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**Waimāero**  
**Fendalton-Waimairi-Harewood Community Board**  
**AGENDA**

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**Notice of Meeting:**

An ordinary meeting of the Waimāero Fendalton-Waimairi-Harewood Community Board will be held on:

**Date:** Monday 10 July 2023  
**Time:** 4.30 pm  
**Venue:** Boardroom, Fendalton Service Centre,  
Corner Jeffreys and Clyde Roads, Fendalton

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**Membership**

Chairperson	Bridget Williams
Deputy Chairperson	Jason Middlemiss
Members	David Cartwright
	Linda Chen
	James Gough
	Aaron Keown
	Sam MacDonald
	Nicola McCormick
	Shirish Paranjape

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5 July 2023

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

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# What is important to us?

Our Strategic Framework is a big picture view of what the Council is aiming to achieve for our community

## Our focus this Council term 2022–2025

### Strategic Priorities



Be an **inclusive and equitable city** which puts **people at the centre** of developing our city and district, prioritising wellbeing, accessibility and connection.



**Champion Ōtautahi-Christchurch** and collaborate to build our role as a leading New Zealand city.



**Build trust and confidence** in the Council through meaningful partnerships and communication, listening to and working with residents.

Adopted by the Council on 5 April 2023



**Reduce emissions** as a Council and as a city, and invest in **adaptation and resilience**, leading a city-wide response to climate change while protecting our indigenous biodiversity, water bodies and tree canopy.



**Manage ratepayers' money wisely**, delivering quality core services to the whole community and addressing the issues that are important to our residents.



Actively balance the needs of **today's residents** with the **needs of future generations**, with the aim of leaving no one behind.

## Our goals for this Long Term Plan 2024–2034

### Draft Community Outcomes



#### Collaborative and confident

Our residents have the opportunity to actively participate in community and city life, have a strong sense of belonging and identity, and feel safe.



#### Green and liveable

Our neighbourhoods and communities are accessible and well connected, supporting our goals to reduce emissions, build climate resilience and protect and regenerate the environment, especially our biodiversity, water bodies and tree canopy.

To be adopted by the Council as part of the Long Term Plan 2024–2034



#### A cultural powerhouse

Our diverse communities are supported to understand and protect their heritage, pursue their arts, cultural and sporting interests, and contribute to making our city a creative, cultural and events 'powerhouse'.



#### Thriving and prosperous

Our city is a great place for people, business and investment where we can all grow our potential, where enterprises are innovative and smart, and where together we raise productivity and reduce emissions.

## Our intergenerational vision

A place of opportunity for all.

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



Ngāi Tahu has rangatiratanga over its takiwā – the Council is committed to partnering with Ngāi Tahu to achieve meaningful outcomes that benefit the whole community

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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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## TABLE OF CONTENTS

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

## STAFF REPORTS

C 7. Dunmurry Place - Street Tree (request for removal) .....	17
C 8. Lease to Royal New Zealand Plunket Trust - Pinehurst Reserve .....	29
C 9. Waimāero Fendalton-Waimairi-Harewood Community Board Area Report - July 2023 .....	35
B 10. Elected Members' Information Exchange Te Whakawhiti Whakaaro o Te Kāhui Amorangi.....	47
C 11. Resolution to Exclude the Public.....	48

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 Waimāero Fendalton-Waimairi-Harewood Community Board meeting held on [Monday, 12 June 2023](#) be confirmed (refer page 5).

### 4. Public Forum Te Huinga Whānui

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

There were no public forum requests received at the time the agenda was prepared

### 5. Deputations by Appointment Ngā Huinga Whakaritenga

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

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

### 6. Presentation of Petitions Ngā Pākikitanga

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

**Waimāero**  
**Fendalton-Waimairi-Harewood Community Board**  
**OPEN MINUTES**

**Date:** Monday 12 June 2023  
**Time:** 4.30 pm  
**Venue:** Boardroom, Fendalton Service Centre,  
Corner Jeffreys and Clyde Roads, Fendalton

**Present**

Chairperson	Bridget Williams
Deputy Chairperson	Jason Middlemiss
Members	David Cartwright
	Linda Chen (via audio-visual link)
	James Gough
	Aaron Keown
	Sam MacDonald
	Nicola McCormick
	Shirish Paranjape

Maryanne Lomax  
Manager Community Governance, Fendalton-Waimairi-Harewood  
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- Part A** Matters Requiring a Council Decision  
**Part B** Reports for Information  
**Part C** Decisions Under Delegation
- 

## Karakia Tīmatanga:

The agenda was dealt with in the following order.

### 1. Apologies Ngā Whakapāha

**Part C**  
**Community Board Decision**

There were no apologies.

### 2. Declarations of Interest Ngā Whakapuaki Aronga

**Part B**  
Shirish Paranjape declared an interest in Item 12.

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

**Part C**  
**Community Board Resolved FWHB/2023/00031**

That the minutes of the Waimāero Fendalton-Waimairi-Harewood Community Board meeting held on Monday, 8 May 2023 be confirmed.

Jason Middlemiss/Nicola McCormick

Carried

### 4. Public Forum Te Huinga Whānui

**Part B**  
**4.1 Michael Henstock**

Michael Henstock spoke on behalf of the University of Canterbury Athletics Club regarding a proposal for permanent athletics facilities at Fendalton Park.

The Board thanked Mr Henstock for his presentation and requested advice from staff to enable the Board to consider progressing the permanent athletics facilities at Fendalton Park.

#### Attachments

- A Fendalton Park Athletics Presentation

**4.2 Michael Patterson**

Michael Patterson spoke in regards to safer cycling on Memorial Avenue.

The Board thanked Mr Patterson for his presentation and requested advice from staff on the matters raised including cycle safety on Memorial Avenue and a variable speed limit outside Burnside Park for weekend sport.

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

**Part B**

**5.1 Tony Hunter**

Tony Hunter, local resident, spoke on behalf of the residents of Chateau Drive regarding item 9 - Chateau Drive tree removal and planting plan.

**5.2 Neil Prior – FC Twenty 11 Football Club**

Neil Prior, Chairperson spoke on behalf of FC Twenty Eleven Football Club regarding item 8 - Sportsfield lighting at Avonhead Park.

**5.3 Russel Kiddey**

Russel Kiddey, local resident, spoke regarding item 11 – Wooldridge Road/Harewood Road – Proposed Bus Stops & Improvements.

**5.4 Sue and Trevor Chamberlain**

Sue and Trevor Chamberlain, local residents, spoke regarding item 10 – Arundel Gate and Hatfield Place – (Street) Tree Removal and Replanting Plan.

**5.5 Richard Vanderpyl**

Richard Vanderpyl, local resident, spoke regarding item 11 – Wooldridge Road/Harewood Road – Proposed Bus Stops & Improvements.

**6. Presentation of Petitions Ngā Pākikitanga**

**Part B**

There was no presentation of petitions.

## 7. Proposed Road Names - 66A Johns Road

### Community Board Resolved FWHB/2023/00032

Original officer recommendations accepted without change.

#### Part C

That the Waimāero Fendalton-Waimairi-Harewood Community Board:

1. Approves the following new road names for 66A Johns Road (RMA/2021/2639)
  - a. Road 1 - Chrysolite Place
  - b. Lane 1 - Clontarf Lane
2. Approves the following new road names for 10 Blakes Road (RMA/2022/3749)  
Road 1 - Don Peebles Way

Aaron Keown/David Cartwright

Carried

## 8. Avonhead Park Sportsfield Lighting

### Community Board Resolved FWHB/2023/00033

Original officer recommendations accepted without change.

