represented by the Deans Avenue Precinct Society and covers the area from Matai Street East to Blenheim Road and from Deans Avenue to the Railway line. This area is already zoned medium density which the residents feel comfortable with. The Plan proposes the area will be high density. There appears to be no rationale for this as the area is well outside the 600 metres walking distance from Riccarton Town. When the Board Chairperson asked Council planning staff why this area was zoned high density they indicated this was "for consistency".
- 3.14. The Board does not consider the Council should be going beyond what is mandated by Central Government and, on further consideration, the Board can see no reason why the area should not continue as medium density. The land that could be zoned High Density is the former Addington saleyards site. At a recent Annual General Meeting of the Deans Avenue Precinct Society, most residents indicated that they felt quite comfortable with this area being zoned high density residential. Please leave the remaining area as medium density.

#### Riccarton House and Bush Wider Area

- 3.15. The Board supports the recognition of the importance of Riccarton Bush and the Riccarton Bush Interface. As noted above the proposals for a High-Density residential zone in Riccarton are regarded by many Riccarton residents as a breach of trust of their "good faith" investment in the area.
- 3.16. This area is represented by the Riccarton Kilmarnock Residents' Association. The residents of the area from Kauri Street to Matai Street have expressed particular concerns as the area will be moving to High-density (six storeys) under the Plan. Technical evidence on this area was submitted to the Independent Hearings Panel on the Christchurch Replacement District Plan chaired by Sir John Hansen in 2015, with the panel deciding to retain suburban density and residential suburban transitional density zoning, influenced by the need for particular care in ensuring appropriate residential design outcomes, especially given the established amenity values in the vicinity of Riccarton Bush, coupled with the concerns expressed by residents as to how Residential Medium Density zoning would impact on the amenity values of their neighbourhood.
- 3.17. There was considerable stress on the community at that time and many residents have expressed that they feel highly concerned to be going through this again. The Board **supports** the view of residents that this should be accepted as a "qualifying matter" given that the appropriate density was so recently judged by the Independent Hearings Panel.

- 3.18. The Board notes that the only other area maintaining low density through that Independent Hearings Panel's consideration was the Condell Avenue/St James Avenue area. In the Plan this area is designated as a heritage area.
- 3.19. The Board notes that as the foundation borough of Christchurch Riccarton is has many historical buildings: Riccarton House and Bush; Deans Cottage; Kahu Street Bridge; the farm buildings, Christchurch Boys High School and war memorial; proposed 35 Rata Street; possible recognition of Britten's Stables; and on the far side Mona Vale; Jane Deans Close has a plaque commemorating the departure of the 20<sup>th</sup> battalion to leave NZ for the Second World War; the War Memorial At Christchurch Boys' High School; the original Riccarton estate farm buildings; a large number of pre world two residential buildings; and eleven notable mature trees. Many visitors visit these places and the Board contends that the whole ambience of the area would be affected by possible six storied buildings surrounding these historical buildings. It would be cold and uninviting.
- 3.20. Riccarton House and Bush are particularly noteworthy. The Bush is over 600 years old and is an extraordinary remnant of the bush that covered Christchurch in the time of pre-European settlement. The Bush is of National Significance. Please note there was Ngai Tuahiwi involvement before the arrival of the first European settlers, the Deans brothers.
- 3.21. The landscape architect from WSP NZ focused in her report on views of Riccarton Bush. An area was suggested for lower height. (The report will be provided at a later date). However, Council planners made the decision that only partly met the suggested mapping. The Board supports that Riccarton House and Bush as a qualifying matter but suggests that a broader area be included. The two areas included in WSP's mapping, but not in the final proposal are:
- The southern side of Rata Street to Rimu Street and Kauri Street.
  - Kahu Road opposite the entrance to Riccarton House.
- 3.22. These areas are proposed to be medium density with a two storeyed height limit. The Board supports of these heights limits as a minimum but requests that suburban density is retained. There does not appear to be any clear reason to put aside the mapping of WSP.
- 3.23. The Kauri Cluster - This should be seen as a qualifying matter in its own right or included within the Riccarton House and Bush qualifying matter. The Board's preference would be to include it within the Riccarton House and Bush qualifying matter. The Kauri Cluster is the precinct beside Riccarton House and Bush on the southern side. It was developed into a precinct in 2007. See attached.
- 3.24. The carriageway was narrowed; grass berms were widened, street thresholds were introduced or upgraded, a water feature installed at the corner of Rata/ Rimu and native trees were planted, named in accordance with the street names - ie Rata trees for Rata Street, Rimu trees for Rimu Street. The Board understands there is history in naming the streets. When the sections were sold in 1927 by the Deans family, they wanted the streets named after native trees in honour of the original Māori people, who were there before European settlement.  
(The Board considers roadside reserve trees will be removed with medium density development).
- 3.25. The precinct nature is further developed with 30 kilometres per hour speed and long-standing parking restrictions that allows parking for the Riccarton market and shoppers at Christmas and other major shopping days. There will be little parking available for the Riccarton House Farmers market, if the area is zoned medium density.

- 3.26. This area is a precinct with the backdrop of Riccarton House and Bush.  
The Board requests it retains its suburban density zoning. It is an appropriate entrance to Riccarton House and Bush. If this is zoned medium density, Riccarton House and Bush will be diminished. The heritage of this area is possibly taken for granted, but will become more important in future years. With the current eight metre setback for suburban density most residents have flourishing front gardens.
- 3.27. The Board fully supports the submission by the Riccarton Bush /Kilmarnock Residents' Association that a broader area be considered to retain suburban density.  
There are three critical issues:
- The Board further advocates for all of Ngahere Street to be included (It does not make sense to have just one side) and similarly for Girvan Street.
  - Houses adjoining the Avon should also be included. e.g. 36a Kahu Road and adjoining houses.
  - The Board also supports the larger area as indicated by the Riccarton Bush /Kilmarnock Residents' Association. It makes sense to have a coherent Riccarton House and Bush precinct for future generations.
- 3.28. The Board has submitted on Plan Change 13 that this is wider area is a significant heritage setting but does not satisfy the proposed significant framework and has argued for a change to this policy to allow the whole area to be included.
- 3.29. Matai Street has a Council tree-lined cycleway. The Board shares residents' view that if housing was to go to six stories on both sides of the street this would be an uninviting and cold part of the current tree lined Central City/University cycleway. It is also some distance from the main commercial centre. The Cycle Route was named the Supreme Winner of the National Bike to the Future Awards in 2018.
- 3.30. In addition to making the road and cycle way uninviting, six storey developments on both sides would also probably lead to the removal of trees. The Board knows through experience that a developer can choose the access to the property. If roadside trees have to be cut down to facilitate access there is little that can be done other than require replacement trees which are generally young saplings in place of mature trees. They take many years to grow.
- 3.31. The Board suggests the existing suburban density be retained in this area. This may be through an additional qualifying matter or recognition that Matai Street should never have been included because of its distance from the commercial centre.
- 3.32. The Riccarton Town Centre as previously delineated operated from Picton Avenue and its counterpart opposite Caltex Service Centre, there was a stone wall that showed Riccarton Town Centre. It appears now that Council proposes to include a suburban type shopping complex in the main commercial centre (this means that Matai Street is potentially included in the higher density area). Evidence on the walkable distance from the Town centre will be provided at the hearing.
- 3.33. Jane Deans Close Cul-de-Sac was formed and developed in the late 1990s. All of the houses are two storied with substantial gardens, some of them award-winning. There is a war memorial statue, erected soon after the street was formed post 1997, replacing the original 1948 memorial. The statue recognises the soldiers of the 20th Infantry Battalion and Armoured Regiment who lost their lives in Greece, Crete, North Africa from 1939 to 1945. An Anzac Day commemoration is held there every year to which the Board sends a representative.



The Board requests this memorial be recognised as a Heritage Item and has included this in its submission on Plan Change 13.

**Central Riccarton**

- 3.34. Central Riccarton Residents' Association represents the area from Matipo Street to the Railway line. The area has been zoned medium density from at least 1995. This not been successful and has led to largely rental properties and a more transient population. On demolition of a house, frequently four units are built on the site often with three occupants per unit and eight cars. There is traffic congestion in the area, parking on berms and pavements, difficulties on rubbish collection days, rubbish in streets, residents at potential risk when having to park at night some distance from their residence. Much of the ward is not well served by public transport and residents complain the lack of space between houses means the sunlight is not coming in, and even with double glazing it is difficult to heat a home in winter. The Residents' Association has been active in presenting the problems to the Community Board and Council and each incoming Mayor is asked to walk around the area. However, it is proposed to create high density living in this area.
- 3.35. The Board suggests the Independent Hearings Panel walks around this area to see the current effects of medium density. The Board is totally opposed to imposing high density on an area already struggling with medium density. The Board questions the walkability of this large area and will provide evidence at the Hearing.

**Upper Riccarton area**

- 3.36. In Upper Riccarton there are two residents' associations. The Ilam Upper Riccarton Residents' Association (IURRA) represents residents around the Bush Inn complex extending to the University of Canterbury's Dovedale Campus. The area around the Bush Inn is already highly intensified with small single or two storied units. The units house single people or couples. There is no need for six storey development in this area. The rules regarding Boarding houses were established by the Independent Hearings Panel after detailed submissions from IURRA.
- 3.37. The area around the Dovedale campus is intensifying through groups of students living in family homes. The Dovedale campus is intended as a future film school, which will include commercial filming. There are a number of boarding houses in the area i.e. houses which are let out to six or more people on a room basis. The rules regarding boarding houses were established by the previous Independent Hearings Panel
- 3.38. Further evidence will be supplied about the intensification of this area at the Hearing. There is also the question of whether the Bush Inn should be considered a Large Local Centre. The Board questions the need for so many different categories of Centres. If the Board's submission is accepted the Bush Inn Would be defined as a Local Centre which would require 14 stories.

**Church Corner Area**

- 3.39. The Church Corner Residents' Association is a recently formed group through concerns relating to an intensive development by Kainga Ora on a previous workingmen's camp site during the earthquake. A five storied apartment block is planned for this site and over 300 people will be based on this site.
- 3.40. The current zoning is suburban density and the Board considers areas should not be moving from suburban density to high density. (Refer a requested policy change on this).

- 3.41. There are yellow lines down the Main South Road going south which means no traffic will be able to park on this road and it is difficult to enter properties. Vehicles will be entering from Ballantyne Avenue which is a quiet road, currently a suburban density residential zone.
- 3.42. St Peter's Church, Christchurch oldest Anglican Stone Church, Highly Significant in Council's Heritage listings and Class 2 in Heritage NZ listings, is across the extremely busy road. St Peter's was affected by the earthquake and has only recently been restored. It is at an extremely busy intersection and the prominence of the Church would be affected by high rise buildings on both sides either commercial or residential.

#### Halswell

- 3.43. The Halswell Residents Association suggests that intensification should be prioritised in the central city before it occurs in the Suburbs. Some Halswell residents have expressed concern about the effects of intensification in what was formerly swampland areas. Although the area has been drained many fear that in the event of any future earthquake activity the nature of the land would want to drive back to its natural state of swampland. Refer to the video link above regarding the risk of a future earthquake.
- In addition, there is concern that Halswell is already at bottle neck during peak traffic hours and additional traffic is likely to result from the intensification proposal local with additional pressure on the road network.

#### General

- 3.44. There is also the question whether provision for six stories is needed since development up to three stories is generally mandated across the city? Victoria Street residents have interesting information that questions "Has government overcooked intensification?". The Board is concerned that Central Government when it mandated six stories in August 2020 had no idea that three stories across the Tier One Cities would be mandated as well in November 2021.

#### 4. Conclusion

- 4.1. The Board requests that the matters set out above in relation to Plan change 14 be taken into consideration.

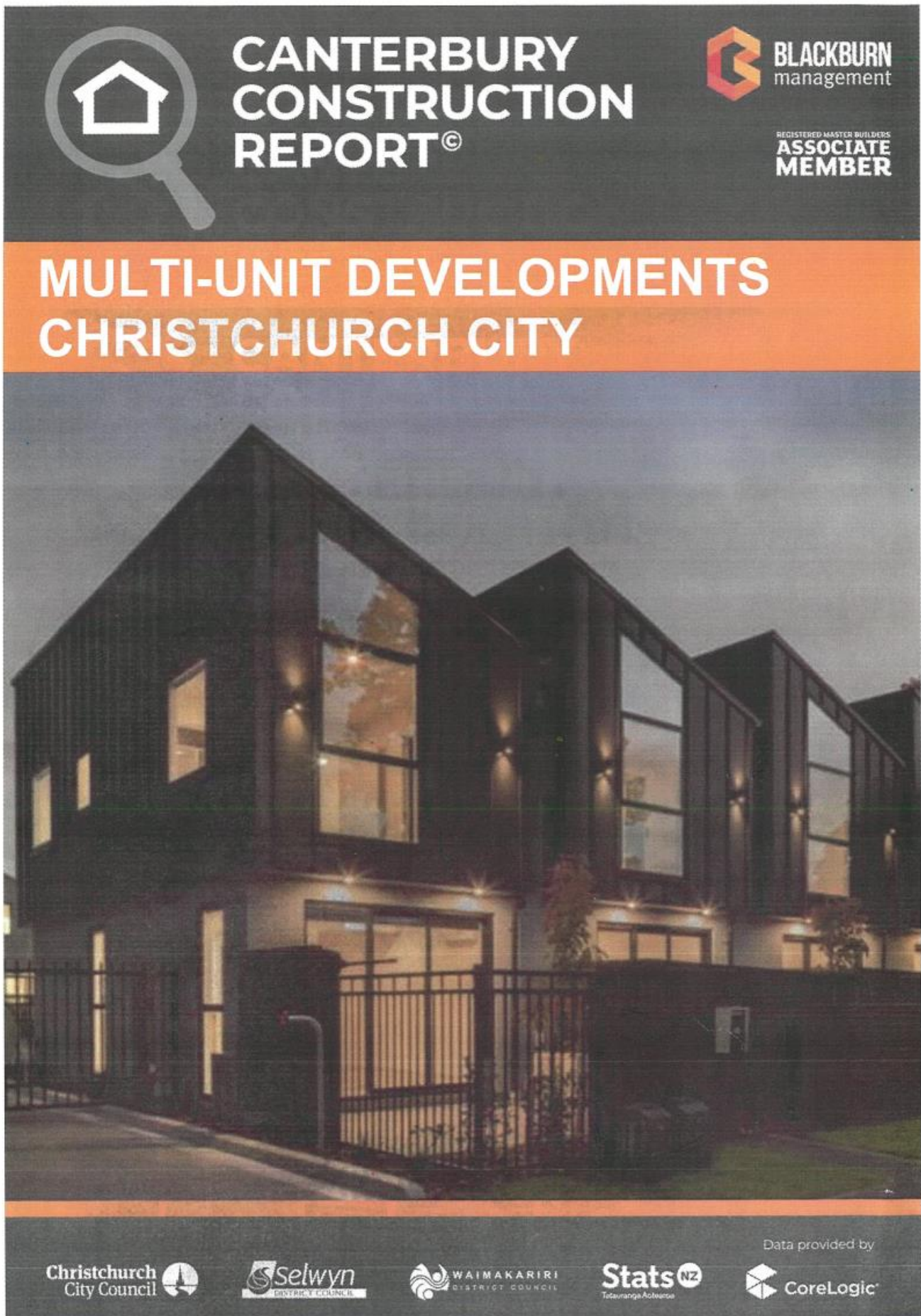
The Board would like to speak to its submission.



Helen Broughton

CHAIRPERSON Waipuna Halswell-Hornby-Riccarton Community Board

Dated 12 May 2023.



Item 13

Attachment D



# Canterbury Construction Report<sup>®</sup>

## 2018 to 2022

### Multi-Unit Developments

### Christchurch City

Release date: January 2023  
This report is prepared by  
Blackburn Management Limited

The data used in this report has been taken from the  
Monthly Building Consent Reports and other information provided by:

Christchurch City Council  
Selwyn District Council  
Waimakariri District Council  
CoreLogic  
Statistics New Zealand

#### Please Note:

The analysis contained in this report is based on information that has been supplied by the above mentioned Territorial Authorities and data providers, which is released as a matter of public record.

Additional information and market commentary is sought and provided by industry participants.

Although all attempts are made to verify the data where possible, no representation is made by Blackburn Management, its agents or staff as to the accuracy of this information.

This report provides an analysis of the multi-unit residential construction market in Canterbury. It focuses on new residential dwellings.

This report excludes certain data relating to rest home facilities or elderly persons housing, sleepouts or secondary buildings and relocatable buildings (not being built for a specific site).

No information in this report is provided with respect to Kainga Ora.

Some residential consents are issued across multiple stages. Information relating to these building consent applications are only included when the final stage has been consented.

#### Photographs, Images and Pictures

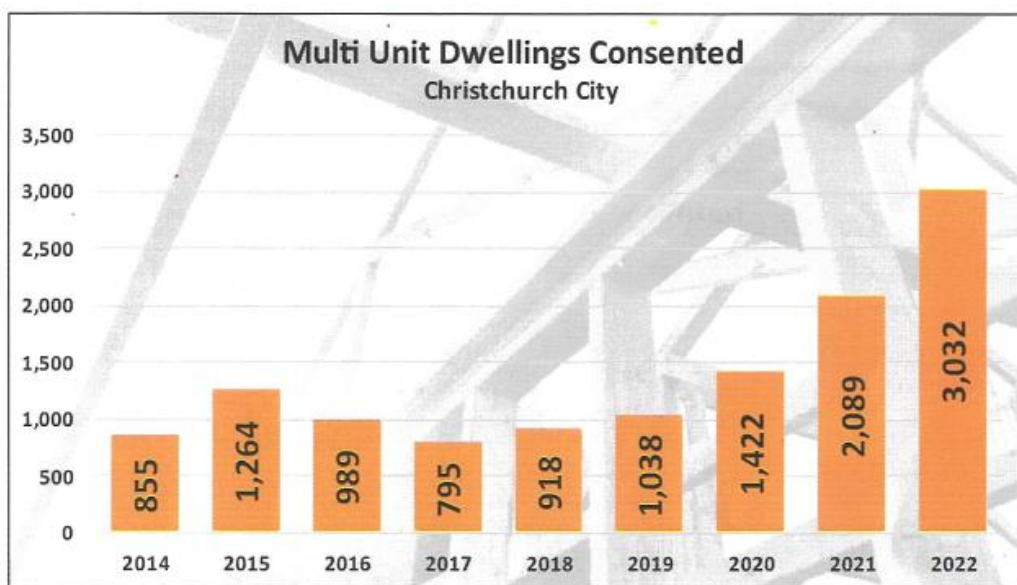
All Photographs, Images and Pictures in this report are used with permission, or are without copyright restriction in the public domain.

## Executive Summary

I believe that the market for medium density multi-unit dwellings in Christchurch is currently oversupplied (I've been saying this for the past year).

I predict that the number of new residential units being consented in Christchurch in 2023 will fall by 20% to 30% over the next 12 to 18 months.

In the 12 months to December 2022 there were 3,032 multi-unit dwellings consented across 456 building consent applications (that's an average of 6.6 units per building consent application).



This is a 45% increase (943 units) over the 2,089 multi-unit dwellings consented in 2021.

Which was a 47% increase (667 units) over the 1,418 multi-unit dwellings consented in 2020.

New residential multi-units account for almost 7 out of 10 new dwellings consented across the City in 2022.

This has been a continuing trend since 2017.