#### Part C

That the Waimāero Fendalton-Waimairi-Harewood Community Board:

1. Approve the application by FC Twenty 11 Football Club Incorporated to install three new 16m lighting poles on Avonhead Park, as shown in number 5 of this report, subject to:
  - a. The applicant obtaining any necessary resource consents and building consents, at its cost, before commencing installation of the lighting system upon the park.
  - b. The applicant being required to deposit scaled as-built plans, as per the Council's Infrastructure Design Standards, within two months of the work being completed.
  - c. The applicant being responsible for all costs associated with the installation, insurance, operation, maintenance, and any future removal, of the lighting system.
  - d. The applicant being responsible for ensuring that the lighting system is maintained and operated in a safe condition at all times.
2. Resolve that the approval and use of the lighting is subject to the following conditions:
  - a. The sports field lights are to be used on weekdays, Monday to Friday only, between the hours of 4.30pm and 9.00pm.
  - b. If the sports fields are not in use, the lights will be turned off.
3. Resolve that this approval will lapse if the development is not completed within two years of the approval date.

Sam MacDonald/Shirish Paranjape

Carried

Linda Chen left the meeting at 5.58pm during the consideration of item 9.

## 9. Chateau Drive (Street) tree removal, and replacement planting

### Board Comment

The Board indicated its preference to remove all eight of the silver birch trees on Chateau Drive in response to the feedback from the local residents. The Board decided to approve the removal of the three trees recommended by staff, and approve in principle the removal of the remaining trees subject to the residents providing the appropriate evidence to satisfy the requirements of the Council Tree Policy.

### Officer Recommendations Ngā Tūtohu

That the Waimāero Fendalton-Waimairi-Harewood Community Board:

1. Approve the removal of existing street trees and the planting of new street trees in accordance with landscape plan shown in Attachment A.

### Community Board Resolved FWHB/2023/00034

### Part C

That the Waimāero Fendalton-Waimairi-Harewood Community Board:

1. Approve the removal of three existing street trees and the planting of new street trees in accordance with landscape plan shown in Attachment A.
2. Approve in principle the removal of the remaining five silver birch trees on Chateau Drive, subject to:
  - a. The Council receiving sufficient evidence under clause 4.20 or 4.21 of the Council Tree Policy.
  - b. The Council obtaining the necessary resource consent(s).

James Gough/David Cartwright

Carried

## 10. Arundel Gate & Hatfield Place - (street) tree removal, and replanting plan

### Board Comment

The Board heard feedback from a local resident that their preference would be for a different tree to be removed outside 9 Hatfield Place, not the one recommended by staff. The arborist advised the Board that they recommended a proactive removal of the original tree because its condition is likely to deteriorate in the future.

The Board accepted the officer recommendations. The board also gave approval in principle to remove the additional tree subject to the residents providing the appropriate evidence to satisfy the requirements of the Council Tree Policy.

### Officer Recommendations Ngā Tūtohu

That the Waimāero Fendalton-Waimairi-Harewood Community Board:

1. Approve the removal of existing street trees and the planting of new street trees in accordance with landscape plan shown in Attachment A.

## Community Board Resolved FWHB/2023/00035

### Part C

That the Waimāero Fendalton-Waimairi-Harewood Community Board:

1. Approve the removal of existing street trees and the planting of new street trees on Arundel Gate and Hatfield Place in accordance with the landscape plan shown in Attachment A.
2. Approve in principle the removal of an additional tree outside 9 Hatfield Place (the tree marked with a question mark on the bottom left of Attachment A, sheet 2), subject to:
  - a. The Council receiving sufficient evidence under clause 4.22 of the Council Tree Policy.
  - b. The Council obtaining the necessary resource consent(s).

Sam MacDonald/Shirish Paranjape

Carried

James Gough left the meeting at 6.32pm during the consideration of item 11.

## 11. Wooldridge Road/Harewood Road - Proposed Bus Stops & Improvements

### Board Comment

The Board approved all the recommended bus stops, but made the following changes from the officer recommendations:

- Not approving a shelter for the bus stops outside 317 Wooldridge Road and 638 Harewood Road.
- Adding a seat to the bus stop outside 638 Harewood Road.
- Indicating that its preference is for the design of the bus stop outside 317 Wooldridge Road to include a hardstand area for the front and back doors of the bus, with the grass verge remaining in between.

### Officer Recommendations Ngā Tūtohu

That the Waimāero Fendalton-Waimairi-Harewood Community Board approves:

#### New bus stop – 215 Wooldridge Road (Attachment A)

1. Pursuant to Clause 7 of the Christchurch City Council Traffic and Parking Bylaw 2017:
  - a. A bus stop be installed on the west side of Wooldridge Road, commencing at a point 56 metres north of its intersection with Wairakei Road and extending in a northerly direction for a distance of 14 metres.

#### New bus stop - 281 Wooldridge Road (Attachment A)

2. Pursuant to Clause 7 of the Christchurch City Council Traffic and Parking Bylaw 2017:
  - a. A bus stop be installed on the west side of Wooldridge Road, commencing at a point 272 metres north of its intersection with Sir Angus Tait Drive and extending in a northerly direction for a distance of 14 metres.

#### New bus stop - 280 Wooldridge Road (Attachment A)

3. Pursuant to Clause 7 of the Christchurch City Council Traffic and Parking Bylaw 2017:

- a. That the stopping of vehicles be prohibited at all times on the east side of Wooldridge Road, commencing at a point 374 metres south of its intersection with Harewood Road and extending in a southerly direction for a distance of 12 metres;
- b. A bus stop be installed on the east side of Wooldridge Road, commencing at a point 386 metres south of its intersection with Harewood Road and extending in a southerly direction for a distance of 14 metres;
- c. That the stopping of vehicles be prohibited at all times on the east side of Wooldridge Road, commencing at a point 400 metres south of its intersection with Harewood Road and extending in a southerly direction for a distance of five metres.

New bus stop – 317 Wooldridge Road Option A (preferred option, **Attachment B**)

4. Pursuant to Clause 7 of the Christchurch City Council Traffic and Parking Bylaw 2017:
  - a. A bus stop be installed on the west side of Wooldridge Road, commencing at a point 68 metres south of its intersection with Harewood Road and extending in a southerly direction for a distance of 14 metres;
5. Pursuant to Section 339(1) of the Local Government Act 1974 (subject to approval of 3 above):
  - a. The installation of a bus passenger shelter on the west side of Wooldridge Road commencing at a point 70 metres south west of its intersection with Harewood Road and extending in a southerly direction for a distance of approximately 3.6 metres.

New bus stop – 638 Harewood Road (**Attachment D**)

6. Pursuant to Clause 7 of the Christchurch City Council Traffic and Parking Bylaw 2017:
  - a. That the stopping of vehicles be prohibited at all times on the north side of Harewood Road, commencing at a point 69 metres west of its intersection with Wooldridge Road and extending in a westerly direction for a distance of 6 metres;
  - b. A bus stop be installed on the north side of Harewood Road, commencing at a point 75 metres west of its intersection with Wooldridge Road and extending in a westerly direction for a distance of 14 metres.
  - c. That the stopping of vehicles be prohibited at all times on the north side of Harewood Road, commencing at a point 89 metres west of its intersection with Wooldridge Road and extending in a westerly direction for a distance of 27 metres.
7. Pursuant to Section 334 of the Local Government Act 1974, kerb alignment changes, kerb extensions with no stopping restrictions as shown in plan TG135684, issue 1, 23/05/2023 as found in Attachment D.
8. Pursuant to Section 339(1) of the Local Government Act 1974 (subject to approval of 6 above), the installation of a bus passenger shelter on the north side of Harewood Road commencing at a point 78 metres west of its intersection with Wooldridge Road and extending in a westerly direction for a distance of approximately 3.6 metres.

Bus stop 19127 – 588 Harewood Road (**Attachment E**)

9. Pursuant to Clause 7 of the Christchurch City Council Traffic and Parking Bylaw 2017 (subject to approval of 7 & 8 above), that any parking and stopping restrictions on the north side of Harewood Road, commencing at a point 320 metres east of its intersection with Watsons Road and extending in an easterly direction for a distance of 40 metres be revoked.

Bus stop 119221 – Nunweek Park on Harewood Road (**Attachment E**)

10. Pursuant to Clause 7 of the Christchurch City Council Traffic and Parking Bylaw 2017:
  - a. A bus stop be installed on the south side of Harewood Road, commencing at a point 38 metres east of its intersection with Wooldridge Road and extending in an easterly direction for a distance of 14 metres;
  - b. That the stopping of vehicles be prohibited at all times on the south side of Harewood Road, commencing at a point 52 metres east of its intersection with Wooldridge Road and extending in an easterly direction for a distance of 16 metres.
11. That any previous resolutions pertaining to parking and stopping restrictions made pursuant to any bylaw to the extent that they conflict with the parking and stopping restrictions described in clauses 1 – 10 above are revoked.
12. That these recommendations if approved, take effect when the parking and stopping restrictions that evidence the restrictions described in clauses 1 – 10 above are in place.

**Community Board Resolved FWHB/2023/00036**

**Part C**

That the Waimāero Fendalton-Waimairi-Harewood Community Board approves:

New bus stop – 215 Wooldridge Road (**Attachment A**)

1. Pursuant to Clause 7 of the Christchurch City Council Traffic and Parking Bylaw 2017:
  - a. A bus stop be installed on the west side of Wooldridge Road, commencing at a point 56 metres north of its intersection with Wairakei Road and extending in a northerly direction for a distance of 14 metres.

New bus stop - 281 Wooldridge Road (**Attachment A**)

2. Pursuant to Clause 7 of the Christchurch City Council Traffic and Parking Bylaw 2017:
  - a. A bus stop be installed on the west side of Wooldridge Road, commencing at a point 272 metres north of its intersection with Sir Angus Tait Drive and extending in a northerly direction for a distance of 14 metres.

New bus stop - 280 Wooldridge Road (**Attachment A**)

3. Pursuant to Clause 7 of the Christchurch City Council Traffic and Parking Bylaw 2017:
  - a. That the stopping of vehicles be prohibited at all times on the east side of Wooldridge Road, commencing at a point 374 metres south of its intersection with Harewood Road and extending in a southerly direction for a distance of 12 metres;
  - b. A bus stop be installed on the east side of Wooldridge Road, commencing at a point 386 metres south of its intersection with Harewood Road and extending in a southerly direction for a distance of 14 metres;
  - c. That the stopping of vehicles be prohibited at all times on the east side of Wooldridge Road, commencing at a point 400 metres south of its intersection with Harewood Road and extending in a southerly direction for a distance of five metres.

New bus stop – 317 Wooldridge Road Option A (preferred option, **Attachment B**)

4. Pursuant to Clause 7 of the Christchurch City Council Traffic and Parking Bylaw 2017:
  - a. A bus stop be installed on the west side of Wooldridge Road, commencing at a point 68 metres south of its intersection with Harewood Road and extending in a southerly direction for a distance of 14 metres, noting that the Board's preference is for a

hardstand area to be provided for the front and back doors of the bus, with the grass verge remaining in between;

New bus stop – 638 Harewood Road (Attachment D)

6. Pursuant to Clause 7 of the Christchurch City Council Traffic and Parking Bylaw 2017:
  - a. That the stopping of vehicles be prohibited at all times on the north side of Harewood Road, commencing at a point 69 metres west of its intersection with Wooldridge Road and extending in a westerly direction for a distance of 6 metres;
  - b. A bus stop with a seat be installed on the north side of Harewood Road, commencing at a point 75 metres west of its intersection with Wooldridge Road and extending in a westerly direction for a distance of 14 metres.
  - c. That the stopping of vehicles be prohibited at all times on the north side of Harewood Road, commencing at a point 89 metres west of its intersection with Wooldridge Road and extending in a westerly direction for a distance of 27 metres.
7. Pursuant to Section 334 of the Local Government Act 1974, kerb alignment changes, kerb extensions with no stopping restrictions as shown in plan TG135684, issue 1, 23/05/2023 as found in Attachment D.

Bus stop 19127 – 588 Harewood Road (Attachment E)

9. Pursuant to Clause 7 of the Christchurch City Council Traffic and Parking Bylaw 2017 (subject to approval of 7 & 8 above), that any parking and stopping restrictions on the north side of Harewood Road, commencing at a point 320 metres east of its intersection with Watsons Road and extending in an easterly direction for a distance of 40 metres be revoked.

Bus stop 119221 – Nunweek Park on Harewood Road (Attachment E)

10. Pursuant to Clause 7 of the Christchurch City Council Traffic and Parking Bylaw 2017:
  - a. A bus stop be installed on the south side of Harewood Road, commencing at a point 38 metres east of its intersection with Wooldridge Road and extending in an easterly direction for a distance of 14 metres;
  - b. That the stopping of vehicles be prohibited at all times on the south side of Harewood Road, commencing at a point 52 metres east of its intersection with Wooldridge Road and extending in an easterly direction for a distance of 16 metres.
11. That any previous resolutions pertaining to parking and stopping restrictions made pursuant to any bylaw to the extent that they conflict with the parking and stopping restrictions described in clauses 1 – 10 above are revoked.
12. That these recommendations if approved, take effect when the parking and stopping restrictions that evidence the restrictions described in clauses 1 – 10 above are in place.

Shirish Paranjape/Sam MacDonald

**Carried**

**12. Fendalton-Waimairi-Harewood Community Board 2022-23 Discretionary Response Fund Applications - Christchurch Disc Golf Club Incorporated, Nomads United Association Football Club Inc, Bengali Association Christchurch, Cotswold Preschool & Nursery Assoc Inc and Merivale Papanui Cricket Club.**

**Community Board Resolved FWHB/2023/00037**

**Original officer recommendations accepted without change.**

**Part C**

That the Waimāero Fendalton-Waimairi-Harewood Community Board:

1. Approve a grant of \$2,000 from its 2022-2023 Discretionary Response Fund to the Christchurch Disc Golf Club Incorporated towards Replacement Disc Golf baskets at Jellie Park.
2. Approve a grant of \$4,500 from its 2022-23 Discretionary Response Fund to the Nomads United Association Football Club Inc towards support for their Girls and Women's Coaches and Dishwasher Replacement.
3. Approve a grant of \$1,805 from its 2022-23 Discretionary Response Fund to the Bengali Association Christchurch towards their two day Durga Puja Community Event in October 2023, excluding food costs.
4. Approve a grant of \$3,000 from its 2022-2023 Discretionary Response Fund to Cotswold Preschool and Nursery Inc. towards a Replacement Nursery Heat Pump.
5. Approve a grant of \$1,200 from its 2022-23 Discretionary Response Fund to the Merivale Papanui Cricket Club towards the Purchase of Covers for Cricket Pitches.

Bridget Williams/Sam MacDonald

**Carried**

Shirish Paranjape declared an interest in relation to the application from the Bengali Association Christchurch and took no part in the Board's discussion or voting on this item.

**13. Fendalton-Waimairi-Harewood 2022-23 Discretionary Response Fund Application - Hanna Abdou (Youth Development)**

**Community Board Resolved FWHB/2023/00038**

**Original officer recommendations accepted without change.**

**Part C**

That the Waimāero Fendalton-Waimairi-Harewood Community Board resolve to:

1. Approve a grant of \$500 from its 2022-23 Discretionary Response Fund to Hanna Abdou towards the costs of competing at the 2023 Youth Commonwealth Games in Trinidad and Tobago from 4 to 11 August 2023.