The median size of these multi-unit dwellings is just 77 m<sup>2</sup> (on average, that's about 1.5 bedrooms).

The average household occupancy of Christchurch is 2.7 persons per household...you simply can't fit 2.7 people into a 1.5 bedroom unit (not as a short or medium term housing strategy for the City).



Over the past two years, the population of Christchurch has been in decline. Not by a tremendous amount, but it's definitely not growing (-0.5% in 2021 and -0.2% in 2022). Compare this to neighboring Selwyn (+5.0% in 2022) and Waimakariri (+2.0% in 2022).

You don't need more houses when your population is not growing (certainly not at the rate we have been building them over the past couple of years). To be fair...that's a very broad statement...but you get the idea.

Almost every builder and developer I have spoken to (pretty much from the start of 2022) has told me that unit sales are down (sales appear to be down across all parts of the market, including units, individual dwellings and sections).

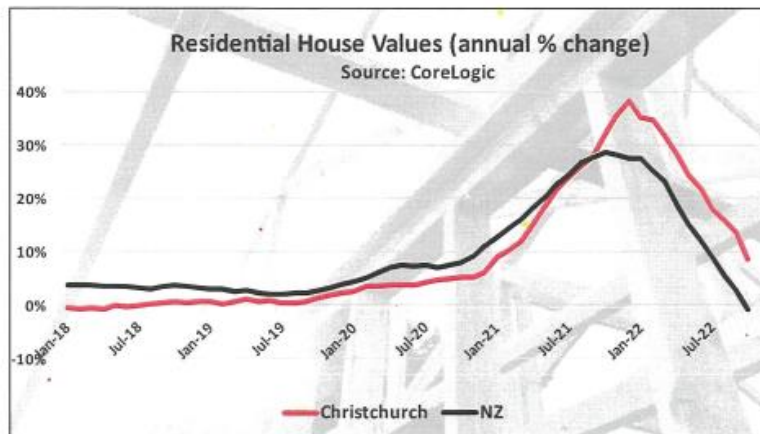
Many of the developments currently under construction were sold six or 12 months ago. With projects taking longer to sell in 2022, this will inevitably flow through to a slowdown in new building consents into 2023.

Property values aren't what they were this time last year (that's probably an understatement), but you could also argue that annual increases in value of 38.0% (December 2021, via CoreLogic) were never real and that values today aren't too far off what they would have been without the artificial bubble of 2021 and 2022.

I guess your point of view will depend on when and what you brought.

Unfortunately, this (and a projected ongoing increase in interest rates) will see a number of buyers (including builders and developers) now unable to settle these purchases, most likely forfeiting their deposit (and hopefully not much more) just to get out of the deal.

On-selling in a crowded market will further depress prices.



I suspect that the above graph probably looks like many developers sales charts.

Economically, it's going to be a tough year. A recession will make it harder to borrow money, which will be at higher interest rates. Developers will find it harder (than it already is) to find money for "spec" projects, which will inevitably be competing for fewer buyers (and most certainly, fewer investor buyers).

However, despite all of the above, it's not like the arse is going to completely fall out of the market.

Even if the market did come back by 30%, this still means that there would be somewhere around 2,000 new units consented across the city in 2023. This could still be a bit on the high side, given the limited population growth, but it often takes the building sector 12 months or more to catch up to the market.

We could see this decline continue through into 2024.

During the market crash of 2008 (following the Global Financial Crisis), building consent numbers dropped by around 45% over two years (before the earthquakes). Everything I have read and watched on in the pending economic recession suggests that 2023 won't be as bad as 2008...but how really knows?

I know many developers who are well prepared for this change in market conditions. The "writing has been on the wall" for anyone to see (if you were paying attention) for some time now. The market will slowdown...but we will keep on building, certainly not as many, but developers will adapt to the requirement of the market (what buyers want) and will change what, how many and where they build.

Unfortunately, this will be bad news for some developers who will need to redesign or potentially shelve some projects or (worst case scenario) look to sell out of others at a loss (again, on a crowded market). I expect that it will be a tough time for many builders and developers, with some not making it to the end of the year.

It's hard not to sound like the Grim Reaper, delivering this executive summary, but this is the state of the current market for multi-unit construction in Christchurch (and I suspect, across most of the Country).

In 2021, I issued a caution to the market, I am now upgrading that to a warning.

Anyone, working in, or building in, or investing in, or supplying to this market should read this report. It will change / crystallise your thinking on business for the coming year.

As always, I appreciate your comments and views on this report and the broader market.

Please give me a call if you have any questions.



Mike Blackburn  
January 2023.

Resource Management Act 1991	
<p><b>Report / decision to determine public notification, limited notification, or non-notification of a resource consent application</b></p> <p>(Sections 95A / 95B)</p>	

<b>Application Number:</b>	<b>RMA/2016/1434</b>
<b>Applicant:</b>	McConnell Property Ltd
<b>Site address:</b>	189 Deans Avenue and 9 Matai Street East
<b>Legal Description:</b>	Lot 1 DP 51050 and Lot 1 DP 6807
<b>Zoning:</b>	<b>Christchurch City Plan:</b> Living 5 (Travellers Accommodation) <b>Proposed Replacement District Plan:</b> Guest Accommodation <b>Operative Replacement District Plan:</b> n/a
<b>Overlays and map notations:</b>	Liquefaction Management Area
<b>Activity Status:</b>	<b>Christchurch City Plan:</b> Non-complying <b>Proposed Replacement District Plan:</b> Restricted discretionary <b>Operative Replacement District Plan:</b> n/a
<b>Description of Application:</b>	Construct 12 townhouses, 42 apartment units, alter and add to a heritage building and setting, and remove 4 notable trees

#### Introduction

The proposal is described in detail at section 3 of the applicant's AEE. In brief, the key aspects are:

- ⟨ The north-western corner of the site will be redeveloped as a terrace of 12 residential townhouses, with these townhouses being a mix of two or three stories in height. The townhouses are to be accessed via a new driveway onto Darvel Street.
- ⟨ The heritage-listed pump house is to be retained, and a new single storey pavilion and north-facing garden courtyard will be constructed behind it with a link into an existing doorway on the pump house's southern façade. This will be used as a café.
- ⟨ The north-eastern portion of the site will be developed as a 42 unit apartment building
- ⟨ The apartment building is to have parking contained within a semi-basement accessed from the existing driveway that connects onto Matai Street





A pre-application meeting was held on 19 April 2016, and the proposal was considered by the Urban Design Panel on 2 May 2016. Following lodgement of the application for resource consent, a site visit was carried out on 28/06/2016.

### The existing environment

#### *The application site*

The portion of the application site used for the proposal (approximately 8189.9m<sup>2</sup>) is the northern half of an entire block bound by Deans Avenue to the east, Darvel Street to the west and Matai Street East to the north. The central and southern parts of the site are occupied by the existing hotel operation, the Chateau on the Park. The address 9 Matai Street East (271m<sup>2</sup>) sits within the northern boundary of the site, and contains the heritage pump house and some surrounding land. Existing vehicle access to the site is from Kilmarnock Street, Matai Street East and the south end of Darvel Street.

#### *The surrounding environment*

The proposal site is across Deans Avenue from the north west corner of Hagley Park to the east, Christchurch Girls High School (CGHS) to the north, and residential dwellings along Darvel Street to the west. Further south there is another hotel operation on the other side of Kilmarnock Street (The Towers on the Park) and residential units. The part of CGHS which is closest to the proposed apartment building is the site of a proposed performing arts centre. The residential dwellings on Darvel Street range from single storey dwellings on their own sites to attached single and two-storey units. The existing dwellings nearest the proposal are single storey units joined at their garages but on their own sites. Deans Avenue is a four lane road classified as a major arterial road. Across Deans Avenue is a part of Hagley Park that is relatively dense with tall trees with a walking track running beneath. Further into Hagley Park is a large open space and sports fields.



Application site and surrounding area – © 2016 GeoMedia Ltd

### Planning Framework

The operative Christchurch district plans are under review. The Independent Hearings Panel has made a number of decisions on specific parts of the Proposed Replacement Christchurch District Plan, including 'Strategic Directions and Strategic Outcomes'. Some of the rules have legal effect pursuant to section 86B of the Resource Management Act, while others are fully operative or treated as operative pursuant to section 86F of the Act. The rules applicable to this proposal have been assessed and the breaches are identified below.

If this recommendation to not notify the proposal is adopted by the Officer Panel, a separate section 104 report has been prepared to allow the substantive decision to be made immediately.

#### Christchurch Replacement District Plans

The site is proposed to be zoned Guest Accommodation in the proposed Christchurch Replacement District Plan. There has not yet been a decision made on the proposed zoning of this site or the Guest Accommodation zone rules. There has been no other proposed zoning for this site (i.e. Residential Medium Density), hence the proposal has been assessed under the operative City Plan zoning.

The proposal includes the address 9 Matai Street East, which has a former pump house that is listed as a Group 4 protected building under Appendix 1, Part 10 of the operative City Plan. The former pump house building and setting are proposed to be protected as a Group 2 – Significant heritage item and setting under Appendix 9.3.6.1.1 of the proposed Christchurch Replacement District Plan.

The Independent Hearings Panel has not yet released a decision on the proposed *Chapter 9 Natural and Cultural Heritage*, however under s.86B(3) a rule in a proposed plan has immediate legal effect if the rule protects historic heritage. Therefore the proposal must be considered under both the operative City Plan rules and the proposed heritage rules when determining the activity status of the proposal.

A decision on the proposed Chapter 7 Transport (Part) was released by the Independent Hearings Panel on 15/08/2015, and became operative on 18/12/2015.

The proposal is a restricted discretionary activity under the Proposed Replacement Christchurch District Plan as it breaches the following rules:

#### Heritage

The proposal involves works within the heritage item and the heritage setting. The proposed works are: to seismically upgrade the unreinforced brick walls of the pump house by the introduction of steel portal frames; repoint brickwork and make plastered surfaces good; repair and repaint existing windows and doors; add a new timber floor; add a new single level pavilion to the rear of the pump house for a kitchen, utilities and seating for the café; and to landscape the setting around the pump house with a terrace, outdoor seating, a bicycle stand and access ramp.

- ⟨ Pursuant to Rule 9.3.3.2.2 C1 consent is required for a controlled activity as the proposal includes heritage upgrade works. Council's control is limited to the matters set out in Clause 9.3.4.1 a to h.
- ⟨ Pursuant to Rule 9.3.3.2.3 RD1 consent is required for a restricted discretionary activity as the proposal includes alteration of a heritage item. Council's discretion is limited to the matters set out in Clauses 9.3.5.1 a to l and 9.3.5.2 a to h.
- ⟨ Pursuant to Rule 9.3.3.2.3 RD2 consent is required for a restricted discretionary activity as the proposal includes alteration of a heritage setting - new buildings. Council's discretion is limited to the matters set out in Clauses 9.3.5.1 a to l and 9.3.5.4 a to e.

#### Transport

- ⟨ Pursuant to Rule 7.2.2.2 RD1 consent is required for a restricted discretionary activity as the proposal does not achieve Rule 7.2.3.2 which seeks that at least the minimum amount of cycle parking facilities in accordance with Appendix 7.2 shall be provided on the same site as the activity. Under appendix 7.2(2)(c), staff/ residents/ tertiary students' cycle parking facilities shall be located in a covered and secure area. The proposed café requires 2 staff cycle parking spaces, and the cycle parking provided is not located in a covered area.

#### Christchurch City Plan



The site is zoned Living 5 (Travellers Accommodation). Under Clause 2-5.1.1 *Residential activities and other activities (except travellers' accommodation) - all standards (Living 5 Zone)*, all standards for residential and other activities in Riccarton, Kilmarnock, Raceway and Merivale shall be as for the Living 3 Zone. Therefore, the application is to be considered under the rules for the Living 3 Zone, for both the residential activity and the café.

The Living 3 (Medium Density) zone provides principally for medium-density residential accommodation. It is anticipated that the zone provisions will encourage diverse residential development, redevelopment and infill to medium densities and moderate heights, compatible with the character of existing development in the area while maintaining a reasonable degree of open space. The exception is on the former "saleyards site" fronting Deans Avenue where greater height and densities have been allowed to reflect the site's location adjoining Hagley Park and commercial areas. Similarly, some additional height is provided for in areas of central New Brighton to reflect the area's location adjoining the district centre and coastline. Given the building densities anticipated the retention of a high level of residential amenity, through landscape planting, scale and privacy requirements, will be an essential feature of this environment.

The proposal is a non-complying activity as it breaches the following rules:

#### Residential development

- ⌋ *Development Standard 2-4.2.7 Urban design appearance and amenity – residential and other activities –* The erection of new buildings and alterations or additions to existing buildings that result in three or more residential units including all accessory buildings, fences and walls associated with that development, alteration or addition, shall be a discretionary activity, with the exercise of the Council's discretion limited to the assessment matters listed in clause 15.2.8. The proposal would result in 54 residential units.
- ⌋ *Development Standard 2-4.2.10 Ground floor habitable room - residential activities -* In the Living 3 Zone, where the permitted height limit is 11m or less at least 50% of all residential units within a development shall have a habitable space located at the ground level. Except that, any residential units fronting a road or public space, except those built over access ways, shall have a habitable room located at the ground level. Each of these habitable spaces located at the ground level shall have a minimum floor area of 12m<sup>2</sup> and a minimum internal dimension of 3m and be internally accessible to the rest of the unit. 25 of the proposed residential units (out of a total of 54 units) would have a habitable space at the ground floor. 27 of the units would need to have a habitable space at the ground floor, so the proposal is 2 units short of providing a complying number of units with habitable rooms on the ground floor.
- ⌋ *Development Standard 2-4.2.11 Outdoor Living Space – residential activities –* 30m<sup>2</sup> of outdoor living space shall be provided on site for each unit. This required outdoor living space can be provided through a mix of private and communal areas, at the ground level or in balconies provided that each unit shall have private outdoor living space of at least 16m<sup>2</sup> in total. There is no communal outdoor living space identified on the site plan. All of the proposed apartment units, with the exception of apartments 2-9, are each provided with an outdoor terrace or balcony with an area of between 4.8m<sup>2</sup> and 8.5m<sup>2</sup>. Each of these private outdoor living spaces fall short of meeting the required 16m<sup>2</sup> minimum area by between 11.2m<sup>2</sup> and 7.5m<sup>2</sup>.
- ⌋ *Development Standard 2-4.2.12 Service and Storage Spaces –* Each residential unit shall be provided with outdoor service, rubbish, and recycling space of 5m<sup>2</sup> with a minimum dimension of 1.5m; and a single, indoor storage space of 4m<sup>3</sup> with a minimum dimension of 1m. Except that if a communal outdoor service, rubbish, and recycling space with a minimum area of 10m<sup>2</sup> is provided within the site, the outdoor service, rubbish and recycling space may reduce to 3m<sup>2</sup> for each residential unit. Each outdoor service, rubbish, and recycling space shall not be located between the road boundary and any habitable room and shall be screened from adjoining sites, conservation or open space zones, roads, and adjoining outdoor living spaces to a height of 1.5 metres. Each of the townhouses (except townhouse 12) has been provided with an outdoor storage space of between 2-2.5m<sup>2</sup> with a 1m minimum dimension. This would be 2.5-3m<sup>2</sup> and 0.5m short of the minimum area and dimension requirements. Townhouse 12 has not been provided with an outdoor service space. A communal outdoor service space with an area of approximately 21m<sup>2</sup> is provided in the basement of the apartment units, which reduces the minimum requirement for the apartments to 3m<sup>2</sup> for each residential unit. None of the townhouses or apartment units meet the minimum area requirement for the single indoor storage space of 4m<sup>3</sup>.
- ⌋ *Critical Standard 2-4.4.3 Building height – residential and other activities –* For All other parts of the Living 3 zone, except for central New Brighton, the maximum height of any building shall be 11m. The apartment building is 17.35m high at its highest point; 6.35m higher than the maximum permitted height.

#### Café in a heritage item and setting

- ⟨ *Community Standard 2-4.3.3 Hours of Operation* – The maximum total number of hours the site shall be open to visitors, clients or deliveries for any activity other than a residential activity shall be 50 hours per week. Hours of operation shall be limited to between the hours of 0700 - 2300 Monday to Friday, and 0800 - 2300 Saturday, Sunday and public holidays. Consent is sought for 75 hours of operation per week.
- ⟨ *Community Standard 2-4.3.4 Traffic generation – other activities* – For sites with frontage to local roads, the maximum number of vehicle trips per site shall be: Heavy vehicles - 2 per week, and Other vehicles - 32 per day. Consent is sought for over 32 vehicle trips per day.
- ⟨ *Community Standard 2-4.3.6 Residential Coherence* – At least one person engaged in the activity shall reside permanently on the site. Consent is sought for not having someone engaged in the other / café activity residing on the site.
- ⟨ *Specific Rule 10-1.3.2* – Group 3 and Group 4 Buildings, places and objects (Listed in Appendix 1) outside of the Central City. Any alteration of a Group 4 building, place or object, or the erection of any additional building(s) on a site containing a Group 4 building, place or object shall be a controlled activity, with the exercise of the Council's discretion limited to matters concerning the heritage values of a protected building, place or object.

#### Notable Tree removal

- ⟨ *Development Standard 10-2.3.1* – Any work defined by Clause 2.2.4 (b), (c) or (d) affecting a notable tree identified in Appendix 4, shall be a discretionary activity, with the exercise of the Council's discretion limited to the impact of the works on the tree. For the purposes of these rules, any work affecting a protected tree (whether on the site or not) shall be deemed to include removal of any tree or; the construction of any building, or laying of overhead or underground services, any sealing, paving, soil compaction, or any alteration of more than 75mm to the ground level existing prior to work commencing, any depositing of chemical or other substances harmful to the tree within 10 metres of the base of any protected tree.  
  
The proposal includes the removal of the *Fraxinus excelsior* (English Ash) notable tree, the *Betula pendula* (Silver Birch) notable tree, the *Magnolia grandiflora* (Southern Magnolia) notable tree, and the *Eucalyptus delegatensis* (Alpine Ash) notable tree. There would be works within 10m of the English Oak (*Quercus robur*) notable tree and the Pink Horse Chestnut (*Aesculus x carnea*) notable tree.

#### Adverse effects of the activity on the environment [Section 95A]

As a non-complying activity the Council's assessment is unrestricted and all actual and potential effects of this proposal must be considered. Relevant guidance is contained in the reasons for the rules breached and the relevant assessment matters as to the effects that require consideration.

Having regard to this planning framework I consider that the adverse effects of the proposal on the environment are:

- ⟨ shading, dominance and overlooking from the over-height apartment building;
- ⟨ reduced onsite amenity due to undersized outdoor living spaces, service spaces and less habitable spaces at ground floor than is required;
- ⟨ transport effects;
- ⟨ heritage effects;
- ⟨ effects on residential coherence from the café operation; and,
- ⟨ effects on notable trees.

#### Apartment building height - Shading, dominance and overlooking

The maximum height of any building shall be 11m, but the proposed apartment building would be 17.35m high at its highest point, exceeding the maximum by 6.35m. The highest point of the building would be located near the north east corner of the site, and the rest of the building steps down over two stories to reach the maximum height limit, as shown in the two elevations below. I consider that the adverse effects of the height exceedance relate to visual dominance, compatibility with the surroundings, overlooking, and shading.

Although Council's discretion is not restricted, Clause 2-15.2.2 provides some guidance on the relevant assessment matters for a building height exceedance, which include compatibility with other buildings in the area, visual dominance and overshadowing, privacy of neighbouring sites, and any ability to mitigate adverse effects.