Sam MacDonald/Jason Middlemiss

**Carried**

**14. Fendalton-Waimairi-Harewood 2022-23 Youth Development Fund  
Application - Badminton Canterbury Inc  
Community Board Resolved FWHB/2023/00039**

**Original officer recommendations accepted without change.**

**Part C**

That the Waimāero Fendalton-Waimairi-Harewood Community Board resolve to:

1. Approve a grant of \$825, being \$75 each for eleven players, from its 2022-23 Youth Development Fund to Badminton Canterbury Inc towards competing at the NZ Junior Team Nationals in Palmerston North, from 2 to 5 July 2023.

Shirish Paranjape/Bridget Williams

Carried

**15. Waimāero Fendalton-Waimairi-Harewood Community Board Area Report  
- June 2023**

**Community Board Resolved FWHB/2023/00040**

**Original officer recommendations accepted without change.**

**Part B**

That the Waimāero Fendalton-Waimairi-Harewood Community Board:

1. Receive the Waimāero Fendalton-Waimairi-Harewood Community Board Area Report for June 2023.

Bridget Williams/David Cartwright

Carried

Shirish Paranjape left the meeting at 7.15pm during the consideration of item 16.

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

**Part B**

Members exchanged information on matters of interest to the Board.

**16.1 Tonbridge/Rastrick Street**

The Board noted that staff have provided a memo on options for improving traffic safety on Tonbridge/Rastrick Streets and asked for a report to allow the Board to select its preferred option(s).

**16.2 Sheldon Park**

The Board asked for an update on the proposal to realign the rugby field at Sheldon Park to provide space for a pedestrian footpath. .

**16.3 Bishopdale Community Centre**

The Board asked staff to investigate why the air conditioning at the Bishopdale Community Centre shut down during a recent community meeting.

**Karakia Whakamutunga:**

**Meeting concluded at 7.17PM.**

**CONFIRMED THIS 10<sup>TH</sup> DAY OF JULY 2023**

**BRIDGET WILLIAMS  
CHAIRPERSON**

Unconfirmed

## 7. Dunmurry Place - Street Tree (request for removal)

Reference / Te Tohutoro: 23/315111

Report of / Te Pou  
Matua:

Tony Armstrong, Arborist (tony.armstrong@ccc.govt.nz)

General Manager /  
Pouwhakarae:

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

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

- 1.1 The Council has received a request from the residents at number 1 Dunmurry Place for the removal of a tulip (street) tree on the berm outside their property.
- 1.2 This report is in reponse to the request and is assessed under clauses 4.17 to 4.19 of the Council's tree policy.
- 1.3 The decision in this report is low significance in relation to the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined by the generally low significance of trees in local areas of interest.
- 1.4 This report is presented with reference to sections 4.20 to 4.24 of Councils tree policy.

### 2. Officer Recommendations Ngā Tūtohu

That the Waimāero Fendalton-Waimairi-Harewood Community Board:

1. Consider the application to remove the tulip (street) tree outside 1 Dunmurry Place (ID 38074) on the basis of 4.20 (Medical Health), 4.21 (Property Damage) and 4.22 (Nuisance), subject to resource consent if required.

Decline the application to remove on the basis of the information provided to support its removal under sections 4.20 to 4.22 of Councils tree policy.

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

- 3.1 The tree condition, risk profile and its amenity value do not warrant its removal under 4.17 of the tree policy.
- 3.2 As presented the reasons provided in the application are not sufficiently supported for staff to exercise delegated authority as above and do not meet the permitted activity status in the District Plan. However, the resident has presented a Medical Certificate and Engineer's Report to support their application, and this could be considered under 4.20 and 4.21 of the tree policy, as well as nuisance factors as outlined in 4.22. This decision may be subject to resource consent approval, if required.

### 4. Alternative Options Considered Ētahi atu Kōwhiringa

- 4.1 General maintenance i.e., remedial site works by the property owner, in combination with tree maintenance by Council. Advantage being the tree is retained for local amenity but the disadvantage would be that the resident making request is not satisfied and has on going health issues potentially related to the tree. This option may not fully resolve the issue raised and may only help in the short term.

- 4.2 Tree removal. The advantage of this option is that it will address the issues raised by the resident. The disadvantage of this option would be the loss of amenity and canopy cover. Once removed a new tree may not be able to be replaced in situ, due to infrastructure and services in the street environment.

## **5. Detail Te Whakamahuki**

- 5.1 The tree in question is a medium sized, semi mature Tulip (ID 38074) measuring approx. 10m in height (canopy spread of approx. 9m) and with an overall Condition Rating of Fair (3), with good health and fair form. With the recommended pruning maintenance, this could improve the trees form and hence overall condition rating to good.
- 5.2 It is located on the berm at 1 Dunmurry Place in the Fendalton/Waimairi/Harewood Ward and is Protected as a Public Realm (Street) tree. As a protected street tree in fair condition, it is not currently on a programme for removal as part of routine maintenance and renewal programmes. Ref 4.17 & 4.23 of tree policy.
- 5.3 There are numerous other street tree plantings of similar species/size in the street with a generally established and well-maintained landscape. There appears to be few, if any, other planting opportunities available on the existing street berms.
- 5.4 Council records show that trees in the street have received maintenance since 2017. This tree has been inspected three times from 2019 to 2023 with maintenance (pruning) recorded in 2017 and 2021. Tree removal requests were received in 2019 and 2021 with a formal application made in 2023. Other requests have been received for footpath maintenance.
- 5.5 An assessment under clauses 4.1 to 4.5 of the Council Tree Policy determined that the tree is not in a state of irreversible decline, dead and/or structurally unsound; not unhealthy, dead and/or structurally unsound; not causing, or likely to cause, significant damage to buildings, services, or property; not posing an unacceptable safety risk to the public; and not impeding consented legal access.
- 5.6 The tree has been assessed by a Council employed technician arborist. Other relevant information pertaining to the application i.e., an engineer's report and medical certificate has been submitted and is attached to this report. No resource consent has been applied for.
- 5.7 The arboricultural assessment (May 2021, see copy attached) commented that low level infrastructure (driveway) likely affected by tree roots, but the building (house) not likely affected, and, that remedial root pruning outside of the structural root zone would be possible to mitigate.
- 5.8 The engineer's assessment (Jan 2023, see copy attached) commented on the damage to the driveway only and that is likely cause by the tree, and that whilst remedial works were possible, the longer-term solution would be the removal of the tree together with remedial site works.
- 5.9 As per 4.17 to 4.19 of the tree policy, if it does not meet these criteria, alternative resolutions to removal have been considered e.g. targeted pruning or other maintenance. These attempted remedies have not satisfied the resident's concerns and they have applied to the Council for the relevant community board to consider removal.
- 5.10 The resident has applied for the tree to be removed for the following reasons: -
- 5.11 (Health). Requests for removal of tree(s) will be considered for health reasons where there is confirmation from either the applicant's medical practitioner, a clinical immunologist, or the medical officer of health confirming that the tree(s) is/are the sole cause of the applicant's

condition, and that removal of the tree(s) is the sole most practicable solution to significantly improving the applicant(s) condition.

- 5.12 The resident has provided a letter outlining their concerns and a medical certificate (see attachment) to support this as secondary reason.
- 5.13 4.21 (Damage). Requests for removal of tree(s) that are causing property damage will be considered where the damage is confirmed to be a direct result of the tree and where no alternative measures (including engineering solutions) can be used to mitigate the problem.
- 5.14 The resident has provided information supporting this in part with the conclusion that whilst remedial site works may be a short-term solution, tree removal would be a more probable longer term one.
- 5.15 4.22 (Nuisance). Requests for removal of tree(s) due to other issues will only be approved under exceptional circumstances and will be required to meet all the criteria below:
- 5.16 The issue caused by the tree has a significant effect on the applicant's day to day living; and
- 5.17 The tree is the sole cause of the issue; and
- 5.18 The issue is not able to be mitigated through general maintenance by the property owner e.g., clearing gutters of leaves; and
- 5.19 No pruning intervention can be undertaken which will mitigate the issue caused by the tree; and
- 5.20 No reasonable engineering solution can mitigate the issue caused by the tree.
- 5.21 Whilst the resident hasn't cited nuisance as a principal reason, their concerns indicate that the tree is having a significant effect on their daily living and a contributory cause to their health and wellbeing. However, there does appear to be alternative options to resolving these.
- 5.22 When deciding whether to accept an application for tree removal under 4.20-4.22 the relevant board may take into consideration the following: any significant attributes of the tree such as cultural, ecological, historical, social or contributing to the landscape amenity; age and size of the tree; length of time the applicant has resided by the tree and whether it was reasonable for them to have known about the concerns raised prior to them residing there; the useful life expectancy of the tree; whether mitigation pruning to alleviate the issue should be considered sufficient; and any other attributes provided by the tree that are considered important to the local community.
- 5.23 The decision affects the following wards/Community Board areas:
- 5.24 Waimāero Fendalton-Waimairi-Harewood.

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

### Strategic Alignment Te Rautaki Tīaroaro

- 6.1 Transport
  - 6.1.1 Activity: Transport
    - Level of Service: 16.0.13 Respond to customer service requests within appropriate timeframes - >=75% customer service requests are completed, or inspected and programmed within timeframes:
- 6.2 Parks, Heritage and Coastal Environment
  - 6.2.1 Activity: Parks and Foreshore

- Level of Service: 6.8.2.1 Increasing tree canopy in Parks - A net increase in total number of trees is achieved (1:2 replacement policy), with a minimum of 50% of the trees being medium to very large species.

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

6.3 The decision is consistent with Council's Plans and Policies. Reference Tree Policy 4.17 to 4.24.

### **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 report relates to a berm in a small cul-de-sac street which are not near any areas known to be significant to Mana Whenua. The requested removal is of an exotic tree with no indigenous cultural significance.

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

6.7 A Standard Tree Evaluation (STEM), which includes an element of climate consideration, was not undertaken as part of the assessment due to the size of tree being only medium. However, as a semi mature tree with potential for increase in canopy, by virtue of its potentially larger size, would likely score moderate for its contribution in an urban environment. The STEM provides a basic and broad analysis regarding economic benefits in terms of energy savings, carbon sequestration, and pollutant cycling and rainfall reductions. The loss of the tree would need to be mitigated overtime by the replacement with two new trees in accordance with the Tree Policy.

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

6.8 Dunmurry Place is cul- de-sac street and classified as a low volume, local road. These roads function almost entirely for access purposes and are not intended to act as through routes (for motor vehicles). The tree is situated in the grass berm with no public footpath.

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

### **Capex/Opex Ngā Utu Whakahaere**

- 7.1 Cost to Implement - Approximately \$3,000 to cover costs of assessments, tree removal and replacement planting (see 7.5 below).
- 7.2 Maintenance/Ongoing costs - Approximately \$1,000 to cover costs of establishment maintenance (of 2 replacement trees as per policy) and \$100 per tree per annum thereafter.
- 7.3 Funding Source - Trees on Council's removal and renewal programme are initially CAPEX for tree removal and replacement planting, from Transport Street Tree Capital Budget. Thereafter OPEX for ongoing maintenance from Transport Street Tree Maintenance Budget.
- 7.4 Part 4.24 of the Tree Policy, states where a tree removal request does not meet the criteria of 4.17 but is approved, the Board may resolve that the applicant(s) pay part/all the costs, including any additional costs associated with reporting, any resource consent costs, actual costs of removal and replacement planting, or the value of the tree provided by its environmental, economic, or social benefits.

**Other He mea anō**

- 7.5 The tree is protected, by reason of its height exceeding 6m, and of average condition, therefore it is not currently on a programme for removal as part of operational/capital works street tree renewals.
- 7.6 If a decision is made by the Community Board to remove the tree and not seek costs from the applicant, and resource consent is granted, then it will be placed on Council’s programme of street tree renewal works and the timing based upon other priorities. Therefore, its removal would be done as part of the wider renewal programme.

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

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

- 8.1 The tree is in the legal road and listed as a protected (Public Realm) asset.

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

- 8.2 The legal consideration is the relevant delegated authority, including resource consent, for determining a decision on removal.

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

- 9.1 A tree condition assessment was undertaken as part of this report preparation. This concluded in the tree being in fair overall condition, with good health and fair form. NB with the recommended pruning maintenance this could improve its form and hence overall condition rating to good. Therefore, risk associated with this tree has therefore been determined as *Broadly Acceptable*. However, also noted was some disturbance to low level infrastructure (private driveway) and this needs to be resolved with the resident.

**Attachments Ngā Tāpirihanga**

No.	Title	Reference	Page
A	Residents Letter & Medical Certificate <i>(Under Separate Cover)</i> - <b>CONFIDENTIAL</b>	23/952406	
B  	Arboricultural assessment	23/952408	23
C  	Engineers assessment	23/952409	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 Whakatūturutanga ā-Ture**

<p>Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).</p> <p>(a) This report contains:</p> <ul style="list-style-type: none"> <li>(i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and</li> </ul>
--

- (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>	Tony Armstrong - Arborist
<b>Approved By</b>	Wayne Manu - Team Leader Road Amenity & Asset Protection Stephen Wright - Manager Operations (Transport)

Dunmurry Place, Christchurch  
Purearb Ltd., May 2021



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Client: Tony Armstrong – Streets Arborist Christchurch City Council

Arborist Consultant:  
Martin Andrews  
Consulting Arborist  
Dip Arb, Dip Env, Cert Arb, TechArborA

Tel: +62 21 08338252  
Fax:  
Domain: [www.purearb.co.nz](http://www.purearb.co.nz)  
email: [martin@purearb.co.nz](mailto:martin@purearb.co.nz)

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Tree species:	Tulip Tree ( <i>L. tulipifera</i> )	Tree ID:	38074
Town:	Christchurch	Height:	9.6 metres
Neighbourhood:	Casebrook	Canopy Spread:	8.5 metres
Road:	Dunmurry Place	DBH:	0.4 metres
Number of trees:	1	Overall Condition:	Fair
Inspection date:	27/05/2021 01:45 PM		

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### Introduction

Mr Tony Armstrong Streets Arborist has commissioned this report for the Christchurch City Council's Transport Unit – Road Amenity and Asset Protection. Purearb has been asked to assess the overall site and tree condition at 1 Dunmurry Place, Casebrook, Christchurch.

### Aim of this Report.

The survey was an arboricultural (overview) assessment of site conditions and not an in-depth tree condition survey.

The survey compiles information from the Christchurch City Council's *Tree Condition Assessment* combined with a *Level 2 Basic Assessment* to enable the Council to make an informed decision and exercise judgment for the tree's management.

### Report Limitation and Methodology

#### Limitations

The survey is an arboricultural assessment of the tree on-site only. The information and comments in this survey were deemed to the best of the author's knowledge accurate at the time of inspection – 27<sup>th</sup> May 2021.

Trees are living organisms whose health and condition can change rapidly. The health and condition of the tree should be checked regularly, preferably once a year.

Purearb Ltd. cannot accept any liability for any condition changes arising from extreme weather patterns or in the case of any change in condition in the proximity to the trees.

#### Methodology

The visual assessment is an account of the tree inspected on-site, assessed per the principles detailed in the Christchurch City Council's *Tree Condition Assessment* (2017).

The *Level 2 Basic Assessment* as described by Lonsdale, 1999. *Principles of Tree Hazard Assessment & Management*.