Apartment east elevation



Apartment north elevation

#### Visual dominance

The apartment building would be noticeably high against the lower existing buildings on the site and the open space at Hagley Park. The dominance of the building in this context would be noticeable to those moving along Deans Avenue and Matai Street East, and to users of the north west corner of Hagley Park and Christchurch Girls High School (CGHS). There is also the potential for it to be seen from the residential neighbours on Darvel Street.

The visual dominance would only be perceived for a short duration by those using Matai Street East, Deans Avenue and Hagley Park. The nearby residential sites at Darvel Street would be separated from the apartment building by approximately 150m, and space within which there would be 12 townhouses of a permitted height. CGHS would have longer duration experiences of the visual dominance, but the nearest school building would be the proposed performing arts centre which is of a similar scale.

I also consider that there are a number of mitigating factors for the visual dominance of the apartment building.

The scale and dominance of the apartment building could be balanced by the proposed 15.6m high performing arts centre to be located across Matai Street East which will be located near Matai Street East.

The north and east elevations of the apartment building have been broken up by the design of the units, so well-articulated elevations are presented to the street rather than a monotonous structure.

The retained tall trees and the proposed trees (with a minimum height at planting of 2m) located between the apartment building and the street would soften the structure and echo the type of environment present in the north west corner of Hagley Park where there are dense, tall trees.

The highest part of the apartment building is set back further than the rest of the building from the road boundary on the Matai Street East frontage, so as it gets higher and more dominant it is further distanced from other sites and public spaces, mitigating its own dominance by its layout.

The short duration of use of the nearest surrounding spaces and sites, and the mitigating factors noted above, have led me to consider that the extent of the visual dominance for nearby sites would be less than minor. Any other users of the surrounding public spaces would be experiencing the dominance of the building for short durations but given the busy nature of Deans Avenue, the heavy use of Hagley Park and prominent location of



the apartment building on the corner of the site, I consider that the extent of the visual dominance on the wider environment would be minor.



*Existing trees, proposal site at left, looking west down Matai Street East from Hagley Park*



*Existing trees at the north west corner of Hagley Park, looking east*

#### *Compatibility with the surrounding area*

The apartment building would be noticeably higher than those around it, in particular the other Hotel buildings at 189 Deans Avenue, and the nearby dwellings along Darvel Street.

There are other apartment buildings of similar heights near the edges of Hagley Park. These examples range in height and distance from the road: 26 Carlton Mill Road at approximately 22m in height and 28m from the road; 50 Carlton Mill Road at approximately 20m in height and 32m from the road; and 138 Park Terrace at approximately 15.3m in height and 30m from the road. There would be less space provided between the apartment building and the road than there has been provided with the other examples of tall apartment buildings near Hagley Park, however the space that is provided is landscaped and contains tall trees. While the setback from the site's eastern boundary is only approximately 5.5m, there is an easement with planting between the site's road boundary and the kerb of Deans Avenue, providing a setback of approximately 12m for the apartments. Hagley Park would balance the scale of the apartment building and create distance for those viewing the building in its wider surrounding environment.

The scale of the apartment building would be compatible with the school buildings at CGHS (and the proposed performing arts centre at 15.6m in height).

Council's Principal Adviser Urban Design, Hugh Nicholson, provided urban design advice for this proposal. Mr Nicholson noted that the additional height emphasizes the corner and is appropriate for and in scale with its surroundings.



I agree that the scale of the apartment building would be compatible with its surroundings, in particular the CGHS buildings and other existing apartment buildings on the edges of Hagley Park. The Townhouses provide a transition from the apartment scale to the single storey dwelling scale on the other side of Darvel Street.

I consider the apartment building would appear larger than other surrounding buildings, but that it would be appropriate for the context. I consider the incompatibility with neighbours would be noticeable but that none of the surrounding neighbours would be directly affected. The compatibility with the wider environment is greater, so I consider the extent of the incompatibility on the wider environment to be less than minor.

#### *Overlooking*

There are no existing adjoining residential neighbours for the apartment units to overlook, but the apartment building would establish indoor living areas and balconies with an elevated view of Matai Street East, CGHS, Deans Avenue and Hagley Park, and there is the potential for a view as far as Darvel Street from the highest apartment units.

I consider there would be little additional effect on privacy for the already public spaces that surround the site, although there could be some perceived effects of feeling overlooked from the apartments while using the public spaces. However, there are trees on both sides of Matai Street East and Deans Avenue which would partly screen the view from the apartment units, and to be overlooked from dwellings while using a street is a reasonable expectation within an urban setting.

The apartment building is separated from the Darvel Street dwellings by approximately 150m, which I consider to be a sufficient separation for the extent of the potential overlooking and any loss of privacy of these sites to be less than minor.

I consider any effects on nearby sites would be less than minor, due to their non-residential nature or distance from the building, and any effects on the wider environment would also be less than minor due to the more public nature of the surrounding wider environment.

#### *Shading*

A sun study of the shading effects of the apartment building was provided with the application. There are no adjoining sites, and shading effects would be on the site itself and Deans Avenue. The sun study does not show how far the shading would reach over Deans Avenue and if it would reach Hagley Park, but I consider that any shading over the nearby part of Hagley Park would be short-lived, and that the existing tree cover at the edge of the Park would create a greater shading effect than the proposed apartment building.

For these reasons, I consider there would be no shading effects on nearby sites, and any shading effects on the Hagley Park and the wider environment would be less than minor.

#### *Conclusion*

In conclusion, I consider the extent of the effects of the apartment building height (shading, overlooking and visual dominance) would be less than minor for the surrounding sites and no person will be affected. I also consider that the extent of these effects on the wider environment would be less than minor, with the exception of visual dominance which I think will be a minor effect on the wider environment.

#### On-site amenity

The proposal has undersized outdoor living spaces for the apartment units, and undersized service and storage spaces for both the townhouses and apartment units. Adverse effects of these non-compliances are reduced access to outdoor living, the balance of buildings to open space, and potentially inadequate service and storage spaces.

#### *Outdoor living*

A minimum of 30m<sup>2</sup> of outdoor living space shall be provided on site for each unit, which may be provided at ground level or in balconies provided that each unit has a private outdoor living space of at least 16m<sup>2</sup> in total. There is no communal outdoor living space identified on the site plan, and all apartment units (with the exception of apartments 2-9) are each provided with an outdoor terrace or balcony with an area of between 4.8m<sup>2</sup> and 8.5m<sup>2</sup>.

While discretion is not restricted, the assessment matters at Clause 2-15.2.12 provide some guidance on relevant matters which include adverse effects on the ability of the site to provide for outdoor living needs, alternative

provision of outdoor living spaces to meet these needs, how commensurate the reduction in outdoor living space is with the scale of the residential unit, and impacts on overall openness and amenity.

In his urban design advice, Mr Nicholson noted that each of the apartments is provided with a balcony facing either north, west (overlooking the 'village green' and internal courtyard) or east (overlooking Hagley Park). Mr Nicholson considered that 'the outdoor living spaces are well designed and will contribute to the amenity of the proposed development and there is high quality access to outdoor spaces for residents'. There are also generous landscape areas at ground level, and Hagley Park is nearby and provides an alternative space for outdoor recreation.

The reduction in outdoor living space is in proportion to the apartment units, which are inherently limited for outdoor living space. The outdoor living spaces are directly accessible from the indoor living spaces which would also have good access to sunlight and fresh air through sliding doors to the balconies. The proposal's apartment building sun study shows that all the units would receive sunlight either early or late in the day.

Due to the orientation of the balconies and the alternative nearby outdoor spaces, I consider the extent of this adverse effect would be less than minor for those living in the apartment units.

#### *Habitable spaces at ground level*

At least 50% of all residential units within this development should have a habitable space located at the ground level, but the total proposal is 2 units short of providing a complying number of units with habitable rooms on the ground floor. While discretion is not restricted, the assessment matters at Clause 2-15.2.11 provide some guidance on relevant matters. Adverse effects of this non-compliance relate to the balance of open space and buildings.

The balance of open space to buildings would not be noticeably different if there were two more units on the ground floor of the apartment building. As noted above, each unit has adequate outdoor living space for the nature for the unit, with open space onsite and nearby to balance with buildings. I consider that the extent of the imbalance between open space and buildings would be less than minor for those living in the apartment units.

#### *Outdoor service, rubbish, and recycling space*

Each residential unit shall be provided with an outdoor service, rubbish, and recycling space of 5m<sup>2</sup> with a minimum dimension of 1.5m; and a single, indoor storage space of 4m<sup>3</sup> with a minimum dimension of 1m. If a communal outdoor service, rubbish, and recycling space with a minimum area of 10m<sup>2</sup> is provided within the site, the outdoor service, rubbish and recycling space may reduce to 3m<sup>2</sup> for each residential unit.

Each of the townhouses (except townhouse 12) has been provided with an outdoor service space of between 2 and 2.5m<sup>2</sup> with a 1m minimum dimension. Townhouse 12 does not have identified outdoor storage space. A communal indoor service space with an area of approximately 21m<sup>2</sup> is provided in the basement of the apartment units, which reduces the minimum requirement for each of the apartment units to 3m<sup>2</sup>. Not all of the apartment units meet the minimum dimension requirement for the single indoor storage space of 1m.

While discretion is not restricted, the assessment matters at Clause 2-15.2.13 provide some guidance on relevant matters, and include the adequacy of communal or alternative areas provided, the ability to use those spaces, and impacts of visual amenity within the site and for the street scene. The adverse effect of the undersized service and storage spaces relates to the adequacy of the spaces that have been provided.

In his urban design advice, Mr Nicholson considered that the service and storage areas proposed to be provided were adequate.

The apartment units are provided with a space within the building in the underground parking area, which I would consider to be convenient as it is located within the building, and accessible by a lift. The apartments have not been provided with any private outdoor service, rubbish, and recycling space but this seems appropriate given the nature of a multi-storey apartment building.

Each of the townhouses (except townhouse 12) has an outdoor service, rubbish, and recycling space but not of a compliant size. Townhouse 12 has no outdoor service space, but it has two single garages. I consider the space provided would be adequate for the storage of rubbish bins, and the extra garage at townhouse 12 could accommodate bins.

Some of the apartment units do not have a storage space with a 1m minimum dimension. The first 3 floors of the building are provided an extra 8m<sup>2</sup> of storage space located in the hallway of the building that would also be available for use. I consider that the storage space provided is adequate and in proportion to the size of the apartment units.

The adverse effects of the lack of service or storage space may be felt by those using the units, but I consider that the provision of the alternative and communal service and storage spaces mitigate these effects on those who will occupy the units, so that the extent of the adverse effects would be less than minor.

No parties outside the site will be adversely affected in respect of these on-site amenity matters, nor will there be any effects on the wider environment.

#### Alterations and additions to heritage item and setting

The proposal involves works within the pump house heritage item and the surrounding heritage setting, as described in the planning framework section above.

Under the City Plan, any alteration of a Group 4 building, place or object, or the erection of any additional building(s) on a site containing a Group 4 building, place or object shall be a controlled activity, with the exercise of the Council's discretion limited to matters concerning the heritage values of a protected building, place or object.

Under the proposed Christchurch Replacement District Plan, consent is required for a controlled activity as the proposal includes heritage upgrade works to the Matai Street East pump house. Council's control is limited to the matters set out in Clause 9.3.4.1 a to h.

Consent is also required for a restricted discretionary activity for two reasons: the proposal includes alteration of a heritage item; and alteration to a heritage setting with the addition of new buildings. Council's discretion is limited to the matters set out in Clauses 9.3.5.1 a to l and 9.3.5.2 a to h, and Clauses 9.3.5.1 a to l and 9.3.5.4 a to e.

The effects of the proposed works on the heritage item and within the heritage setting (a seismic upgrade, brickwork repointing, repair and repainting of windows and doors, the addition of a new timber floor, and a new single level building at the rear of the pump house to accommodate a kitchen and seating for café use) have been assessed by the Council's Heritage Advisor, Gareth Wright, whose comments should be read in conjunction with this report.

Mr Wright noted that the seismic upgrade would avoid altering the exterior envelope of the building and that the steel frames would not be at odds with the industrial nature of the building. As details have not been provided for the works on the heritage building, they have been addressed through the recommended conditions. The elevations of the building would be largely unchanged and there would be minimal penetrations required for services. Mr Wright considered that the new pavilion would contrast with the pumphouse and be only lightly joined to it. The existing rear doors would be retained in-situ.

Mr Wright concluded that:

*The conversion of the Matai Street Pumphouse to a café is an innovative example of adaptive reuse, securing the future of this under-utilized and neglected building. The manner in which the building is being converted is also exemplary. Heritage form, fabric and appearance are being maintained, upgraded and restored. The new pavilion addition strikes the right balance between contrast and compatibility, whilst being appropriately subordinate.*

I accept Mr Wright's assessment and on this basis consider the adverse effects on heritage values to be less than minor.

#### Protected Trees

Any work defined by Clause 2.2.4 (b), (c) or (d) affecting a notable tree identified in Appendix 4, shall be a discretionary activity, with the exercise of the Council's discretion limited to the impact of the works on the tree. The work affecting the protected trees would be the construction a townhouse, the apartment building, and the decking attached to the café, and sealing, paving, or soil compaction within 10 metres of the base of two protected trees (the English Oak (*Quercus robur*) notable tree and the Pink Horse Chestnut (*Aesculus x carnea*) notable tree). The proposal also involves the removal of the *Fraxinus excelsior* (English Ash) notable tree, the *Betula pendula* (Silver Birch) notable tree, the *Magnolia grandiflora* (Southern Magnolia) notable tree, and the *Eucalyptus delegatensis* (Alpine Ash) notable tree.

Council Arborist, Mr John Thornton, considered that:

*in terms of the removal of the existing Notable trees on site i.e. that is the English Ash, Silver Birch, the Southern Magnolia and the Alpine Ash (technically missing though there is a Eucalyptus in that spot), I would expect that some reasonably large replacement trees be provided, as their removal will be a significant loss of vegetation to the landscape. Also of note is the loss of one of*

*the best Rimu trees I have seen in the city boundaries. This is both a very large example of an urban Rimu, which is also of very good form and health.*

*In particular the English Ash is a very large tree and currently has a trunk diameter of over 96 cm, is 17 m tall and 18.5 m in crown width. Although the trees have been rated as below the level to qualify for continued protection under the proposed District Plan, the criteria for inclusion is far more severe than the current assessment system uses, with which they were assessed in the 1990's. This does not mean they are not worth retaining, just that they are not at a Notable tree level according to the proposed new CTEM system of appraisal.*

*However, if new trees of a species that will grow into large enough trees to replace the ones lost are provided, this would mitigate to a reasonable extent the loss of the trees.*

*Therefore I recommend that the planting of four replacement trees ... at least 3 metres high at the time of planting for exotics, and 2 metres high for natives.*

*The replacement trees should be planted in a suitable location, preferably where they are most visible. The replacement trees are to be maintained in accordance with internationally recognised Arboricultural practice and should not be topped.*

Mr Thornton originally included a list of preferred species for the above mentioned four trees, but subsequent discussion with Mr Thornton established that a number of the species proposed for the site would be adequate.

The removal of four notable trees would reduce the amount of existing planting retained on the site. However more trees are proposed to be planted between the proposed buildings and the road boundaries, which would be in a more visible location in terms of the view of the site from the street.

The applicant has proposed a number of trees be planted on the site, and the applicant has accepted conditions recommended by Mr Thornton to manage the works within 10m of the two retained notable trees (the English Oak (*Quercus robur*) and the Pink Horse Chestnut (*Aesculus x carnea*)).

I consider the extent of the reduced amenity from loss of trees on the site would be less than minor, and that the extent of this effect on the wider environment would also be less than minor

#### Transport

There are two transport related non-compliances, which relate to trip generation from the café operation (greater than the permitted 32 trips per day) and staff cycle parking provision for the café (not under cover or secure as required). The transport effects of the whole development on the surrounding transport network have also been considered. Vehicle and cycle parking numbers, parking manoeuvring, increased use of the Matai Street East and Darvel Street vehicle accesses, effects on the major cycle way along Matai Street East have been assessed by a consultant Transport Engineer from Novo Group Limited, Mr Nick Fuller, whose comments should be read in conjunction with this report.

Mr Fuller considered that more than the required number of cycle parks had been provided for the café and that the proposed provision would be acceptable. With regard to traffic generation at the vehicle accesses, Mr Fuller agreed with the integrated transport assessment provided with the application that traffic generation at the Darvel Street access would be very low and that the access would operate satisfactorily. Changes at the Kilmarnock Street access were anticipated to be negligible.

Regarding the Matai Street East vehicle access, Mr Fuller considered that 'whilst we note that it is not ideal to increase the volume of traffic using this access and therefore crossing the Major Cycle Route, we consider that it can occur safely.' The cross-section of the Matai Street East access contains a footpath, planting strip, cycle way and then the road carriageway, with no parking permitted on the proposal's side of the street. A visibility splay would also be provided, so Mr Fuller was satisfied that visibility for pedestrians would be improved and that drivers leaving the site would be able to see cyclists. Mr Fuller also considered that vehicles entering the site would need to give way and that the possible delay for them would not create adverse traffic effects for the road network. The possibility of each townhouse having their own access to Matai Street East was considered as creating worse effects than the proposal.

Regarding the trip generation associated with the café operation, Mr Fuller considered the transport effects of the café operation would be less than minor.



Mr Fuller concluded that he was satisfied that the transport effects of the proposed development on the safety and efficiency of the surrounding transport network would be less than minor. Accordingly, he could support the proposal from a traffic perspective.

I have relied on the advice of Mr Fuller and accept his advice that the transport effects of the proposal would be less than minor. I do not consider that any parties will be adversely affected in terms of traffic.

#### Café operation

At least one person engaged in the activity shall reside permanently on the site, and the maximum total number of hours the site shall be open to visitors, clients or deliveries for any activity other than a residential activity shall be 50 hours per week. Consent is sought for not having someone engaged in the café activity residing on the site, and for 75 hours of operation per week. Adverse effects of the café are on the residential coherence and character of the area.

While discretion is not restricted, the assessment matters under Clauses 15.2.25 and 15.2.27 provide some guidance and include the extent the surrounding area will be dominated by residential activity, the presence of residential neighbours for residential sites, any cumulative effects of loss of residential activity in the area, traffic and pedestrian movements that are out of character with the area, inconsistent noise, disturbance and loss of privacy, and mitigating aspects of the activity.

The immediately surrounding area contains CGHS, the existing hotels on the site and across Kilmarlock Street, and Hagley Park, so the area is already dominated by non-residential activities. The café component is a part of the whole proposed development which will introduce more residential activity to the proposal site than currently exists. These proposed residential neighbours would have neighbours in the townhouses or apartment building, and would mitigate any impact on residential coherence caused by the café.

There is already pedestrian traffic along Matai Street East, being a quiet route to Hagley Park and Christchurch Girls High School. The existing major cycle way travels along the front of the proposed café site, and would already be anticipated to encourage cycle traffic along this road frontage. The proximity of the proposed café near a large open space in Hagley Park also makes the presence of a café compatible in terms of people frequenting the area.

Given the receiving environment and context, I consider the adverse effects of the proposed café operation (residential coherence and pedestrian, bicycle and vehicle traffic, and additional noise) on surrounding neighbours and the wider environment would be less than minor.

#### Urban design

The proposal would result in 54 residential units, making it a restricted discretionary activity, to be assessed against the urban design matters listed in Clause 15.2.8. The council's discretion is not limited, but the assessment matters listed in Clause 15.2.8 provide some guidance to establish whether the proposal achieves a good outcome in terms of urban design principles. For completeness, I have summarised the advice from Council's Principal Adviser Urban Design, Hugh Nicholson, whose comments should be read in conjunction with this report.

Mr Nicholson made a number of points about the visual effects of the scale of the proposed buildings on the site and context. The proposed townhouses were considered to be of an appropriate scale for Matai Street East, and the residential components appropriately address the street. In particular, the ground floor living areas of the proposed apartments would provide for some interaction with the street, and the articulation of the proposed buildings would provide visual interest and human scale.

Mr Nicholson concluded that:

*In general this is a high quality proposal which will provide an attractive medium density living environment adjacent to Hagley Park and the existing Chateau on the Park hotel. The residential terrace housing and apartments are well-designed and the extra height in the proposed apartment building overlooking the park is appropriate reinforcing the corner and providing a high quality living environment with views over Hagley Park.*

I have relied on the advice of Mr Nicholson and accept his advice that the proposal is of high quality and takes into account the relevant urban design principles.

Both the townhouses and the apartment building present a large amount of solid built form to the street, but for the reasons discussed above I agree that the development is appropriate for the context, and the units at ground level would connect with the street frontage. The articulated form of the townhouses and apartment building avoid a monotonous structure on the street front, and parking and garages have been mostly kept away from the surrounding streets. Trees have been retained and while some are being removed there are more proposed to be planted, many between the buildings and the road boundaries.

I only consider the height above ground level of the apartment building's ground floor (1.25m above ground level) to present an adverse visual effect to the street frontages on Deans Avenue and Matai Street East because in the context of the whole building the height of the first floor would not be obvious when viewed at a greater distance. The visual impact of the ground floor height is mitigated by planting and direct accesses to courtyards which creates a more human scale at ground level. I consider that CGHS and the performing arts centre, and users of the north west corner of Hagley Park may notice the apartment building's ground floor design, but only for short durations. I therefore consider this adverse effect to be less than minor for surrounding sites and the wider environment.

#### Conclusion

Due to the nature of nearby neighbours and buildings, the separation provided between the proposed apartment building and the nearest existing residential dwellings, and the balancing and mitigating effect of Hagley Park and the existing and proposed trees, I have considered that the extent of the effects of the proposal on nearby residential neighbours and users of CGHS, Hagley Park and the surrounding streets would be less than minor.

While I consider that most of the effects are not of a scale to adversely affect any particular persons who might own or occupy nearby sites, I have concluded that the extent of the visual dominance of the apartment building on the wider environment would be minor. This is because the scale of the building would be noticeable to the general public but would not have a significant adverse impact as it is appropriate for its context.

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, hence no persons are considered to be adversely affected.

#### **Recovery Plans and Regeneration Plans**

Section 60((2) of the Greater Christchurch Regeneration Act 2016 requires that decisions and recommendations on resource consent applications are not inconsistent with Recovery Plans and Regeneration Plans.

I consider that non-notification of the proposal is not inconsistent with the Christchurch Central Recovery Plan, which seeks to enable residential activity within the Central City as the proposal is likely to support recovery of the Central City despite not being located within the four avenues.

There are no Regeneration Plans relevant to this application.

#### **Special circumstances [Section 95A(4)]**

There are no special circumstances or other aspects of the application that warrant public notification of this application.

#### **RECOMMENDATION ON PUBLIC NOTIFICATION**

That, for the reasons outlined above, the application **need not be publicly notified** in accordance with Section 95A of the Resource Management Act 1991.

#### **Persons who may be adversely affected by the activity [Section 95E]**

As concluded above, I consider that the effects of the proposal are not of a scale to adversely affect any particular persons, including those who might own or occupy nearby sites. The extent of any effects on owners or occupiers of the surrounding sites have been assessed as less than minor.

**Objective 3.3.2 of the Christchurch Replacement District Plan**

Chapter 3 of the Operative Replacement District Plan contains a number of high level strategic objectives to guide the recovery and future development of the City. Objective 3.3.2 states that requirements for notification and written approval are to be minimised when implementing the Plan. A decision not to notify the application is consistent with this objective.

**RECOMMENDATION ON LIMITED NOTIFICATION OR NON-NOTIFICATION**

That the application be processed on a **non-notified** basis in accordance with Sections 95A – 95F of the Resource Management Act 1991.

**Reported and recommended by:** Shona Jowett, Planner

**Date:** 22 August 2016

**Reviewed by:** Ruth Markham-Short, Planner

**Date:** 22 August 2016

**Decision**

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

**Delegated officer:**



Christofferson, Andy  
23/08/2016 2:12 PM  
Planning Team Leader

Resource Management Act 1991	
<h2 style="margin: 0;">Report / Decision on Non-notified Resource Consent Application</h2> <p style="margin: 0;">(Sections 104 / 104B / 104D)</p>	

<b>Application Number:</b>	<b>RMA/2016/1434</b>
<b>Applicant:</b>	McConnell Property Ltd
<b>Site address:</b>	189 Deans Avenue and 9 Matai Street East
<b>Legal Description:</b>	Lot 1 DP 51050 and Lot 1 DP 6807
<b>Zoning:</b>	<b>Christchurch City Plan:</b> Living 5 (Travellers Accommodation) <b>Proposed Replacement District Plan:</b> Guest Accommodation <b>Operative Replacement District Plan:</b> n/a
<b>Overlays and map notations:</b>	Liquefaction Management Area
<b>Activity Status:</b>	<b>Christchurch City Plan:</b> Non-complying <b>Proposed Replacement District Plan:</b> Restricted discretionary <b>Operative Replacement District Plan:</b> n/a
<b>Description of Application:</b>	Construct 12 townhouses, 42 apartment units, alter and add to a heritage building and setting, and remove 4 notable trees

### Introduction

The proposal is described in detail at section 3 of the applicant's AEE. In brief, the key aspects are:

- ⌋ The northwestern corner of the site will be redeveloped as a terrace of 12 residential townhouses, with these townhouses being a mix of two or three stories in height. The townhouses are to be accessed via a new driveway onto Darvel Street.
- ⌋ The heritage-listed pump house is to be retained, and a new single storey pavilion and north-facing garden courtyard will be constructed behind it with a link into an existing doorway on the pump house's southern façade. This will be used as a café.
- ⌋ The northeastern portion of the site will be developed as a 42 unit apartment building
- ⌋ The building is to have parking contained within a semi-basement accessed from the existing driveway that connects onto Matai Street





### The existing environment

A pre-application meeting was held on 19 April 2016, and the proposal was considered by the Urban Design Panel on 2 May 2016. Following lodgement of the application for resource consent, a site visit was carried out on 28/06/2016.

### The application site

The portion of the application site used for the proposal (approximately 8189.9m<sup>2</sup>) is the northern half of an entire block bound by Deans Avenue to the east, Darvel Street to the west and Matai Street East to the north. The central and southern parts of the site are occupied by the existing hotel operation, the Chateau on the Park. The address 9 Matai Street East (271m<sup>2</sup>) sits within the northern boundary of the site, and contains the heritage pump house and some surrounding land. Existing vehicle access to the site is from Kilmarnock Street, Matai Street East and the south end of Darvel Street.

### The surrounding environment

The proposal site is across Deans Avenue from the north west corner of Hagley Park to the east, Christchurch Girls High School (CGHS) to the north, and residential dwellings along Darvel Street to the west. Further south there is another hotel operation on the other side of Kilmarnock Street (The Towers on the Park) and residential units. The part of CGHS which is closest to the proposed apartment building is the site of a proposed performing arts centre. The residential dwellings on Darvel Street range from single storey dwellings on their own sites to attached single and two-storey units. The existing dwellings nearest the proposal are single storey units joined at their garages but on their own sites. Deans Avenue is a four lane road classified as a major arterial road. Across Deans Avenue is a part of Hagley Park that is relatively dense with tall trees with a walking track running beneath. Further into Hagley Park is a large open space and sports fields.



Application site and surrounding area – © 2016 GeoMedia Ltd

### Planning Framework

The operative Christchurch district plans are under review. The Independent Hearings Panel has made a number of decisions on specific parts of the Proposed Replacement Christchurch District Plan, including 'Strategic

Directions and Strategic Outcomes'. Some of the rules have legal effect pursuant to section 86B of the Resource Management Act, while others are fully operative or treated as operative pursuant to section 86F of the Act. The rules applicable to this proposal have been assessed and the breaches are identified below. The operative Christchurch district plans are under review. The Independent Hearings Panel has made a number of decisions on specific parts of the plan, including 'Strategic Directions and Strategic Outcomes'. Some of the rules have legal effect pursuant to section 86B of the Resource Management Act, while others are fully operative or treated as operative pursuant to section 86F of the Act. The rules applicable to this proposal have been assessed and the breaches are identified below. Relevant objectives and policies are discussed in a later section of this report.

### Christchurch Replacement District Plans

The site is proposed to be zoned Guest Accommodation in the proposed Christchurch Replacement District Plan. There has not yet been a decision made on the proposed zoning of this site or the Guest Accommodation zone rules. There has been no other proposed zoning for this site (i.e. Residential Medium Density), hence the proposal has been assessed under the operative City Plan zoning.

The proposal includes the address 9 Matai Street East, which has a former pump house that is listed as a Group 4 protected building under Appendix 1, Part 10 of the operative City Plan. The former pump house building and setting are proposed to be protected as a Group 2 – Significant heritage item and setting under Appendix 9.3.6.1.1 of the proposed Christchurch Replacement District Plan.

The Independent Hearings Panel has not yet released a decision on the proposed *Chapter 9 Natural and Cultural Heritage*, however under s.86B(3) a rule in a proposed plan has immediate legal effect if the rule protects historic heritage. Therefore the proposal must be considered under both the operative City Plan rules and the proposed heritage rules when determining the activity status of the proposal.

A decision on the proposed Chapter 7 Transport (Part) was released by the Independent Hearings Panel on 15/08/2015, and became operative on 18/12/2015.

The proposal is a restricted discretionary activity under the Proposed Replacement Christchurch District Plan as it breaches the following rules:

### Heritage

The proposal involves works within the heritage item and the heritage setting. The proposed works are: to seismically upgrade the unreinforced brick walls of the pump house by the introduction of steel portal frames; repoint brickwork and make plastered surfaces good; repair and repaint existing windows and doors; add a new timber floor; add a new single level pavilion to the rear of the pump house for a kitchen, utilities and seating for the café; and to landscape the setting around the pump house with a terrace, outdoor seating, a bicycle stand and access ramp.

- < Pursuant to Rule 9.3.3.2.2 C1 consent is required for a controlled activity as the proposal includes heritage upgrade works. Council's control is limited to the matters set out in Clause 9.3.4.1 a to h.
- < Pursuant to Rule 9.3.3.2.3 RD1 consent is required for a restricted discretionary activity as the proposal includes alteration of a heritage item. Council's discretion is limited to the matters set out in Clauses 9.3.5.1 a to l and 9.3.5.2 a to h.
- < Pursuant to Rule 9.3.3.2.3 RD2 consent is required for a restricted discretionary activity as the proposal includes alteration of a heritage setting - new buildings. Council's discretion is limited to the matters set out in Clauses 9.3.5.1 a to l and 9.3.5.4 a to e.

### Transport

- < Pursuant to Rule 7.2.2.2 RD1 consent is required for a restricted discretionary activity as the proposal does not achieve Rule 7.2.3.2 which seeks that at least the minimum amount of cycle parking facilities in accordance with Appendix 7.2 shall be provided on the same site as the activity. Under appendix 7.2(2)(c), staff/ residents/ tertiary students' cycle parking facilities shall be located in a covered and secure area. The proposed café requires 2 staff cycle parking spaces, and the cycle parking provided is not located in a covered area.

### Christchurch City Plan

The site is zoned Living 5 (Travellers Accommodation). Under clause 2-5.1.1 *Residential activities and other activities (except travellers' accommodation) - all standards (Living 5 Zone)*, all standards for residential and other activities in Riccarton, Kilmarnock, Raceway and Merivale shall be as for the Living 3 Zone. Therefore, the application is to be considered under the rules for the Living 3 Zone, for both the residential activity and the café.

The Living 3 (Medium Density) zone provides principally for medium-density residential accommodation. It is anticipated that the zone provisions will encourage diverse residential development, redevelopment and infill to medium densities and moderate heights, compatible with the character of existing development in the area while maintaining a reasonable degree of open space. The exception is on the former "saleyards site" fronting Deans Avenue where greater height and densities have been allowed to reflect the site's location adjoining Hagley Park and commercial areas. Similarly, some additional height is provided for in areas of central New Brighton to reflect the area's location adjoining the district centre and coastline. Given the building densities anticipated the retention of a high level of residential amenity, through landscape planting, scale and privacy requirements, will be an essential feature of this environment.

The proposal is a non-complying activity as it breaches the following rules:

#### Residential development

- ⌋ *Development Standard 2-4.2.7 Urban design appearance and amenity – residential and other activities* – The erection of new buildings and alterations or additions to existing buildings that result in three or more residential units including all accessory buildings, fences and walls associated with that development, alteration or addition, shall be a discretionary activity, with the exercise of the Council's discretion limited to the assessment matters listed in clause 15.2.8. The proposal would result in 54 residential units.
- ⌋ *Development Standard 2-4.2.10 Ground floor habitable room - residential activities* - In the Living 3 Zone, where the permitted height limit is 11m or less at least 50% of all residential units within a development shall have a habitable space located at the ground level. Except that, any residential units fronting a road or public space, except those built over access ways, shall have a habitable room located at the ground level. Each of these habitable spaces located at the ground level shall have a minimum floor area of 12m<sup>2</sup> and a minimum internal dimension of 3m and be internally accessible to the rest of the unit. 25 of the proposed residential units (out of a total of 54 units) would have a habitable space at the ground floor. 27 of the units would need to have a habitable space at the ground floor, so the proposal is 2 units short of providing a complying number of units with habitable rooms on the ground floor.
- ⌋ *Development Standard 2-4.2.11 Outdoor Living Space – residential activities* – 30m<sup>2</sup> of outdoor living space shall be provided on site for each unit. This required outdoor living space can be provided through a mix of private and communal areas, at the ground level or in balconies provided that each unit shall have private outdoor living space of at least 16m<sup>2</sup> in total. There is no communal outdoor living space identified on the site plan. All of the proposed apartment unit, with the exception of apartments 2-9, are each provided with an outdoor terrace or balcony with an area of between 4.8m<sup>2</sup> and 8.5m<sup>2</sup>. Each of these private outdoor living spaces fall short of meeting the required 16m<sup>2</sup> minimum area by between 11.2m<sup>2</sup> and 7.5m<sup>2</sup>.
- ⌋ *Development Standard 2-4.2.12 Service and Storage Spaces* – Each residential unit shall be provided with outdoor service, rubbish, and recycling space of 5m<sup>2</sup> with a minimum dimension of 1.5m; and a single, indoor storage space of 4m<sup>3</sup> with a minimum dimension of 1m. Except that if a communal outdoor service, rubbish, and recycling space with a minimum area of 10m<sup>2</sup> is provided within the site, the outdoor service, rubbish and recycling space may reduce to 3m<sup>2</sup> for each residential unit. Each outdoor service, rubbish, and recycling space shall not be located between the road boundary and any habitable room and shall be screened from adjoining sites, conservation or open space zones, roads, and adjoining outdoor living spaces to a height of 1.5 metres. Each of the townhouses (except townhouse 12) has been provided with an outdoor storage space of between 2-2.5m<sup>2</sup> with a 1m minimum dimension. This would be 2.5-3m<sup>2</sup> and 0.5m short of the minimum area and dimension requirements. Townhouse 12 has not been provided with an outdoor service space. A communal outdoor service space with an area of approximately 21m<sup>2</sup> is provided in the basement of the apartment units, which reduces the minimum requirement for the apartments to 3m<sup>2</sup> for each residential unit. None of the townhouses or apartment units meet the minimum area requirement for the single indoor storage space of 4m<sup>3</sup>.
- ⌋ *Critical Standard 2-4.4.3 Building height – residential and other activities* – For All other parts of the Living 3 zone, except for central New Brighton, the maximum height of any building shall be 11m. The apartment building is 17.35m high at its highest point; 6.35m higher than the maximum permitted height.

#### Café in a heritage item and setting

- < *Community Standard 2-4.3.3 Hours of Operation* – The maximum total number of hours the site shall be open to visitors, clients or deliveries for any activity other than a residential activity shall be 50 hours per week. Hours of operation shall be limited to between the hours of 0700 - 2300 Monday to Friday, and 0800 - 2300 Saturday, Sunday and public holidays. Consent is sought for 75 hours of operation per week.
- < *Community Standard 2-4.3.4 Traffic generation – other activities* – For sites with frontage to local roads, the maximum number of vehicle trips per site shall be: Heavy vehicles - 2 per week, and Other vehicles - 32 per day. Consent is sought for over 32 vehicle trips per day.
- < *Community Standard 2-4.3.6 Residential Coherence* – At least one person engaged in the activity shall reside permanently on the site. Consent is sought for not having someone engaged in the other / café activity residing on the site.
- < *Specific Rule 10-1.3.2* – Group 3 and Group 4 Buildings, places and objects (Listed in Appendix 1) outside of the Central City. Any alteration of a Group 4 building, place or object, or the erection of any additional building(s) on a site containing a Group 4 building, place or object shall be a controlled activity, with the exercise of the Council's discretion limited to matters concerning the heritage values of a protected building, place or object.

#### Notable Tree removal

- < *Development Standard 10-2.3.1* – Any work defined by Clause 2.2.4 (b), (c) or (d) affecting a notable tree identified in Appendix 4, shall be a discretionary activity, with the exercise of the Council's discretion limited to the impact of the works on the tree. For the purposes of these rules, any work affecting a protected tree (whether on the site or not) shall be deemed to include removal of any tree or; the construction of any building, or laying of overhead or underground services, any sealing, paving, soil compaction, or any alteration of more than 75mm to the ground level existing prior to work commencing, any depositing of chemical or other substances harmful to the tree within 10 metres of the base of any protected tree.

The proposal includes the removal of the *Fraxinus excelsior* (English Ash) notable tree, the *Betula pendula* (Silver Birch) notable tree, the *Magnolia grandiflora* (Southern Magnolia) notable tree, and the *Eucalyptus delegatensis* (Alpine Ash) notable tree. There would be works within 10m of the English Oak (*Quercus robur*) notable tree and the Pink Horse Chestnut (*Aesculus x carnea*) notable tree.

#### Actual and potential effects on the environment of allowing the activity [Section 104(1)]

As a non-complying activity the Council's assessment is unrestricted and all actual and potential effects of this proposal must be considered. Relevant guidance is contained in the reasons for the rules breached and the relevant assessment matters as to the effects that require consideration.

Having regard to this planning framework I consider that the adverse effects of the proposal on the environment are:

- < shading, dominance and overlooking from the over-height apartment building;
- < reduced onsite amenity due to undersized outdoor living spaces, service spaces and less habitable spaces at ground floor than is required;
- < transport effects;
- < heritage effects;
- < effects on residential coherence from the café operation; and,
- < effects on notable trees.

#### Apartment building height - Shading, dominance and overlooking

The maximum height of any building shall be 11m, but the proposed apartment building would be 17.35m high at its highest point, exceeding the maximum by 6.35m. The highest point of the building would be located near the north east corner of the site, and the rest of the building steps down over two stories to reach the maximum height limit, as shown in the two elevations below. I consider that the adverse effects of the height exceedance relate to visual dominance, compatibility with the surroundings, overlooking, and shading.