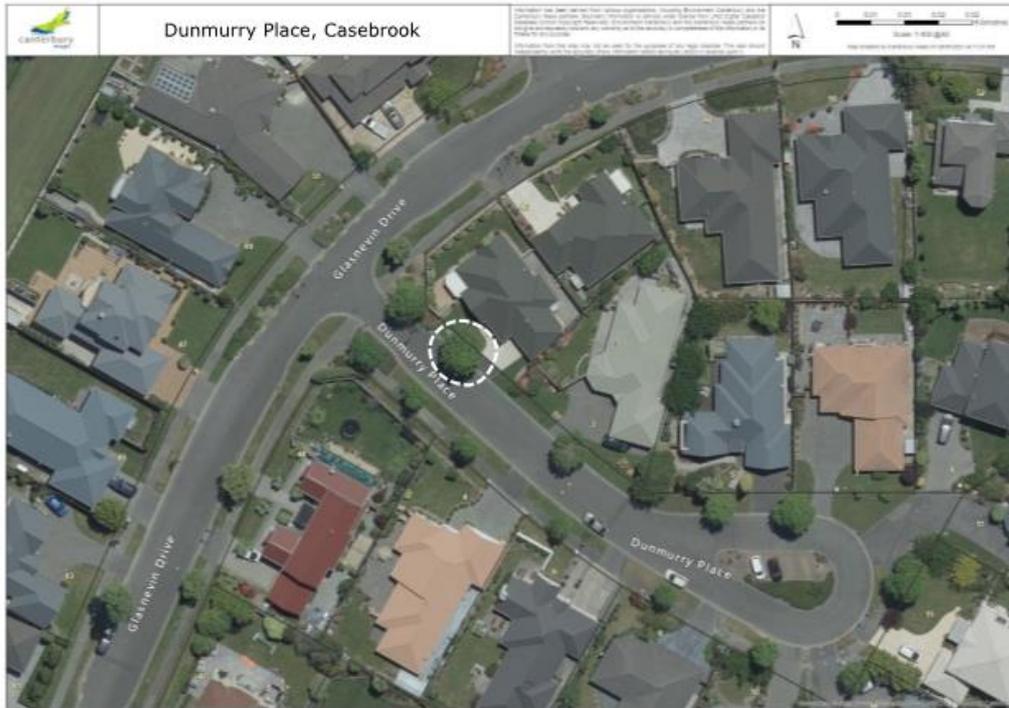
The survey has been conducted from ground level with the aid of binoculars, a 30-centimetre stainless steel probe and excavation (hand) tools to determine the root(s) existence.

Dunmurry Place, Christchurch  
Purearb Ltd., May 2021



**Site location**

The tree location is depicted in figure 1 below.



**Figure 1: Site/tree Location – white (dotted) line illustrates the tree**

**Tree survey**

Address:	1 Dunmurry Place	
Tree ID:	38074	
Tree Species:	Tulip Tree ( <i>L. tulipifera</i> )	
Height:	9.6 metres	
Canopy Spread:	8.5 metres	
DBH:	0.4 metres	
Structural Root Zone:	2.5 metres	
Health:	Good	
Structure:	Fair	
Overall Condition:	Fair	

Dunmurry Place, Christchurch  
Purearb Ltd., May 2021



**Tree - site observations**

The tree located in the road (grass berm) corridor, which merges with the resident’s property frontage; tree base to K/C 1.05m, vehicle crossing 2.27m, resident’s driveway (northeast) 3.43m, entrance pathway 3.2m and building frontage 5.77m.

No notable physiological dysfunction affecting tree vitality at the time inspected.

Visual tree inspection observed west-facing girdling (moderate) root, bark-included union to the main bifurcation junction (north-facing competing terminal leader) at 4.5m; adaptive growth present but does not extend into the union apex.

The ground observation/inspection observed surface material erosion to the side of the vehicle crossing. The control joint has heaved by approximately 10mm part of the resident’s (concrete: surface material) driveway.

Exploratory excavations were used to determine driveway – footpath construction: 100mm (concrete) surface material, with an approximate 25mm (stabiliser) subbase course.

A metal probe was used to determine potential anomaly depth in proximity to the visible crack and surface material deterioration to the northern aspects:

- |   |   |
|---|---|
| Probe 1) proximity to the break: 180mm anomaly depth. | Probe 4) near pathway (northeast): 120mm anomaly depth. |
| Probe 2) adjacent to the crack: 80mm anomaly depth.   | Probe 5) pathway (north): 120mm anomaly depth.          |
| Probe 3) near to the crack: 130mm anomaly depth.      | Probe 6) mailbox (east): 150mm anomaly depth.           |

Exploratory excavations exposed coarse (20mm) roots (parallel) to the resident’s (building) foundation; no noticeable foundation cracks visible at the time of the inspection.

Probing indicated structural root(s) in proximity to the k/c potentially causing the minor cracks; drainage channel’s performance unlikely affected at present.

**Photographic overview**



Dunmurry Place, Christchurch  
Purearb Ltd., May 2021



Dunmurry Place, Christchurch  
Purearb Ltd., May 2021



### Structural Root Zone (SRZ)

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Structural root zone (SRZ) as per the Australian Standard, 4970-2009 'Protection of Trees on Development Sites', was calculated to present an awareness of critical rooting zones, as commented:

*The area around the base of a tree required for the tree's stability in the ground. The woody root growth and soil cohesion in this area are necessary to hold the tree upright. This zone considers a tree's structural stability only, not the root zone required for a tree's vigour and long-term viability, which will usually be a much larger area (Standards Australia 2009).*

An indicative SRZ radius was determined by trunk diameter measured root buttress and stem transition zone at 0.1 metres on the subject tree. The diameter measured 0.55 metres, with a calculated SRZ 2.7 metres.

### Discussion and Conclusion

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An inspection of the tree was completed on 27<sup>th</sup> May 2021 to determine the tree's health and structural condition(s), as per the Christchurch City Council's Tree Condition Assessment. The tree scored an overall condition rating Fair.

The tree inspection observed a girdling root and bark-included main bifurcation junction at 4.5m. Pruning to remove the root would alleviate any constraints to the vascular system, and reducing the competing leader would reduce foreseeable failure event while prompting a dominant terminal leader.

The ground inspection highlighted subsurface anomalies to the northern aspect (driveway - footpath), indicating 80mm - 180mm depths. These anomalies were traceable to the subject tree and interpreted as tree roots that extend beneath the driveway and pathway (construction dept 125mm).

The visible crack to the resident's driveway (construction), likely caused by the (northeast) root mass beneath the foundations as radial growth (directly or indirectly) forces exerted upon the low-level structure.

While exploratory excavations revealed coarse roots were running parallel to the building's structural foundations, no evidence of foundation cracks was visible at the time of the inspection. The foundation's construction and soil environment are highly likely to limit root ingress, attributable to soil compaction, reduced moisture and oxygen<sup>1</sup>.

Furthermore, mechanical penetration diminishes rapidly with distance as longitudinal and radial pressures are weaker further from the tree, and roots tend to distort around obstacles instead of displacing them<sup>2</sup>.

While selective root pruning (outside the SRZ) may be undertaken to mitigate root ingress, the effectiveness of remedial works is determined by the methods used, particularly root zone management and materials used to accommodate the root systems.

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If you have any questions concerning this report, please do not hesitate to contact me.

Yours sincerely,

Martin Andrews  
Consulting Arborist  
Dip Arb, Dip Env, Cert Arb, TechArborA

Date: 27/05/21

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1. MacLeod, E. & Cram, W. 1996 *Forces exerted by tree roots*. Arboriculture Research and Information, Farnham, UK.  
2. Roberts, J., Jackson, N. & Smith, M. 2006. *Tree Roots in the Built Environment*. Arb Association, Stroud Green, UK.