Although Council's discretion is not restricted, Clause 2-15.2.2 provides some guidance on the relevant assessment matters for a building height exceedance, which include compatibility with other buildings in the area, visual dominance and overshadowing, privacy of neighbouring sites, and any ability to mitigate adverse effects.





Apartment east elevation



Apartment north elevation

#### Visual dominance

The apartment building would be noticeably high against the lower existing buildings on the site and the open space at Hagley Park. The dominance of the building in this context would be noticeable to those moving along Deans Avenue and Matai Street East, and to users of the north west corner of Hagley Park and Christchurch Girls High School (CGHS). There is also the potential for it to be seen from the residential neighbours on Darvel Street.

The visual dominance would only be perceived for a short duration by those using Matai Street East, Deans Avenue and Hagley Park. The nearby residential sites at Darvel Street would be separated from the apartment building by approximately 150m, and space within which there would be 12 townhouses of a permitted height. CGHS would have longer duration experiences of the visual dominance, but the nearest school building would be the proposed performing arts centre which is of a similar scale.

I also consider that there are a number of mitigating factors for the visual dominance of the apartment building.

The scale and dominance of the apartment building could be balanced by the proposed 15.6m high performing arts centre to be located across Matai Street East which will be located near Matai Street East.

The north and east elevations of the apartment building have been broken up by the design of the units, so well-articulated elevations are presented to the street rather than a monotonous structure.

The retained tall trees and the proposed trees (with a minimum height at planting of 2m) located between the apartment building and the street would soften the structure and echo the type of environment present in the north west corner of Hagley Park where there are dense, tall trees.

The highest part of the apartment building is set back further than the rest of the building from the road boundary on the Matai Street East frontage, so as it gets higher and more dominant it is further distanced from other sites and public spaces, mitigating its own dominance by its layout.

The short duration of use of the nearest surrounding spaces and sites, and the mitigating factors noted above, have led me to consider that the extent of the visual dominance for nearby sites would be less than minor. Any other users of the surrounding public spaces would be experiencing the dominance of the building for short durations but given the busy nature of Deans Avenue, the heavy use of Hagley Park and prominent location of



the apartment building on the corner of the site, I consider that the extent of the visual dominance on the wider environment would be acceptable.



*Existing trees, proposal site at left, looking west down Matai Street East from Hagley Park*



*Existing trees at the north west corner of Hagley Park, looking east*

#### *Compatibility with the surrounding area*

The apartment building would be noticeably higher than those around it, in particular the other Hotel buildings at 189 Deans Avenue, and the nearby dwellings along Darvel Street.

There are other apartment buildings of similar heights near the edges of Hagley Park. These examples range in height and distance from the road: 26 Carlton Mill Road at approximately 22m in height and 28m from the road; 50 Carlton Mill Road at approximately 20m in height and 32m from the road; and 138 Park Terrace at approximately 15.3m in height and 30m from the road. There would be less space provided between the apartment building and the road than there has been provided with the other examples of tall apartment buildings near Hagley Park, however the space that is provided is landscaped and contains tall trees. While the setback from the site's eastern boundary is only approximately 5.5m, there is an easement with planting between the site's road boundary and the kerb of Deans Avenue, providing a setback of approximately 12m for the apartments. Hagley Park would balance the scale of the apartment building and create distance for those viewing the building in its wider surrounding environment.

The scale of the apartment building would be compatible with the school buildings at CGHS (and the proposed performing arts centre at 15.6m in height).

Council's Principal Adviser Urban Design, Hugh Nicholson, provided urban design advice for this proposal. Mr Nicholson noted that the additional height emphasizes the corner and is appropriate for and in scale with its surroundings.

I agree that the scale of the apartment building would be compatible with its surroundings, in particular the CGHS buildings and other existing apartment buildings on the edges of Hagley Park. The Townhouses provide a transition from the apartment scale to the single storey dwelling scale on the other side of Darvel Street.

I consider the apartment building would appear larger than other surrounding buildings, but that it would be appropriate for the context.

I consider that the extent of the dominance from the over-height apartment building is acceptable.

#### *Overlooking*

There are no existing adjoining residential neighbours for the apartment units to overlook, but the apartment building would establish indoor living areas and balconies with an elevated view of Matai Street East, CGHS, Deans Avenue and Hagley Park, and there is the potential for a view as far as Darvel Street from the highest apartment units.

I consider there would be little additional effect on privacy for the already public spaces that surround the site, although there could be some perceived effects of feeling overlooked from the apartments while using the public spaces. However, there are trees on both sides of Matai Street East and Deans Avenue which would partly screen the view from the apartment units, and to be overlooked from dwellings while using a street is a reasonable expectation within an urban setting. I note that this can be seen as a positive effect in some situations by providing passive surveillance opportunities and enhancing neighbourhood safety.

The apartment building is separated from the Darvel Street dwellings by approximately 150m, which I consider to be a sufficient separation for the extent of the potential overlooking and any loss of privacy of these sites to be acceptable.

I consider any effects on nearby sites, due to their non-residential nature or distance from the building, and any effects on the wider environment would be acceptable

#### *Shading*

A sun study of the shading effects of the apartment building was provided with the application. There are no adjoining sites, and shading effects would be on the site itself and Deans Avenue. The sun study does not show how far the shading would reach over Deans Avenue and if it would reach Hagley Park, but I consider that any shading over the nearby part of Hagley Park would be short-lived, and that the existing tree cover at the edge of the Park would create a greater shading effect than the proposed apartment building.

I consider that the extent of the shading effect of the apartment building is acceptable.

#### *Conclusion*

In conclusion, I consider that the adverse effects of the apartment building height (shading, overlooking and visual dominance) are acceptable, given the site's context.

#### On-site amenity

The proposal has undersized outdoor living spaces for the apartment units, and undersized service and storage spaces for both the townhouses and apartment units. Adverse effects of these non-compliances are reduced access to outdoor living, the balance of buildings to open space, and potentially inadequate service and storage spaces.

#### *Outdoor living*

A minimum of 30m<sup>2</sup> of outdoor living space shall be provided on site for each unit, which may be provided at ground level or in balconies provided that each unit has a private outdoor living space of at least 16m<sup>2</sup> in total. There is no communal outdoor living space identified on the site plan, and all apartment units (with the exception of apartments 2-9) are each provided with an outdoor terrace or balcony with an area of between 4.8m<sup>2</sup> and 8.5m<sup>2</sup>.

While discretion is not restricted, the assessment matters at Clause 2-15.2.12 provide some guidance on relevant matters which include adverse effects on the ability of the site to provide for outdoor living needs, alternative provision of outdoor living spaces to meet these needs, how commensurate the reduction in outdoor living space is with the scale of the residential unit, and impacts on overall openness and amenity.

In his urban design advice, Mr Nicholson noted that each of the apartments is provided with a balcony facing either north, west (overlooking the 'village green' and internal courtyard) or east (overlooking Hagley Park). Mr Nicholson considered that 'the outdoor living spaces are well designed and will contribute to the amenity of the proposed development and there is high quality access to outdoor spaces for residents'. There are also generous landscape areas at ground level, and Hagley Park is nearby and provides an alternative space for outdoor recreation.

The reduction in outdoor living space is in proportion to the apartment units, which are inherently limited for outdoor living space. The outdoor living spaces are directly accessible from the indoor living spaces which would also have good access to sunlight and fresh air through sliding doors to the balconies. The proposal's apartment building sun study shows that all the units would receive sunlight either early or late in the day.

Due to the orientation of the balconies and the alternative nearby outdoor spaces, I consider that the provision of outdoor living space for the apartment building units will be adequate for the needs of future residents and therefore acceptable.

#### *Habitable spaces at ground level*

At least 50% of all residential units within this development should have a habitable space located at the ground level, but the total proposal is 2 units short of providing a complying number of units with habitable rooms on the ground floor. While discretion is not restricted, the assessment matters at Clause 2-15.2.11 provide some guidance on relevant matters. Adverse effects of this non-compliance relate to the balance of open space and buildings.

The balance of open space to buildings would not be noticeably different if there were two more units on the ground floor of the apartment building. As noted above, each unit has adequate outdoor living space for the nature for the unit, with open space onsite and nearby to balance with buildings. I consider that the balance between open space and buildings in the proposal is acceptable.

#### *Outdoor service, rubbish, and recycling space*

Each residential unit shall be provided with an outdoor service, rubbish, and recycling space of 5m<sup>2</sup> with a minimum dimension of 1.5m; and a single, indoor storage space of 4m<sup>3</sup> with a minimum dimension of 1m. If a communal outdoor service, rubbish, and recycling space with a minimum area of 10m<sup>2</sup> is provided within the site, the outdoor service, rubbish and recycling space may reduce to 3m<sup>2</sup> for each residential unit.

Each of the townhouses (except townhouse 12) has been provided with an outdoor service space of between 2 and 2.5m<sup>2</sup> with a 1m minimum dimension. Townhouse 12 does not have identified outdoor storage space. A communal indoor service space with an area of approximately 21m<sup>2</sup> is provided in the basement of the apartment units, which reduces the minimum requirement for each of the apartment units to 3m<sup>2</sup>. Not all of the apartment units meet the minimum dimension requirement for the single indoor storage space of 1m.

While discretion is not restricted, the assessment matters at Clause 2-15.2.13 provide some guidance on relevant matters, and include the adequacy of communal or alternative areas provided, the ability to use those spaces, and impacts of visual amenity within the site and for the street scene. The adverse effect of the undersized service and storage spaces relates to the adequacy of the spaces that have been provided.

In his urban design advice, Mr Nicholson considered that the service and storage areas proposed to be provided were adequate.

The apartment units are provided with a space within the building in the underground parking area, which I would consider to be convenient as it is located within the building, and accessible by a lift. The apartments have not been provided with any private outdoor service, rubbish, and recycling space but this seems appropriate given the nature of a multi-storey apartment building.

Each of the townhouses (except townhouse 12) has an outdoor service, rubbish, and recycling space but not of a compliant size. Townhouse 12 has no outdoor service space, but it has two single garages. I consider the space provided would be adequate for the storage of rubbish bins, and the extra garage at townhouse 12 could accommodate bins.

Some of the apartment units do not have a storage space with a 1m minimum dimension. The first 3 floors of the building are provided an extra 8m<sup>2</sup> of storage space located in the hallway of the building that would also be available for use. I consider that the storage space provided is adequate and in proportion to the size of the apartment units.

The adverse effects of the lack of service or storage space may be felt by those using the units, but I consider that the provision of the service and storage spaces for each residential unit, in addition to the alternative and



communal service and storage spaces will meet the needs of future residents and any adverse effects are acceptable.

#### Alterations and additions to heritage item and setting

The proposal involves works within the pump house heritage item and the surrounding heritage setting, as described in the planning framework section above.

Under the City Plan, any alteration of a Group 4 building, place or object, or the erection of any additional building(s) on a site containing a Group 4 building, place or object shall be a controlled activity, with the exercise of the Council's discretion limited to matters concerning the heritage values of a protected building, place or object.

Under the proposed Christchurch Replacement District Plan, consent is required for a controlled activity as the proposal includes heritage upgrade works to the Matai Street East pump house. Council's control is limited to the matters set out in Clause 9.3.4.1 a to h.

Consent is also required for a restricted discretionary activity for two reasons: the proposal includes alteration of a heritage item; and alteration to a heritage setting with the addition of new buildings. Council's discretion is limited to the matters set out in Clauses 9.3.5.1 a to l and 9.3.5.2 a to h, and Clauses 9.3.5.1 a to l and 9.3.5.4 a to e.

The effects of the proposed works on the heritage item and within the heritage setting (a seismic upgrade, brickwork repointing, repair and repainting of windows and doors, the addition of a new timber floor, and a new single level building at the rear of the pump house to accommodate a kitchen and seating for café use) have been assessed by the Council's Heritage Advisor, Gareth Wright, whose comments should be read in conjunction with this report.

Mr Wright noted that the seismic upgrade would avoid altering the exterior envelope of the building and that the steel frames would not be at odds with the industrial nature of the building. As details have not been provided for the works on the heritage building, they have been addressed through the recommended conditions. The elevations of the building would be largely unchanged and there would be minimal penetrations required for services. Mr Wright considered that the new pavilion would contrast with the pump house and be only lightly joined to it. The existing rear doors would be retained in-situ.

Mr Wright concluded that:

*The conversion of the Matai Street Pumphouse to a café is an innovative example of adaptive reuse, securing the future of this under-utilized and neglected building. The manner in which the building is being converted is also exemplary. Heritage form, fabric and appearance are being maintained, upgraded and restored. The new pavilion addition strikes the right balance between contrast and compatibility, whilst being appropriately subordinate.*

I consider that the effects of the proposal on the heritage item and setting are acceptable.

#### Protected Trees

Any work defined by Clause 2.2.4 (b), (c) or (d) affecting a notable tree identified in Appendix 4, shall be a discretionary activity, with the exercise of the Council's discretion limited to the impact of the works on the tree. The work affecting the protected trees would be the construction a townhouse, the apartment building, and the decking attached to the café, and sealing, paving, or soil compaction within 10 metres of the base of two protected trees (the English Oak (*Quercus robur*) notable tree and the Pink Horse Chestnut (*Aesculus x carnea*) notable tree). The proposal also involves the removal of the *Fraxinus excelsior* (English Ash) notable tree, the *Betula pendula* (Silver Birch) notable tree, the *Magnolia grandiflora* (Southern Magnolia) notable tree, and the *Eucalyptus delegatensis* (Alpine Ash) notable tree.

The removal of four notable trees would reduce the amount of existing planting retained on the site. However more trees are proposed to be planted between the proposed buildings and the road boundaries, which would be in a more visible location in terms of the view of the site from the street.

Council Arborist, Mr John Thornton, considered that;

*in terms of the removal of the existing Notable trees on site i.e. that is the English Ash, Silver Birch, the Southern Magnolia and the Alpine Ash (technically missing though there is a Eucalyptus in that spot), I would expect that some reasonably large replacement trees be provided, as their*

*removal will be a significant loss of vegetation to the landscape. Also of note is the loss of one of the best Rimu trees I have seen in the city boundaries. This is both a very large example of an urban Rimu, which is also of very good form and health.*

*In particular the English Ash is a very large tree and currently has a trunk diameter of over 96 cm, is 17 m tall and 18.5 m in crown width. Although the trees have been rated as below the level to qualify for continued protection under the proposed District Plan, the criteria for inclusion is far more severe than the current assessment system uses, with which they were assessed in the 1990's. This does not mean they are not worth retaining, just that they are not at a Notable tree level according to the proposed new CTEM system of appraisal.*

*However, if new trees of a species that will grow into large enough trees to replace the ones lost are provided, this would mitigate to a reasonable extent the loss of the trees.*

*Therefore I recommend that the planting of four replacement trees ... at least 3 metres high at the time of planting for exotics, and 2 metres high for natives.*

*The replacement trees should be planted in a suitable location, preferably where they are most visible. The replacement trees are to be maintained in accordance with internationally recognised Arboricultural practice and should not be topped.*

Mr Thornton originally included a list of preferred species for the above mentioned four trees, but subsequent discussion with Mr Thornton established that a number of the species proposed for the site would be adequate.

The removal of four notable trees would reduce the amount of existing planting retained on the site. However more trees are proposed to be planted between the proposed buildings and the road boundaries, which would be in a more visible location in terms of the view of the site from the street. While Mr Thornton recommended that four of the replacement trees be 3m in height at the time of planting, I consider that a condition requiring the two trees labelled plan reference 19 on the Proposed Tree Plan (at page 93 of the consent document) to be 3m in height at the time of planting would mitigate the effects of the loss of mature trees on the site.

I consider that the removal of four notable trees and works within 10m of two retained notable trees are acceptable, based on the recommended conditions that would manage the works.

#### Transport

There are two transport related non-compliances, which relate to trip generation from the café operation (greater than the permitted 32 trips per day) and staff cycle parking provision for the café (not undercover or secure as required). The transport effects of the whole development on the surrounding transport network have also been considered. Vehicle and cycle parking numbers, parking manoeuvring, increased use of the Matai Street East and Darvel Street vehicle accesses, effects on the major cycle way along Matai Street East have been assessed by a Transport Engineer from Novo Group Limited, Mr Nick Fuller, whose comments should be read in conjunction with this report.

Mr Fuller considered that more than the required number of cycle parks had been provided for the café and that the proposed provision would be acceptable. With regard to traffic generation at the vehicle accesses, Mr Fuller agreed with the ITA (provided with the application) that traffic generation at the Darvel Street access would be very low and that the access would operate satisfactorily. Changes at the Kilmarnock Street access was anticipated to be negligible.

Regarding the Matai Street East vehicle access, Mr Fuller considered that 'whilst we note that it is not ideal to increase the volume of traffic using this access and therefore crossing the Major Cycle Route, we consider that it can occur safely.' The cross-section of the Matai Street East access contains a footpath, planting strip, cycle way and then the road carriageway, with no parking permitted on the proposal's side of the street. A visibility splay would also be provided, so Mr Fuller was satisfied that visibility for pedestrians would be improved and that drivers leaving the site would be able to see cyclists. Mr Fuller also considered that vehicles entering the site would need to give way and that the possible delay for them would not create adverse traffic effects for the road network. The possibility of each townhouse having their own access to Matai Street East was considered as creating worse effects than the proposal.

Regarding the trip generation associated with the café operation, Mr Fuller considered the transport effects of the café operation would be less than minor.

Mr Fuller concluded that he was satisfied that the transport effects of the proposed development on the safety and efficiency of the surrounding transport network would be less than minor. Accordingly, he could support the proposal from a traffic perspective.

I have relied on the advice of Mr Fuller and accept his advice. I consider that the transport effects of the proposal are acceptable.

#### Café operation

At least one person engaged in the activity shall reside permanently on the site, and the maximum total number of hours the site shall be open to visitors, clients or deliveries for any activity other than a residential activity shall be 50 hours per week. Consent is sought for not having someone engaged in the café activity residing on the site, and for 75 hours of operation per week. Adverse effects of the café are on the residential coherence and character of the area.

While discretion is not restricted, the assessment matters under Clauses 15.2.25 and 15.2.27 provide some guidance and include the extent the surrounding area will be dominated by residential activity, the presence of residential neighbours for residential sites, any cumulative effects of loss of residential activity in the area, traffic and pedestrian movements that are out of character with the area, inconsistent noise, disturbance and loss of privacy, and mitigating aspects of the activity.

The immediately surrounding area contains CGHS, the existing hotels on the site and across Kilmarlock Street, and Hagley Park, so the area is already dominated by other activities. The café component is a part of the whole proposed development which will introduce more residential activity to the proposal site than currently exists. These proposed residential neighbours would have neighbours in the townhouses or apartment building, and would mitigate the residential incoherence of the café.

There is already pedestrian traffic along Matai Street East, being a quiet route to Hagley Park and Christchurch Girls High School. The existing major cycle way travels along the front of the proposed café site, and would already be anticipated to encourage cycle traffic along this road frontage. The proximity of the proposed café near a large open space in Hagley Park also makes the presence of a café compatible in terms of people frequenting the area.

I consider that the effects of the café operation on residential coherence are acceptable.

#### Urban design

The proposal would result in 54 residential units, making it a restricted discretionary activity, to be assessed against the urban design matters listed in Clause 15.2.8. The council's discretion is not limited, but the assessment matters listed in Clause 15.2.8 provide some guidance to establish whether the proposal achieves a good outcome in terms of urban design principles. For completeness, I have summarised the advice from Council's Principal Adviser Urban Design, Hugh Nicholson, whose comments should be read in conjunction with this report.

Mr Nicholson made a number of points about the visual effects of the scale of the proposed buildings on the site and context. The proposed townhouses were considered to be of an appropriate scale for Matai Street East, and the residential components appropriately address the street. In particular, the ground floor living areas of the proposed apartments would provide for some interaction with the street, and the articulation of the proposed buildings would provide visual interest and human scale.

Mr Nicholson concluded that:

*In general this is a high quality proposal which will provide an attractive medium density living environment adjacent to Hagley Park and the existing Chateau on the Park hotel. The residential terrace housing and apartments are well-designed and the extra height in the proposed apartment building overlooking the park is appropriate reinforcing the corner and providing a high quality living environment with views over Hagley Park.*

I have relied on the advice of Mr Nicholson and accept his advice that the proposal is of high quality and takes into account the relevant urban design principles.

Both the townhouses and the apartment building present a large amount of solid built form to the street, but for the reasons discussed above I agree that the development is appropriate for the context, and the units at ground level would connect with the street frontage. The articulated form of the townhouses and apartment building avoid a monotonous structure on the street front, and parking and garages have been mostly kept away from the surrounding streets. Trees have been retained and while some are being removed there are more proposed to be planted, many between the buildings and the road boundaries.

I only consider the height of the apartment building's ground floor to present an adverse visual effect to the street frontages, but this is mitigated by planting and direct accesses to courtyards which creates a more human scale at ground level. I consider that CGHS and the performing arts centre, and users of the north west corner of Hagley Park may notice the apartment building's ground floor design, but only for short durations. I therefore consider this adverse effect to be acceptable.

#### Positive effects of the proposal

Positive effects of the proposal may be considered under section 104(1). I consider that these are:

- < introducing permanent residential activity into the application site
- < re-using and restoring a heritage item
- < creating a strong built edge along Matai Street and around the corner of Deans Avenue
- < providing passive surveillance to Hagley Park and a section of Matai Street East
- < locating residential units near a major cycle route.

It is my opinion that while the proposal would establish higher density residential units and a non-residential activity (a café) in an area with predominantly single or two-storey dwellings, the proposal would have the positive effect of establishing more residential activity in a location dominated by a high school and a hotel operation. The housing is of a different nature to the existing housing nearby, but I consider it has been designed in a way that is sympathetic to this existing housing stock, specifically by graduating the density from higher at the Park to lower adjacent to the established residential area.

The proposal creates a number of active frontages along Deans Avenue and Matai Street with outdoor and indoor living spaces facing the street, and pedestrian access from the street for the townhouses and some of the ground floor apartment units. In establishing more residential use the proposal would also provide for more passive surveillance over Matai Street East, Deans Avenue and a densely planted part of Hagley Park. Mr Nicholson, in his urban design advice, also considered that 'Hagley Park would benefit from increased levels of surveillance provided by additional residential units overlooking the park'.

Mr Nicholson also considered that a positive effect of the proposal would be to create a;

*'Strong built edge along Matai Street and around the corner onto Deans Avenue. The proposed apartments would overlook Hagley Park and provide an attractive edge to Deans Avenue. The additional height emphasizes the corner. In my opinion the development responds to the corner site positively and would create a legible street corner.'*

The proposal would locate more dwellings near to a major cycle route, a pleasant pedestrian route and existing public transport routes that ideally will encourage people to adopt more active modes of transport.

The application site includes the site of the heritage item pump building, and has incorporated the restoration and seismic strengthening of this building into the proposal. Re-use and repair of a heritage item is a positive effect of the proposal as it will retain the building's existing heritage values and contribute to the character of the area.

#### Conclusion

Due to the nature of nearby neighbours and buildings, the separation provided between the proposed apartment building and the nearest existing residential dwellings, and the balancing and mitigating effect of Hagley Park and the existing and proposed trees, I consider that the adverse effects of the proposal are acceptable. There are also a number of positive effects that the proposal will have on the site and the surrounding area, which will mitigate these minor adverse effects.

In my view, the proposal would be an appropriate use of the site.

#### **Recovery Plans and Regeneration Plans**



Section 60(5) of the Greater Christchurch Regeneration Act 2016 states that Recovery Plans and Regeneration Plans are a matter over which discretion is restricted.

I consider that the proposal is not inconsistent with the Christchurch Central Recovery Plan, which seeks to enable residential activity within the Central City, as the proposal is likely to support recovery of the Central City despite not being located within the four avenues.

There are no Regeneration Plans relevant to this application.

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

Regard must be had to the relevant objectives and policies in the Operative City Plan, and those in the Proposed Replacement District Plan. Of particular note, Chapter 3 of the Operative Replacement District Plan contains a number of high level strategic objectives to guide the recovery and future development of the City. Chapter 14 contains objectives and policies for high quality residential environments, Chapter 7 contains objectives and policies for the transport system, and Chapter 9 contains objectives and policies for maintaining historic heritage.

Objective 3.3.1 seeks to enable recovery and facilitate the future enhancement of the district in a manner that meets the community's needs for housing, infrastructure and transport. I consider that the proposal is consistent with this objective.

*Heritage*

Under the operative City Plan, *Policy 4.3.1 – Heritage Items* aims to identify and provide for the protection of heritage items having regard to their significance. Under the proposed Christchurch Replacement District Plan, *Policy 9.3.2.7 - Ongoing, Viable Use of Heritage Items and Heritage Settings* seeks to provide for the ongoing, viable use including adaptive reuse of heritage items and heritage settings, including recognising and providing for works necessary as a result of damage incurred from the Canterbury earthquakes of 2010 and 2011. The proposal would reuse and seismically strengthen the heritage pump house, and the works on the heritage item would be managed by the proposed conditions of this resource consent. In my view, the proposal is consistent with the heritage objectives and policies in both Plans.

*Trees*

Under the operative City Plan, *Policy 4.3.7 – Protected trees* aims to identify and provide for the protection of trees having special value to the community.

*Policy 9.4.2.3 - Trees in Road Corridors, Parks, Reserves, and Public Open Space* seeks to ensure that road corridors, parks, reserves, and public open space are planted with trees to enhance environmental, landscape, cultural, social and economic values. *Policy 9.4.2.4 – Felling of significant trees* endeavours to avoid the felling of significant trees identified as having exceptional values and limit the felling of other significant trees identified as not having exceptional values.

Under the proposed Christchurch Replacement District Plan *Objective 9.4.1 – Trees* aims to maintain and enhance the contribution of significant trees and trees in road corridors, parks, reserves and public open space.

Four trees listed as notable under the City Plan are proposed to be removed. Under the proposed Christchurch Replacement District Plan, none of these trees are retained as notable. As the four trees to be removed have not been retained as notable under the proposed District Plan, I consider that the felling of these trees is not inconsistent with the proposed policies and objectives. The two notable trees under the City Plan that the proposal will retain are located near to Matai Street East and Deans Avenue, which is consistent with *Policy 9.4.2.3* for trees in road corridors. While the proposal will remove some trees adjacent to the road corridor, the applicant will plant replacement trees to work with the proposed townhouses and apartment building.

*Transport*

Under the operative City Plan *Policy 7.1.1* seeks to remedy, mitigate or avoid the adverse effects of the use of the transport system, and *Policy 7.1.4* aims to make efficient use of the transport system, particularly its infrastructure. Under the proposed Christchurch Replacement District Plan, *Policy 7.1.1.6* aims to promote public

and active transport, and *Policy 7.1.1.2* seeks to manage the adverse effects of high trip generating activities on the transport system by assessing their location and design.

The transport advice received for this proposal was that any effects of the proposal on the transport system would be less than minor, which I accept. I therefore consider that the proposal is consistent with the objective and its policies. I also consider that the proposal places more residential units close to the central city, existing bus routes, pedestrian routes and a major cycle way, which would make efficient use of existing public transport systems.

#### *Residential*

Under the operative City Plan, urban growth objectives and policies include *Objective 6.1 – Urban consolidation* - to accommodate urban growth with a primary emphasis on consolidation, and *Policy 6.1.2 – Redevelopment and infill* - to promote redevelopment and more intensive use of the urban area in a manner that maintains and improves neighbourhood character and amenity values and the quality of the built environment, while being sensitive to the receiving environment and avoiding and mitigating adverse effects. The proposal would redevelop an area of land close to the city centre and support urban consolidation, with anticipated positive effects for cost effective services, energy efficiency and reduced or shorter private car-borne trips by locating housing close to employment, schools and business areas. I consider that the proposal is compatible with and sensitive to its receiving environment.

Under the operative City Plan, living environment objectives and policies are for diverse living environments (*Objective 11.1*), providing various densities accounting for existing residential characters (*Policy 11.1.4*), locating higher rise buildings adjacent to Hagley Park (*Policy 11.1.5*), and ensuring open space reflects local character (*Policy 11.4.1*). I consider the proposal is consistent with these objectives, by locating the apartment building near to Hagley park, providing a range of living densities, and providing a range of on-site open space areas consistent with expectations for a townhouse, ground floor apartment unit, and above ground apartment unit.

Under the proposed Christchurch Replacement District Plan, a strategic objective (3.3.4) is to enable an additional 23,700 dwellings through a combination of residential intensification, brownfield and greenfield development, and for a range of housing opportunities to meet diverse and changing needs of Christchurch residents. I consider the proposal to be consistent with this objective as it will produce 54 new residential units over less than a hectare of land, and will locate them near the Central City.

#### *Non-residential activity*

Under the operative City Plan, living environment *Policy 11.4.12 – Scale* is to ensure that the scale of non-residential buildings and activities is compatible with the scale of those of the surrounding living environment. I consider that the scale of the café is compatible with the existing surroundings of the proposal site, and that the proposal is consistent with this policy.

Note: Strategic Objective 3.3.2 of the Christchurch Replacement District Plan states that requirements for notification and written approval are to be minimised when implementing the Plan. Regard was had to this objective at the time the decision on notification was made.

Overall, I consider the application to be consistent with the relevant objectives and policies in the operative and proposed plans, as it will:

- < reuse and retain heritage fabric in the pump house;
- < retain notable trees in the road corridor;
- < not adversely affect the transport system and will provide residential units near to public and active transport infrastructure;
- < consolidate residential units in an existing urban area near the central city in manner that is not incompatible with the receiving environment; and
- < will create a high quality residential environment (in particular I consider that the café operation would be not be of an incompatible scale for the proposal site and its surroundings).

#### **Weighting of the City Plan and Christchurch Replacement District Plans**

The Strategic Directions and Strategic Outcomes chapter of the Replacement District Plan became operative on 25 May 2015, therefore the strategic objectives must be given significant weight.

The rules within the notified Chapter 9 Natural and Cultural Heritage of the proposed Christchurch Replacement District Plan have immediate legal effect under section 86B(3)(d), and should be given some weight along with the operative rules for protected buildings, places and objects and protected trees.

Decision 7 – Transport (Part) on the proposed Christchurch Replacement District Plan is operative as of 18 December 2015, so must be given full weight.

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

Environment Canterbury and Council records indicate that the application site has not been used for an activity on the Hazardous Activities and Industries List (Ministry for the Environment) therefore the National Environmental Standard for managing contaminants in soil to protect human health does not apply.

**Any other matters which are relevant and reasonably necessary to determine the application [Section 104(1)(c)]**

**Precedent / Plan Integrity**

Given the non-complying status of this application it is appropriate to have regard to the issue of precedent, as well as the effect of granting consent upon the integrity of the City Plan and public confidence in its consistent administration. Case Law has established however, through the High Court in *Rodney District Council v Gould*, that concerns relating to plan integrity and precedent effect are not mandatory considerations. The Court held that they are matters that decision makers *may have regard to*, depending on the facts of a particular case including:

1. Whether a proposal is contrary to the objectives and policies of the plan; and if so
2. Whether in the circumstances of a particular case a proposal can be seen as having some unusual quality.

In this case the proposal is not contrary to the objectives and policies, therefore I am satisfied that issues of precedent or plan integrity do not arise.

In my opinion the proposal and the application site have a number of unique characteristics which would distinguish it from other applications for over-height activities in a living zone. These include:

- ⟨ the location of the proposal site near non-residential activities (a high school and a hotel)
- ⟨ the use of the whole site bound by Darvel Street, Matai Street East and Deans Avenue for a single development with three components
- ⟨ the location of the site adjacent to Hagley Park

Given these factors, I consider that granting consent to this application is unlikely to give rise to any significant precedent effect which would challenge the integrity of the City Plan.

**Part II of the Resource Management Act 1991 [Section 104(1)]**

The above considerations are subject to Part II of the Act which outlines its purpose and principles.

The proposal is considered to be consistent with Part II matters as it will maintain the amenity of the surrounding environment, in accordance with Section 7(c) and 7(f), it will be an efficient use of land (providing residential units and a café in space occupied by gardens near the central city and transport links), in accordance with Section 7(b), and it will protect historic heritage from inappropriate use and development, in accordance with Section 6(f) of the Resource Management Act 1991.

**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(3)(d) notification consideration**

No matters have arisen in the assessment of this application which would indicate that the application ought to have been notified.

**Recommendation:** That for the above reasons the application **be granted** pursuant to Sections 104, 104B, 104D and 108 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, including the further information and amended plans submitted on 5/08/2016, except as amended by the subsequent conditions. The Approved Consent Documentation has been entered into Council records as RMA/2016/1434 (160 pages) and includes the stamped approved plans RMA/2016/1434 pages 46 to 104.

**Notable trees**

2. The applicant shall appoint a suitably experienced and qualified Arborist that is approved by the City Arborist, Christchurch City Council, to monitor and supervise all works within 10 metres of the protected trees (labelled numbers 23 and 51 on sheet 7 of the Landscape plan, or page 91 of the consent document) for the duration of proposed works. This person is to be engaged by the applicant and is to liaise with the project manager, supervisory staff and the contractors carrying out the works on site to ensure that tree protection occurs for the duration of the works (see advice note 1).
3. The arborist appointed under condition 2 above shall attend a pre-commencement meeting, where the arborist will outline tree protection requirements to the contractors carrying out the proposed works.
4. Soil excavation within 10 metres of the protected trees (23 and 51 on sheet 7 of the Landscape plan) shall occur under the direction and supervision of the appointed Arborist.
5. Hand-digging shall be used under the supervision and direction of the appointed Arborist when excavating soil within the 10 metre setback areas when determining the location of significant roots for foundations, or other locations specified by the appointed Arborist.
6. The laying of any services within the 10 metre setback of the protected trees shall, where practicable, use a boring/thrusting technique at a minimum depth of 600 mm below ground level. If not practicable, it shall be carried out in accordance with condition 5.
7. A 1.8m high fence with wire mesh panels shall be erected around the protected trees (23 and 51 on sheet 7 of the Landscape plan) on the site that may be affected by the construction activities, to exclude the tree root protection zone from site activity.
8. The fence required under condition 7 above shall be well braced to resist impacts, and shall be put in place prior to commencement of site work under the supervision of the Arborist appointed under condition 2, and remain in place until all site work has been completed.
9. There should be no alteration to the barrier fencing or access to the tree root protection zone without prior approval by the Project Manager, stating the purpose and duration of the proposed access, unless the Project Manager is on site and attending in person.
10. When soil is cleared around any tree roots they must not be left exposed for an extended time, and they shall be protected from desiccation and damage by the use of damp Hessian or good quality topsoil, as specified by the appointed Arborist.
11. If any roots encountered at the levels to be excavated have to be severed, they shall be severed cleanly with pruning secateurs or a hand saw, and no ripping or breaking of roots is to occur. All root pruning is to be carried out by the appointed Arborist.
12. Any heavy machinery used on site shall avoid coming within 8 metres of the base of the tree, except where the surface is already sealed.
13. No materials or machinery/vehicles are to be stored/parked within 10 metres of the base of the tree during the construction work, including excavated soil, chemicals or building materials.



14. Disposing of water used to wash down machinery (e.g. concrete mixers) within 10m of the protected trees (labelled numbers 23 and 51 on sheet 7 of the Landscape plan) is prohibited.
15. The appointed Arborist shall advise the City Arborist in writing, within twenty-four hours of any damage to the protected trees (23 and 51 on sheet 7 of the Landscape plan) resulting from the works, which in the opinion of the appointed Arborist is likely to result in more than minor adverse effects on the tree. If damage is caused to the protected trees as a result of the works, then the resource consent holder shall be responsible for rectifying the damage to the best possible extent. In the event of damage to the protected trees, the appointed arborist shall prepare a report detailing what damage occurred, how it will be rectified and how further damage would be prevented. The report shall then be submitted to the council arborist for approval.

#### Landscaping

16. The proposed landscaping shall be established in accordance with the Proposed Tree Plan at page 93 of 160 of the consent document, with the exception of the two Quercus rubra (plan reference 19 on the Proposed Tree Plan) to be 3m in height at time of planting (all other trees to be 2m in height at time of planting)
17. All required landscaping shall be provided on site within the first planting season (April to October) after the date of issue of the code of compliance certificate under the Building Act. For avoidance of doubt, if the development is staged then this condition shall apply to each stage of the development.
18. All landscaping required for this consent shall be maintained. Any dead, diseased, or damaged landscaping is to be replaced immediately with plants of a similar species.

#### Parking and transport

19. 3 vehicle parking spaces to the south of the apartment building shall be allocated for apartment use.
20. If the proposed café is to operate under hours of darkness, lighting of parking and loading areas shall be maintained at a minimum level of two lux, with high uniformity, during the hours of operation. Lighting shall still comply with relevant District Plan standards for controlling glare.
21. A visibility splay in accordance with Appendix 7.9 of Chapter 7 of the replacement Christchurch District Plan (as at 23/8/2016) shall be maintained on the west side of the Matai Street East vehicle crossing, and the south side of the Darvel Street vehicle crossing. Any landscaping within the visibility splay shall be kept below 0.5m in height.

#### Acoustic insulation

22. Any new habitable space within the proposed apartment building which is within 40 metres of the edge of the nearest marked traffic lane of Deans Avenue, shall achieve a minimum external to internal noise reduction of 30 dBA (Dtr, 2m, nT).

#### Heritage

23. The applicant must advise the CCC Heritage Team leader or nominee of the imminent commencement of works at least ten working days in advance so that it can be ensured that those conditions of consent that require prior agreement are verified.
24. The applicant shall not commence or shall cease work in a given area if there are any changes proposed to the submitted and approved plans in relation to that area. These changes must be discussed and agreed with the CCC Heritage Team Leader or nominee before work is commenced or further work undertaken. See advice note 7.
25. A photographic record of the works must be undertaken before commencement, at regular intervals during works and after completion. This record shall be provided to the CCC Heritage Team leader or nominee within one month of completion. This record shall be executed as per the matters outlined in the City Plan: vol. 3, s. 10, clause 1.3.5 – Photographic Records (Group 1 – 4 heritage items) - except that it is not required that the photographs be taken by a professional photographer. They must however be in a high quality, high resolution digital format. See advice note 5.
26. The applicant must provide a Temporary Protection Plan (TPP) to the CCC Heritage Team Leader or nominee for discussion and approval before the commencement of works on site. Once works are underway, the TPP should be reviewed on a weekly basis to ensure that any immediate risks to heritage fabric are highlighted and necessary mitigation measures undertaken.
27. Copies of the approved consent documentation and the TPP must be held on site at all times; form part of the site induction process; be read, signed and complied with by all tradespeople working on site; and be made available on request to Council employees or their representatives.