Date:27/01/2023

Christchurch City Council  
P O Box 73014  
Christchurch 8154

Name and address of applicant: **Bill and Brenda Denham, 1 Dunmurray Place, Glasnevin Estate, Casebrook**

1. What is the nature of the damage which is being caused by the tree?

***The Driveway is being cracked and lifted by the tree. There is damage to the asphalt and pressed concrete driveway. There is cracking and breaking up of the asphalt and lifting of the pressed concrete slabs in the driveway which are causing a potential trip hazard to the elderly owners.***

2. What investigation, if any, was undertaken to confirm that the tree in question is the cause of the damage?

*A visual inspection was undertaken on 24<sup>th</sup> January 2023 and reading of the Martin Andrews (Arborist) report dated May 2021.*

3. Is the tree the sole cause of the property damage? If no, please specify other factors, this may include poor workmanship.

*Yes, I believe that the tree is the sole cause to the damage to the driveway. When you inspect the other parts of the driveway there is no other damage which does indicate the tree is the sole cause of the damage and is not a workmanship issue*

4. What engineering solutions are available to the applicant to mitigate the damage that has been caused by the tree?

*With the tree roots being shallow and lifting the asphalt and pressed concrete of the driveway I see there are two options:*

- a. Removal of the tree and roots then repair of the damaged asphalt and pressed concrete. This is a long-term solution, and no further maintenance would be required.*
- b. Remove damaged asphalt and pressed concrete and replace. I believe that with time that this may need to be redone again.*

5. Will removal of the tree fix the damage or prevent further ongoing damage?

*Yes option a. above is the most sensible option and I believe that removal of the tree and roots will solve the issue and no further damage will occur.*

6. Would you be willing to present before the Community Board to confirm all of the above?

Yes, if requested.

I certify that the damage caused is a direct result of the tree(s).



Grant A. Lovell BE (Civil), NZCE (Civil), CPEng, CMEngNZ, FEngNZ.<sup>1</sup>  
Senior Civil Engineer, Sector Director – Land (NZ, Aus and Pacific)  
TONKIN & TAYLOR LTD

<sup>1</sup> A suitably qualified engineer is a person who holds a relevant qualification and specialises in the design or construction of the property which has been damaged

## 8. Lease to Royal New Zealand Plunket Trust - Pinehurst Reserve

Reference / Te Tohutoro: 23/669365

Report of / Te Pou  
Matua:

Lisa Barwood, Leasing Consultant, lisa.barwood@ccc.govt.nz

General Manager /  
Pouwhakarae:

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

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

- 1.1 The purpose of this report is to seek approval from the Waimeaero Fendalton-Waimairi-Harewood Community Board to grant a new lease to Royal New Zealand Plunket Trust (Plunket). This report has been written as the current lease has expired and Plunket wish to continue occupation at Pinehurst Reserve.
- 1.2 The former lease, granted in 1979, has expired and reclassification of the reserve was required to ensure the activity complied with the requirements of the Reserves Act 1977. This has now been completed and the request to grant a new lease can now be made to the Community Board.
- 1.3 The decision in this report low significance in relation to the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined by the low level of impacts on the surrounding community and servicing of a small local area.

### 2. Officer Recommendations Ngā Tūtohu

That the Waimāero Fendalton-Waimairi-Harewood Community Board:

1. Approve the granting of a ground lease to Royal New Zealand Plunket Trust over the land located at 18 Pinehurst Crescent described as Section 1 Survey Office 580601, known as Pinehurst Reserve, for a period of 33 years less one day in accordance with section 61(2A) of the Reserves Act 1977. The annual rent will be set at \$100 plus GST with three-yearly rent reviews in accordance with the Council's policy for setting rent at the time of the reviews.
2. Authorises the Property Consultancy Manager to conclude and administer the terms and conditions of the lease.

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

- 3.1 The Royal New Zealand Plunket Trust lease has expired. It is active in the community offering services to families in the ward and they have requested a new lease. They require security of tenure to be able to continue to offer their services.
- 3.2 They own the building and improvements, and a lease will provide certainty in their investment.

## 4. Alternative Options Considered Ētahi atu Kōwhiringa

- 4.1 The option of not granting a lease has been considered and discounted as the request for a new lease complies with current Council practice and policy in regard to existing community groups. Plunket is viable and functioning and has invested and own in the building on site.

## 5. Detail Te Whakamahuki

### The Land

- 5.1 Royal New Plunket Trust – Pinehurst Branch are located at 18 Pinehurst Crescent and is part of Pinehurst Reserve.
- 5.2 The land is classified as Local Purpose (Community Building) Reserve (Gazette Notice 2023)
- 5.3 The land is held as Section 1 Survey Office 580601 Reserve 5139 Canterbury District, Lot 21 Deposited Plan 37857.



### The Lease

- 5.4 The lease will be granted in accordance with Section 61(2A) of the Reserves Act 1977
- Ground lease for 82 square meters
  - Total lease term up to 33 years broken into three terms of 11 years.
  - Annual rent and three-yearly reviews will be set in accordance with Council's policy for setting rents for community groups on reserve land.

### The Tenant

- 5.5 Plunket have occupied the park since 1979. Their original lease was granted for 42 years and expired at the end of 2020. The reserve required reclassification as a Local Purpose Community Building to ensure compliance with section 61(2a) of the Reserves Act 1977 before a new lease could be granted. This process has now been completed.

5.6 Plunket operate scheduled clinics every weekday and have a drop-in clinic once a month.

5.7 The decision affects the following wards/Community Board areas:

5.7.1 Waimaero Fendalton-Waimairi-Harewood 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: Parks and Foreshore

- Level of Service: 6.8.10.1 Appropriate use and occupation of parks is facilitated - Formal approval process initiated within ten working days of receiving complete application - 95%

### Policy Consistency Te Whai Kaupapa here

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

6.2.1 Leasing Council Property Policy - dealing unilaterally with incumbent tenant where there is only one logical tenant including not for profit organisations particularly childcare and plunket rooms on local purpose community building reserves.

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

6.3 The decision does not 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.

6.4 The decision is not a matter of interest to Mana Whenua and will not impact on our agreed partnership priorities with Ngā Papatipu Rūnanga

6.5 The proposal was forwarded to Mahaanui Kurataiao Ltd for comment by the Council's Principal Advisor Treaty Relationships. A reply was received and there are no issues with this lease being granted.

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

6.6 The proposal does not have any significant effect upon carbon emissions and climate change.

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

6.7 The building is owned by Plunket, there is a ramp into the building which is accessible. If Plunket were to do any alterations to the internal layout of the building, compliance with current building code standards will be required.

## 7. Resource Implications Ngā Hīraunga Rauemi

### Capex/Opex Ngā Utu Whakahaere

7.1 Cost to Implement – No cost to Council in granting the lease, preparation of lease document to be recovered from the lessee.

7.2 Maintenance/Ongoing costs – Lessee responsibility

7.3 Funding Source – not applicable

**Other He mea anō**

7.4 No other matters are applicable

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

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

8.1 Reserves Act 1977 section 61(2A) held as Local Purpose Community Building

8.2 Delegations Parks (Part D-sub Part 1- Community Boards) Authority delegated from Council to Community Boards

‘Granting of leases or licences on reserves pursuant to section 61 of the Reserves Act 1977’

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

8.3 The legal considerations are:

8.3.1 Correct application of provisions pursuant to 8.1-8.2 above.

8.3.2 Local Government Act 2002- Decision Making, dealing unilaterally; consideration of community views.

8.4 This report has not been reviewed and approved by the Legal Services Unit although legal advice will be provided in the preparation of the lease documents.

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

9.1 There is a risk of the lessee failing to pay the rent or maintain the premises.

9.2 The risk is assessed as low. Financial consequences would be relatively small and operational issues can be rectified. The likelihood of these consequences occurring is considered low based on Plunket’s track record and length of time already in the park.