28. Heritage joinery must be left in-situ if possible, and original finishes and heritage patina maintained. If the removal of the joinery is required, then it shall be removed with care and marked to permit reinstatement in its original location. Reproduction joinery must only be employed where reinstatement of the original is not possible. Reproduction is to be undertaken on a 'like for like' basis in terms of materials and profile, and must be identified as new work by date stamping or other means of identification. See advice note 3.
29. The mortar mix to be employed for brickwork repair and repointing shall be provided to the CCC Heritage Team Leader or nominee for discussion and approval before the commencement of works on site.
30. The applicant shall provide full structural drawings for the seismic upgrade to the CCC Heritage Team Leader or nominee for discussion and approval before the commencement of works on site.
31. The applicant shall provide the structural detail for the new timber floor to the CCC Heritage Team Leader or nominee for discussion and approval before the commencement of works on site.
32. The applicant shall submit their selected portal frame paint colour to the CCC Heritage Team Leader or nominee for discussion and approval before this element of works commences.

**Advice Notes:**

**Trees**

1. The following local Arboricultural firms are considered acceptable to Christchurch City Council:
  - a) Advanced Tree Services - 03 344 6162/ Mathew Palmer 027 2202724
  - b) Arbor-Tek Ltd - 03 3497143 / Joe Berryman 027 272 6710
  - c) City Care - 03 941 7200 Fax 03 941 7250
  - d) Four Seasons Tree Care (Otautahi) Limited - 03 381 1422, Mobile: 021 029 66714, email [bek@fourseasonstreecare.co.nz](mailto:bek@fourseasonstreecare.co.nz)
  - e) Treetech Specialist Treecare Ltd - 03 383 9370/ 0800 873378, Chris Walsh 027 2297499
  - f) Arbor Vitae - Laurie Gordon (Tree Reports/Assessments only) 027 229 2536
  - g) Warner Tree Care Limited (Tree Reports/Assessments only) 03 3394412, Liz Warner 0211206913 email [Liz@warnertreecare.co.nz](mailto:Liz@warnertreecare.co.nz)

**Heritage**

2. All works should be carried out with regard to the conservation principles contained within the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value (ICOMOS New Zealand Charter 2010).
3. The dating of new or introduced fabric may be undertaken by any permanent means including marker pen. Marking should be in unobtrusive locations. Not all new fabric requires dating; only where there is the potential for the future misinterpretation of replica fabric or introduced old fabric as original heritage fabric should it be marked.
4. All works to be undertaken on the repair and replacement of heritage fabric should be undertaken by tradespeople experienced in working with such fabric.
5. The purpose of this photographic record (see condition 25) is the recording of changes to the fabric of the heritage item as a consequence of the programme of works. The focus of the images should be the areas in question rather than individual elements.
6. The CCC Heritage Team nominee for this project is currently Gareth Wright [gareth.wright@ccc.govt.nz](mailto:gareth.wright@ccc.govt.nz) DD: 941 8026.
7. With reference to Condition 24; a further consent will be required for proposed changes which are considered by the CCC Resource Consent Unit to be beyond the scope of this consent.

**Monitoring**

8. The Council will require payment of its administrative charges in relation to monitoring, as authorised by the provisions of section 36 of the Resource Management Act 1991. The current monitoring charges are:
  - (i) A monitoring fee of \$298 to cover the cost of setting up a monitoring programme and carrying out two site inspections to ensure compliance with the conditions of this consent; and
  - (ii) Time charged at an hourly rate of \$116 incl. GST if additional monitoring is required, including non-compliance with conditions.

## Development Contribution Assessment

9. Development Contributions have been assessed in accordance with the Development Contributions Policy 2015, which has been established under the Local Government Act 2002. Full details of the policy are available at <http://www.ccc.govt.nz/consents-and-licences/development-contributions/>.

Payment of Development Contributions can be made at any time following the issue of this consent. Payment in full must be made before either commencement of the Resource Consent activity, issue of Code Compliance Certificate for a building consent, issue of section 224 Certificate for a subdivision consent, or authorisation of a service connection.

Development Contribution Summary as at 17 June 2016:

DEVELOPMENT CONTRIBUTIONS SUMMARY				PIM or Building Consent Ref:		RMA/2016/1434		
Customer Name		Rexton Global Limited				ASSESSMENT		
Project Address		189 Deans Avenue						
Assessment Date		17/06/2016						
Assessment Summary								
Location: <b>Riccarton</b>		HUE Credits						
		Current	Assessed	Discounts	Assessed HUE After Discount	Change	DC Rate (incl GST)	DC Charge (incl GST)
Activity	Catchment	HUE A	HUE B	C	HUE D	HUE E	G	F= E x G
<b>Network Infrastructure</b>								
Water supply	District-wide	0.00	54.83	0%	54.83	54.83	\$2,785.59	\$152,719.83
Wastewater collection	District-wide	0.00	54.83	0%	54.83	54.83	\$6,582.80	\$360,891.05
Wastewater treatment and disposal	District-wide	0.00	54.83	0%	54.83	54.83	\$3,385.35	\$185,601.65
Stormwater & flood protection	Avon	0.00	6.26	0%	6.26	6.26	\$982.82	\$6,157.04
Road network	Inner City	0.00	59.51	0%	59.51	59.51	\$1,011.36	\$60,180.74
Active travel	District-wide	0.00	59.51	0%	59.51	59.51	\$375.35	\$22,335.11
Public transport	District-wide	0.00	59.51	0%	59.51	59.51	\$488.96	\$29,095.39
<b>Total Community and Network Infrastructure</b>								\$816,980.81
<b>Reserves</b>								
Regional parks	District-wide							\$154,090.13
Garden and heritage parks	District-wide							\$10,478.84
Sports parks	District-wide							\$143,595.82
Neighbourhood parks	Inner City							\$160,039.84
							15.00%	\$167,632.88
<b>Total Development Contribution</b>								<b>\$1,285,185.44</b>

### Reconsideration and/or objection

A request for reconsideration of development contributions or an objection to development contributions may be made if you have grounds to believe:

- the development contribution was incorrectly calculated or assessed under the territorial authority's development contributions policy; or
- the territorial authority incorrectly applied its development contributions policy; or
- the information used to assess the person's development against the development contributions policy, or the way the territorial authority has recorded or used it when requiring a development contribution, was incomplete or contained errors.

A Request for Reconsideration Form must be lodged with Council within 10 working days of receiving this notice. A Request for Reconsideration form can be found at [www.ccc.govt.nz](http://www.ccc.govt.nz).

An Objection to Development Contributions form must be lodged with Council within 15 working days of receiving this notice. An Objection to Development Contributions form can be found at [www.ccc.govt.nz](http://www.ccc.govt.nz).

### Notes:

- This assessment is valid for 24 months from the date of issue. Reassessment of this development contribution assessment will occur after 24 months only when an invoice is generated, and this original assessment (or subsequent reassessment) has expired.
- This assessment supersedes any estimate you may have received on a Project Information Memorandum (PIM) or Development Check.
- If you have any queries regarding the Development Contribution please contact our Development Contributions Assessors on ph. 03 941-8999.

**Reported and recommended by:** Shona Jowett, Planner

**Date:** 22 August 2016

**Peer reviewed by:** Ruth Markham-Short, Planner

**Date:** 22 August 2016

**Decision**

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

**Delegated officer:**



Christofferson, Andy  
23/08/2016 2:13 PM  
Planning Team Leader



It's your City  
Have Your Say!  
www.ccc.govt.nz/haveyoursay

## Kauri Cluster Street Renewals

- Kauri Street (Riccarton Road to Rata Street)
- Rata Street (Kauri Street to Straven Road)
- Rimu Street (Riccarton Road to Titoki Street)

### A Christchurch City Council Consultation Newsletter—April 2007

The Christchurch City Council has initiated this project to renew the kerb and channel along Kauri Street, Rata Street and Rimu Street during the 2007/2008 and 2008/2009 financial years.

Kauri Street, Rata Street and Rimu Street are all classified as local residential roads within the Council's roading hierarchy, with a low to medium level of through traffic. Kauri Street and Rimu Street are linked to Riccarton Road at the southern end with threshold treatments and landscaping and then extend northward. Rata Street runs parallel to Riccarton Road.

The historical Riccarton House and Riccarton Bush are located near to the project area.

This cluster of streets is located in the Riccarton area, which falls within the jurisdiction of the Riccarton/Wigram Community Board.

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Kauri Cluster - Kauri Street, Rata Street and Rimu Street

*This newsletter was produced by the Capital Programme Group of the Christchurch City Council.*

*For further information please contact  
Kirsty Ferguson,  
Consultation Leader  
Ph (03) 941 8662 or  
Email  
[kirsten.ferguson@ccc.govt.nz](mailto:kirsten.ferguson@ccc.govt.nz)*

*A feedback form is provided as an insert in this newsletter. Please return it by freepost by Monday, 30 April 2007.*

## Objectives

The primary aim of this project is to renew the kerb and channel along both sides of Kauri Street, Rata Street and Rimu Street.

The primary objectives for the project are:

- To renew the kerb and dish channel with kerb and flat channel.
- To improve safety for pedestrians, cyclists and vehicles, where practicable.
- To ensure adequate drainage design.
- To upgrade lighting, if appropriate.
- To reflect the local road nature of the street.

The secondary objectives for the project are:

- To ensure the design meets the demand for on-street parking.
- To provide landscape enhancement, where possible.

## Previous Consultation

In January 2007, an update newsletter was distributed to residents and local stakeholders to advise them of the issues raised during previous consultation undertaken within Kauri Street and Rata Street (between Kauri Street and Rimu Street).

An initial survey was carried out with Kauri Street residents in October 2004, while another survey was undertaken with Kauri Street and part of Rata Street residents in May/June 2006.

The key issues raised related to:

- **Parking** - There is a mixed reaction from residents to the existing parking restrictions along Kauri and Rata Streets. The Riccarton/Wigram Community Board has resolved that existing parking restrictions in Rata Street, Rimu Street, Kauri Street and Titoki Street will continue (14 Feb 2006). Westfield Mall shoppers still park in these streets.
- **Speed Reduction** - The corner of Kauri Street and Rata Street needs to be changed to slow vehicles down. This route is used as a short cut by motorists wanting to avoid Riccarton Road.
- **Landscaping** - Residents have requested landscaping and street trees that complement Riccarton Bush.
- **Street lighting** - More street lighting has been requested to improve pedestrian safety.
- **Cycling / Pedestrian Route** - This cluster of streets is a short cut for pedestrians and cyclists travelling to and from Deans Bush and nearby schools, so linkages with paths and crossing points should be considered.



## Street Trees and Landscaping Features



Kauri trees (*Agathis*) have a straight, smooth trunk, develop massive ascending limbs with age, and the peeling bark produces distinctive patterns. Its broad leathery leaves, with no midrib, are arranged in almost opposite pairs, and its cones are almost globular with tightly packed scales. The *Agathis australis* is famous as New Zealand's largest native tree, and is generally found in swampy lowland forests in the North Island. Its small leaves (35mm long) are closely crowded on the adult branches. It is slow growing, with dense conical or columnar form. The bark is dappled gray and brown with small thick scales detaching, and bluish cones in summer.



The rata tree (*Metrosideros robusta*) is also known as the Northern rata. It is a tall tree found in New Zealand's North Island and northern South Island. It is slow growing, beginning as an epiphyte, with thick leathery leaves. It has red bottlebrush-like flowers in summer, although it does take several years to flower. The Southern rata (*Metrosideros umbellata*) is a native of New Zealand from the high rainfall areas of the South Island's west coast. While it is similar to its northern counterpart, it is smaller and not an epiphyte. Its leathery leaves are more lance-shaped. It also has red flowers in summer, but is very slow growing and it may take decades for flowers to appear.



The rimu tree (*Dacrydium cupressinum*) is also known as the New Zealand red pine. It is a native of New Zealand and is a slow-growing evergreen tree, which bears tiny leaves on pendulous, bronzy green branchlets. This species resents transplanting, is drought tender, and produces only tiny nutlets.

A water feature is proposed in the landscaping area at the intersection of Rata Street and Straven Road, which may be similar to the spring-fed water feature at Jellie Park (shown below).



**Kauri Street**

Kauri Street is 120 metres long, north of the existing build-out, with an existing carriageway width of approximately 13 metres. There is 60 minute parking restrictions and kerbside footpaths along both sides of the street. A service lane and threshold treatment is located on the eastern side of Kauri Street, approximately 40 metres north of the intersection with Riccarton Road. The road reserve is 20 metres wide. There are no overhead services along Kauri Street, except for the kerb-side street light poles. There are approximately 930 vehicles per day travelling along the street.

### The Concept Plan

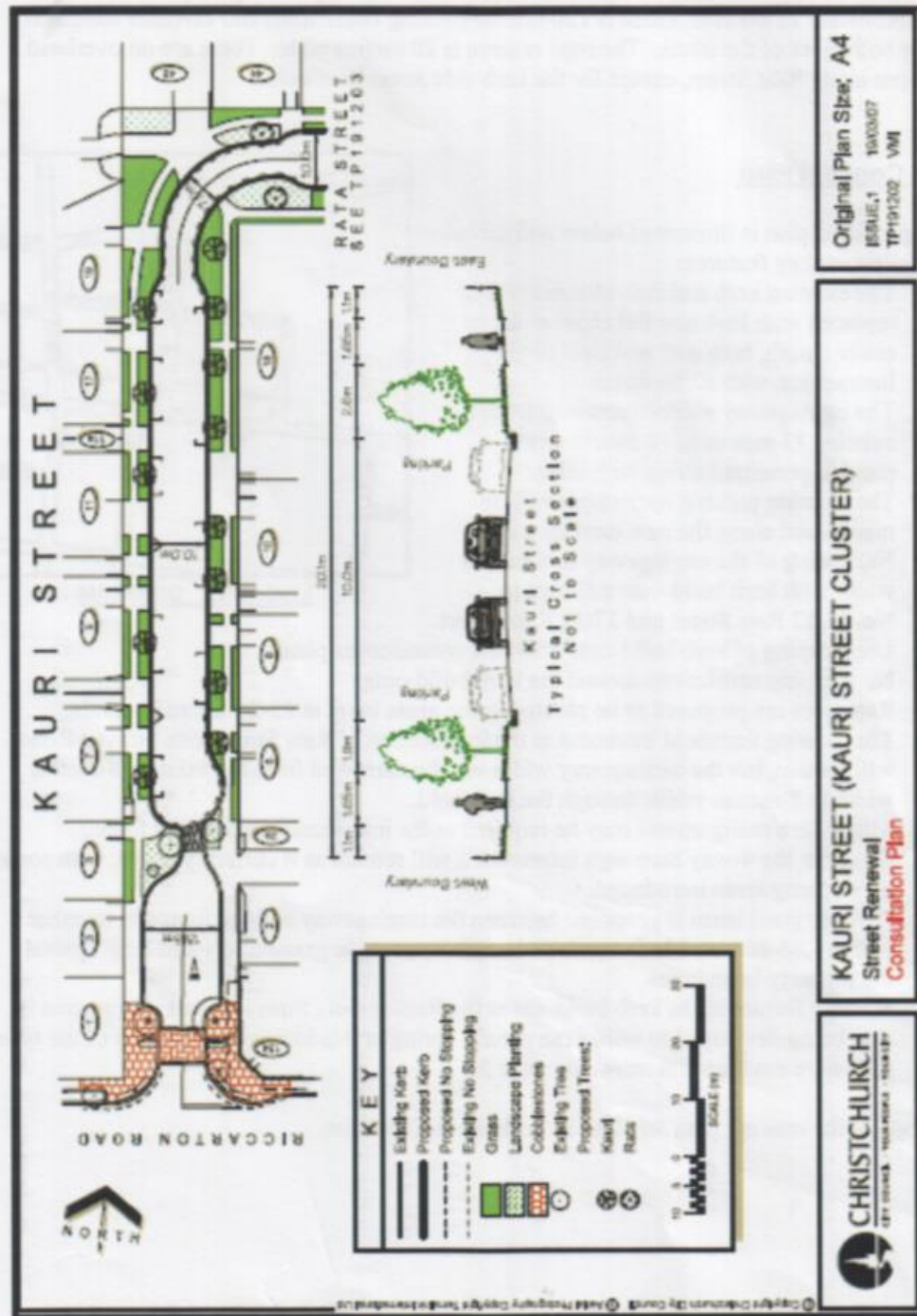
The proposed plan for Kauri Street is shown below and includes the following key features:

- [illegible]

A copy of the concept plan for Kauri Street is shown opposite.



## Kauri Street - Concept Plan



## Rata Street

Rata Street is approximately 400 metres long, with an existing carriageway width of approximately 13 metres. There is 120 minute parking restrictions and kerbside footpaths along both sides of the street. The road reserve is 20 metres wide. There are no overhead services along Rata Street, except for the kerb side street light poles.

### The Concept Plan

The proposed plan is illustrated below and includes the following key features:

- The existing kerb and dish channel will be replaced with kerb and flat channel for its entire length, both east and west of the intersection with Rimu Street.
- The carriageway will be narrowed from the existing 13 metres to 10 metres with parking permitted along both sides.
- The existing parking restrictions will be maintained along the new carriageway.
- Narrowing of the carriageway to 6 metres width with kerb build-outs adjacent to No. 11/12 Rata Street and 27/32 Rata Street.
- Landscaping of kerb build-outs with low groundcover plants.
- No stopping restrictions around the kerb build-outs.
- Rata trees are proposed to be planted in the grass berm at 15-20-metre intervals.
- The existing threshold treatment at the intersection of Rata Street with Straven Road will remain, but the carriageway width will be narrowed from the existing 8-metres width to 7-metres width through the threshold.
- Minor kerb realignments may be required at the intersection with Rimu Street; however, the 4-way Stop sign intersection will remain as it currently exists, with some no stopping areas introduced.
- A wider grass berm is proposed between the carriageway and the footpath, together with a 1.65-metre wide footpath and a 0.8-metre wide grassed serviced strip against the property boundaries.
- A water feature in the kerb build-out at the Rata Street / Straven Road intersection is also being developed to utilise the natural spring at this location. A picture of the type of feature envisaged is shown on page 3.

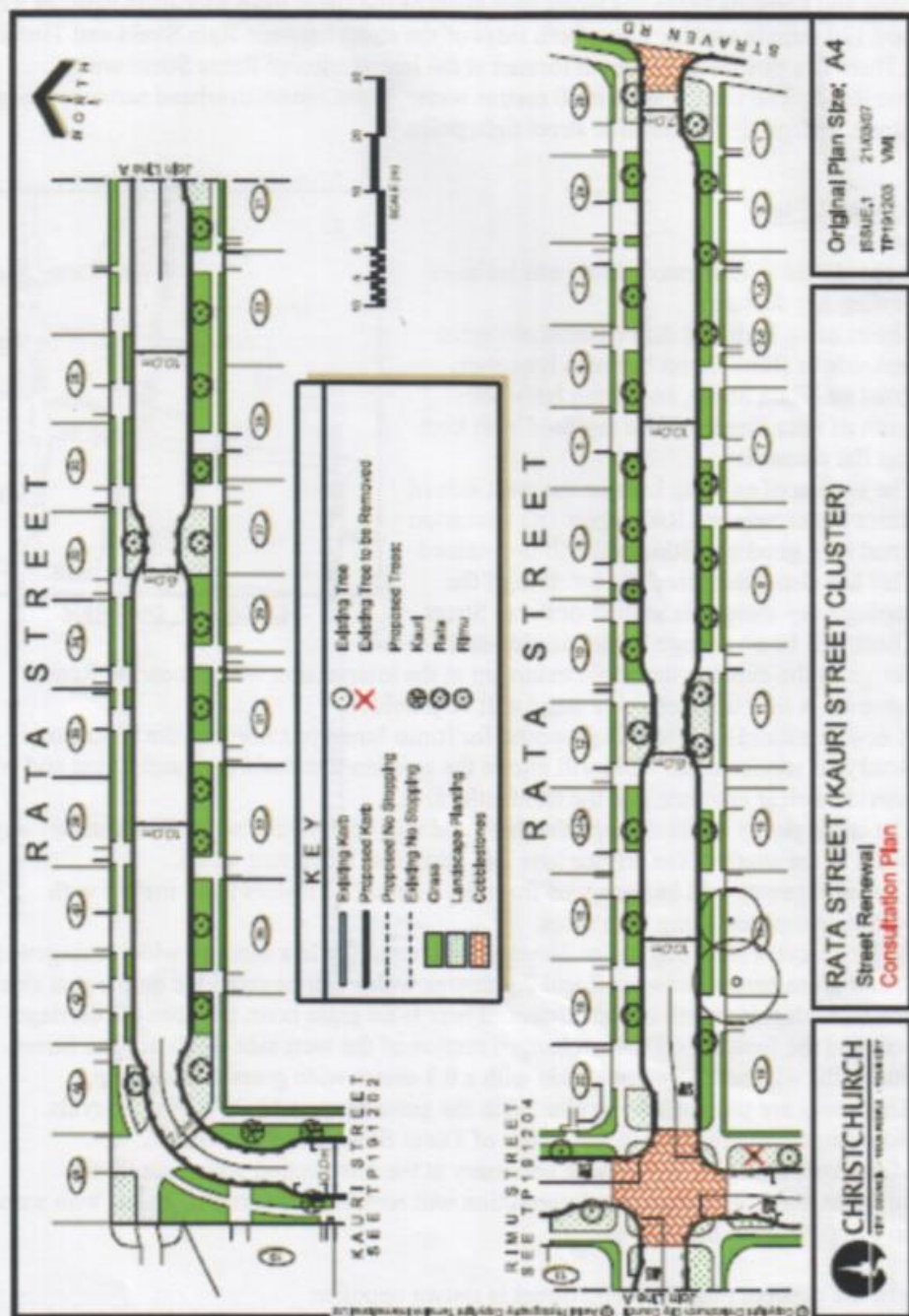


LOCALITY DIAGRAM

A copy of the concept plan for Rata Street is shown opposite.



## Rata Street - Concept Plan



## Rimu Street

Rimu Street is approximately 270 metres long from Riccarton Road to Titoki Street, with an existing carriageway width of approximately 13 metres. There is 60 minute parking restrictions and kerbside footpaths along both sides of the street from Riccarton Road to Rata Street and 120 minute parking along both sides of the street between Rata Street and Titoki Street. There is a threshold treatment located at the intersection of Rimu Street with Riccarton Road. The road reserve is 20 metres wide. There are no overhead services along Rimu Street, except for the kerbside street light poles.

### The Concept Plan

The proposed plan is illustrated below and includes the following key features:

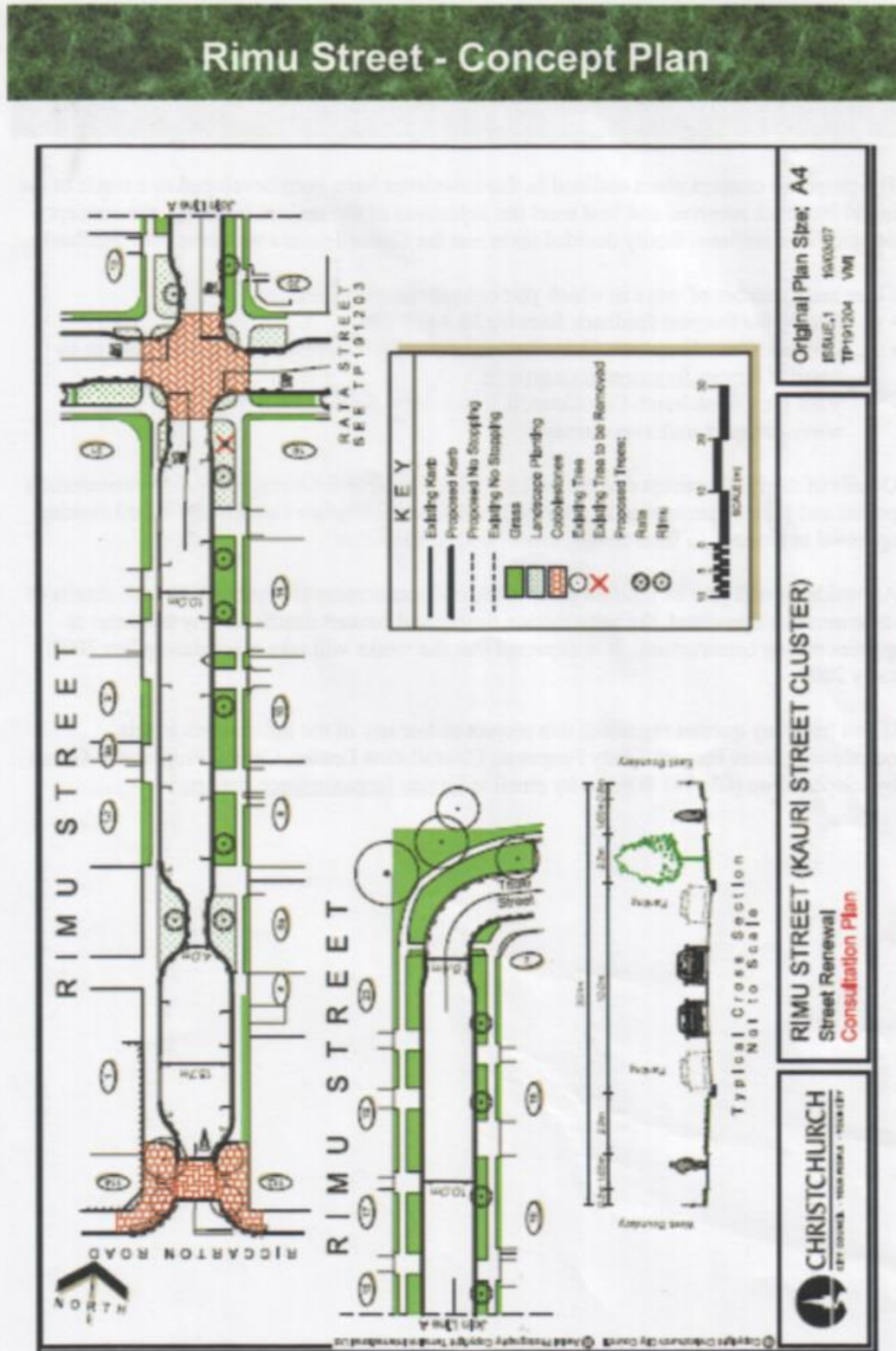
- The existing kerb and dish channel along the east side of Rimu Street between Riccarton Road and Rata Street, and along both sides north of Rata Street will be replaced with kerb and flat channel.
- The section of existing kerb on the west side of Rimu Street between Rata Street and Riccarton Road is in good condition and will be retained. This has also determined the location of the carriageway along this section of Rimu Street.
- There will be no change to the location and design of the existing threshold treatment at the intersection with Riccarton Road; however, a new updated cycle stand will be provided.
- A new threshold treatment is proposed for Rimu Street just north of the Riccarton Road rear service road. This will mirror the existing threshold on Kauri Street and will provide a clear entrance into the residential area.
- The carriageway width through the threshold will be 4 metres wide. The carriageway width to the south of the service lane will remain at its current width.
- The carriageway will be narrowed from the existing 13 metres to 10 metres with parking permitted along both sides.
- Parking bays will be marked at 2-metres with resulting in a 6-metre wide carriageway.
- Wider grass berms (between 2 and 2.9 metres wide) will be provided on the east side and on both sides north of Rata Street. There is no grass berm between the carriageway and the footpath on the unchanged section of the west side south of Rata Street.
- Footpaths will be 1.65 metres wide with a 0.8-metre wide grass service strip.
- Rimu trees are proposed to be planted in the grass berm at 15-20-metre intervals.
- No changes are proposed at the corner of Titoki Street and Rimu Street.
- Minor kerb realignments may be necessary at the intersection with Rata Street; however, the 4-way Stop sign intersection will remain as it currently exists with some no stopping areas introduced.



LOCALITY DIAGRAM

A copy of the concept plan for Rimu Street is shown opposite.





## Consultation Process

The proposed concept plans outlined in this newsletter have been developed as a result of the initial feedback received and best meet the objectives of the project; however, the concept designs have not been finally decided upon and the Council would welcome your feedback.

There are a number of ways in which you can provide your feedback:

- Return the freepost feedback form by **30 April 2007**.
- Contact Kirsty Ferguson, Consultation Leader by telephone on (03) 941 8662 or by email at [kirsten.ferguson@ccc.govt.nz](mailto:kirsten.ferguson@ccc.govt.nz)
- Visit the Christchurch City Council "Have Your Say" website at [www.ccc.govt.nz/haveyoursay](http://www.ccc.govt.nz/haveyoursay)

Details of the final concept designs will be made available following the public consultation period and prior to presenting a report to the Riccarton/Wigram Community Board seeking approval to proceed to final design, tender and construction.

All residents will also be notified prior to the commencement of construction with details of the contractor appointed, the construction timing and contact details for any concerns or queries during construction. It is expected that the works will take place during late 2007/early 2008.

If you have any queries regarding this project and/or any of the information in this newsletter, please contact Kirsty Ferguson, Consultation Leader, Capital Programme Group by telephone on (03) 941 8662 or by email at [kirsten.ferguson@ccc.govt.nz](mailto:kirsten.ferguson@ccc.govt.nz)



# GRAFFITI SNAPSHOT

April 2023

## Ward & Suburb Insights



### Ward Reporting

This is an indication (compared to the previous month) of how active our citizens are. Several people may report the same "tag" so this is not the best way to determine the amount of graffiti present.

Ward	# of Tickets - Latest Month	# of Tickets - Previous Month	% Monthly Change
Banks Peninsula	10	35	-71%
Burwood	44	59	-25%
Cashmere	61	74	-18%
Central	697	586	19%
Coastal	132	186	-29%
Fendalton	74	39	90%
Halswell	85	42	102%
Harewood	35	29	21%
Heathcote	202	174	16%
Hornby	36	39	-8%
Innes	40	47	-15%
Linwood	59	55	7%
Papanui	27	27	0%
Riccarton	109	59	85%
Spreydon	143	104	38%
Waimairi	37	13	185%
<b>Total</b>	<b>1,791</b>	<b>1,568</b>	<b>14%</b>

### Ward Removal

This is an indication (compared to the previous month) of how much graffiti has been removed. This gives a better indication of the amount of graffiti present.

Ward	Cleaned Graffiti latest month - mtrs2	Cleaned Graffiti previous month - mtrs2
Banks Peninsula	20	272
Burwood	115	126
Cashmere	122	103
Central	2,409	2,780
Coastal	377	777
Fendalton	339	60
Halswell	34	253
Harewood	120	173
Heathcote	1,008	2,038
Hornby	59	200
Innes	78	91
Linwood	108	275
Papanui	21	58
Riccarton	138	90
Spreydon	506	228
Waimairi	331	29
<b>Total</b>	<b>5,783</b>	<b>7,551</b>

### Reporting Hot Spots

Streets/Locations with the most reported graffiti

Street	# of Tickets - Latest Month	# of Tickets - Previous Month
Colombo Street	21	9
Barnett Park Conservation	12	
Avon Riverbank Central City	11	5
Cashel Street	11	3
Hagley Park South	11	11
Christchurch Southern Motorway, Christchurch Southern to Christchurch Southern	9	1
Hereford Street	9	4
Margaret Mahy Family Playground	9	1
St Asaph Street	9	2
Wordsworth Street, Orbell to Durham	9	
71 Main South Road, Sockburn, Christchurch 8042, New Zealand	8	
Avon Corridor 1 RRZ Land	8	3
Barbadoes Cemetery	8	1
Barrington Street, MacAnn to Jerrold	8	
Carlyle Street, Buchan to Gasson	8	
Gloucester Street	8	4

### Removal Hot Spots

Locations with the most graffiti removed (m2)

Street	Cleaned Graffiti Square Metres
Club Lane \ Oxford Terrace, Central City	216
Christchurch Southern Motorway, Christchurch Southern to Christchurch Southern	192
Kendal Avenue, Sledmere to Cranbrook	176
Waltham Road \ Barbadoes Street, Sydenham	127
Lismore Street	110
Sevenoaks Drive, Derwent to Grahams	110
Marylands Reserve	109
Barbadoes Street \ Coventry Street, Central City	103
Madras Street \ St Asaph Street, Central City	90
Colombo Street \ Lawson Street, Sydenham	90
Ferry Esplanade Reserve	80
Moorhouse Avenue \ Waltham Road, Sydenham	80
Armagh Street \ Manchester Street, Central City	79
Springbank Street, Wairakei to Sandringham	79
Armagh Street, Huanui to Madras	73
Tunnel Road, Tunnel to Tunnel	72
Cracroft Reserve	71
Falsgrave Street \ Lismore Street, Waltham	70

# GRAFFITI SNAPSHOT

April 2023

## Further Insights

### Reporting Activity

Reporter Type	Total
Non Volunteer	714
Individual Volunteer	591
Group Volunteer	271
Friend Volunteer	215
<b>Total</b>	<b>1,791</b>

% of Reports made by Volunteers



Monthly Draw Winner: Cody

Top 5 Volunteer Reporters

Luis (157 Reports)  
Peter  
Graeme  
Jo  
Jeremy

### Most reported TAG

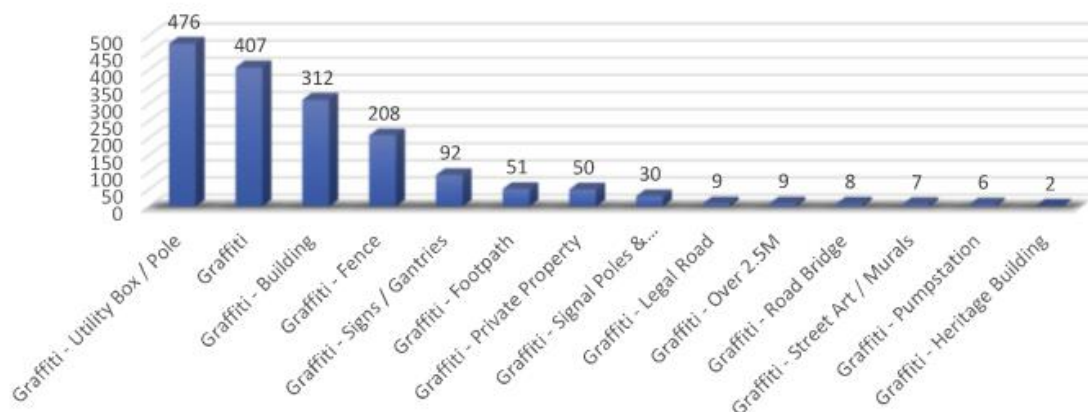
Locations and details of these TAGS are forward to the Police each month.

KP/KAEPE

AGONY

**RAVIOLI**

### Reports by Asset Type



## From the Police

	Age Group	Proceeding Type	Area
1	18+	Court Action	ChCh Metro
2	18+	Court Action	ChCh South

## New Murals



Artist: Kophie Hulsbosch

A special commission for a friend, in conjunction with Urban Regeneration and 2degrees.

"Two Realities"

It touches on the two realities that we live in when it comes to racism



## Ticket Report

01 05 2023 - 31 05 2023

### Halswell-Hornby-Riccarton

Tickets Reported in May 2023

3117

# Reported Tickets last ...

Status as of Report Date

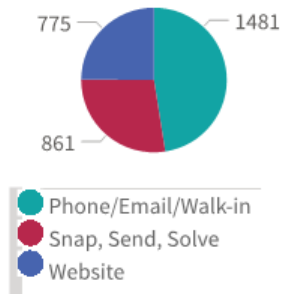
Open

735

Closed/Resolved

2382

Channels



Currently Open Tickets\*

3650

# Open Tickets all

12

avg open ticket age (days)

25% of open tickets are less than 24 days old

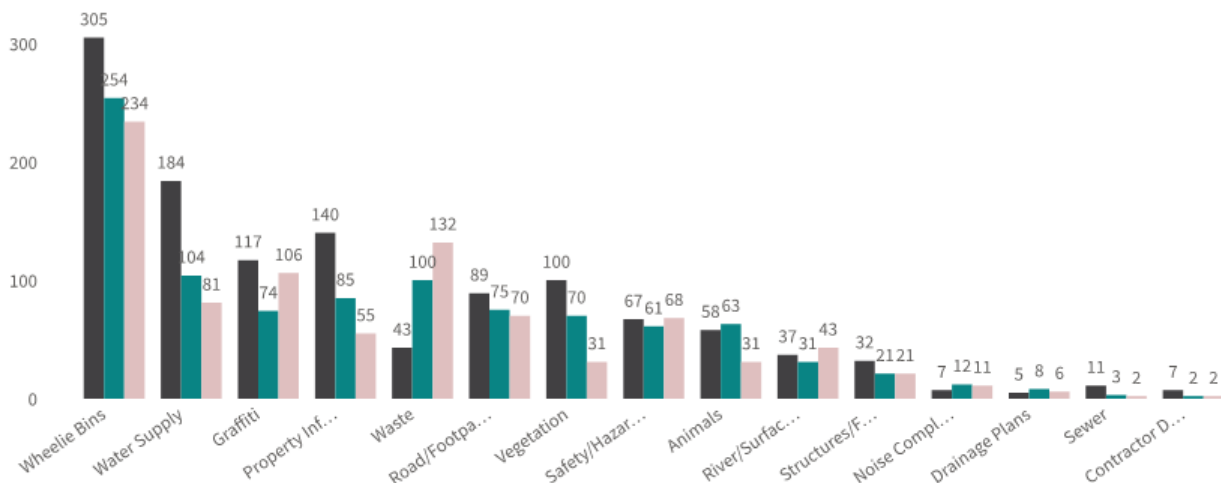
50% of open tickets are less than 96 days old

75% of open tickets are less than 266 days old

\*Open as of report date, reported all time

Top 15 Incident Categories

● Halswell ● Hornby ● Riccarton



Top 10 Object Categories

# Tickets	ObjectCategory
297	Graffiti
294	Bin Not Collected
243	Damaged Bin
235	Litter
162	Water Leak
111	New Service
100	Residential LIM
82	Residential Property Files
74	New Residential Water Connection
74	Trees

Report date:  
02 Jun 2023

## 14. 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

Unuhia, unuhia Unuhia ki te uru tapu nui Kia wātea, kia mā mā, te ngākau, Te tinana te wairua i te ara takatā Koia rā e Rongo, whakairia ake ki runga Kia tina! TINA! Hui e! TĀIKI E!	<i>Draw on, draw on, Draw on the supreme sacredness To clear, to free the heart, the body and the spirit of mankind Rongo, suspended high above us (i.e. in 'heaven') Draw together! Affirm!</i>
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