**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>	Lisa Barwood - Leasing Consultant
<b>Approved By</b>	Kathy Jarden - Team Leader Leasing Consultancy Angus Smith - Manager Property Consultancy Al Hardy - Manager Community Parks Andrew Rutledge - Head of Parks Mary Richardson - General Manager Citizens & Community



## 9. Waimāero Fendalton-Waimairi-Harewood Community Board Area Report - July 2023

Reference / Te Tohutoro: 23/955797

Report of / Te Pou Maryanne Lomax, Community Governance Manager  
Matua: (Maryanne.Lomax@ccc.govt.nz)

Senior Manager / Mary Richardson, General Manager Citizens & Community  
Pouwhakarae: (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 Waimāero Fendalton-Waimairi-Harewood Community Board:

1. Receive the Waimāero Fendalton-Waimairi-Harewood Community Board Area Report for July 2023.

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

#### 3.1 Give Gear Get Great

The Burnside West Christchurch University Cricket Club were very thankful for the great range of cricket gear they recently received from the Give Gear Get Great initiative, which is about re-purposing used sports equipment out to groups who need it.

The club has 18 junior teams, some with more than one family member involved. This equipment will set some of the junior teams up nicely for the 2023/24 cricket season.

This initiative is coordinated by the local Community Recreation Adviser and a donation bin is located in the foyer of the Fendalton Library.



### 3.2 Villa Maria College Travel Plan

Staff and pupils from Villa Maria College have been working with the Council's Community Travel Advisor, George Booty, to develop a school travel plan. The purpose of these plans is to improve road safety and encourage the whole school community to use active modes of transport to get to and from school. It can be used to address congestion at the school gate, and by promoting walking, scootering and cycling, can benefit the health and wellbeing of students.

They undertook an online travel survey to help establish the key travel modes and travel issues for the school. Congestion and safety issues featured highly as a concern for respondents, particularly around Brodie Street and Yaldhurst Road. The main safety issues include too many vehicles trying to park, parking over driveways and parents double-parking.

The Travel Plan has now been signed-off by the school Board of Trustees and the Council. The plan identifies a number of actions to be taken as well as travel safety guidelines for students.

### 3.3 St Barnabas Community Van - 10 Years on and going strong!

St Barnabas manage, coordinate the use of, and maintain the St Barnabas Community Van. The van was purchased by the Community Board in 2013 with Capital Endowment Funding, to support local groups activities. It has been well utilised over this time and kept in good condition.

There's only been one hiccup in the ten years it's been in use, and this was the theft of a key part of the van when thieves were doing the rounds on community vans. The Community Van can be booked through St Barnabas and is free of charge to community groups, only replacing the petrol they use.

The Board continues to make a contribution towards the running cost of the vehicle annually through its funding and the van continues to be well utilised in the community, going out four or five times a week and with thirty groups regularly using it annually.



### 3.4 Fendalton-Waimairi-Harewood Community Liaison Meeting

The Bimonthly Community Liaison Meeting was held this month at the new Bishopdale Community Trust premises. The group fed back on the Funding Hui and Tick for Governance course which some have tried and recommended to others so we will send the link out again. The group discussed the September Mental Health Hui structure that the Fendalton-Waimairi-Harewood Community Development Advisors will be running and the need for supports within communities for this issue. It is ever present and increasing and groups are finding the formal processes can't always help.

There will be a bit of a review of the meetings to check in where we are at and groups were invited to think about speakers and workshops or other training opportunities they would collectively, or as an organisation, like or need and Council Advisors will look to provide support for them to undertake this.

Notices, events activities, and trends were shared including an alarming trend in China currently with online suicide support groups, encouraging suicide. Suicide first aid was one topic the group agreed we should investigate further. The next Liaison meeting will be held in August 2023.

### 3.5 **St Christopher's Barn Dance**

On Saturday, 6 May, the community of Avonhead came together at St Christopher's for a memorable Barn Dance.

Recognising the challenging economic climate, the organisers kept ticket prices affordable, offering free admission for primary school children accompanied by a paying adult.

Thanks to the combination of generous donations and ticket sales, the organisers were able to extend complimentary tickets to those who otherwise couldn't afford to attend. Additionally, they successfully covered all expenses related to refreshments and the entertainer's fee.

The Barn Dance was an extraordinary accomplishment, filled with infectious joy and laughter. Families revelled in the festivities, with parents and their young children actively engaging on the dance floor. Spanning an impressive age range from 4 to 95 years, the event exemplified inclusivity, as participants joyfully danced with partners of all ages. The dynamic nature of folk dances, with frequent partner changes, fostered a warm and inviting atmosphere, reinforcing a strong sense of community spirit that pervaded the event.



### 3.6 **Bishopdale Community Trust new premises**

The Bishopdale Community Trust was established in 1999 as a community-focused organisation advocating for and encouraging connectedness and resilience in the wider Bishopdale area.

Up until April of this year they were based at Sundbye House, 100 Farrington Ave (opposite Bishopdale Village Mall). They have now moved into a purpose-built Community Hub by the church next door (94 Farrington Ave). The new premises are larger and more open than the house was and will enable more activities to take place.

The Community Board put funding towards the move to support the group to better meet community needs and increase activities.

The new hub premises have been received well by participants enjoying the larger, warmer more accessible space and intermingling it provides. Activities available at the Hub are all low cost and include Coffee and friendship, Card making, Scrabble, Women's social walking group, Let's get quizzical!, Rummikub, Knitters, crochet, and crafters group, 500 card group, Explorer trips, social housie, Community lunch, Easy chair yoga, Book and jigsaw library and the Wishing wardrobe with high quality, clean used garments.



**3.7 Burnside Community Network**

The Burnside Community Network meeting convened at Silhouette Studios on Tuesday, 30 May, with a diverse representation of approximately 35 individuals from community groups, local businesses, agencies and elected members.

The gathering fostered engaging and professional discussions encompassing critical topics, including the draft Purpose of the network, suggestions for improvement, the Hail Communications Platform, updates on the Burnside Community Directory, and considerations for formalising the network.

Steve Jones-Poole, from the Shirley Community Trust, delivered a presentation on community-led development approaches, further enriching the discussion.

Noteworthy outcomes included the recognition for a simplified purpose, the inclusion of Bryndwr in the network, and the exploration of Hail as a communication platform. The subsequent network meeting is scheduled for Tuesday, 1 November 2023.



### 3.8 Community Funding Summary

3.8.1 A status report on the Board's 2022-23 Discretionary Response Fund and Youth Development Fund as at 20 June 2023 is attached (refer to **Attachment A**).

### 3.9 Participation in and Contribution to Decision Making

#### 3.9.1 Report back on other Activities contributing to Community Board Plan

- The Waimāero Fendalton-Waimairi-Harewood 2023-25 Community Board Plan was adopted by the Board at their meeting in May 2023. Progress on the plan will be reported back to the Board on a quarterly basis.

#### 3.9.2 Council Engagement and Consultation

- **Way Safer Streets – Open for feedback: 16 June to 16 July 2023**



Everyone should be able to safely walk, scooter, bus, cycle or drive where they want to go. That's why we're making several Ōtautahi Christchurch areas safer for travellers - way safer. You can provide feedback via the Council's Have Your Say page by clicking [here](#) or email your feedback to [engagement@ccc.govt.nz](mailto:engagement@ccc.govt.nz)

- **Cruising and Prohibited Times on Roads Bylaw – Open for feedback 27 June to 25 July 2023**

The Cruising and Prohibited Times on Roads Bylaw was last reviewed in 2014. It sets rules to reduce cruising and to restrict access to some roads in rural and industrial areas where there is a history of antisocial behaviour, such as racing and burnouts. It enables police to take certain actions and complements other powers they have.

To review the proposed changes and to make a submission, you can visit the Council's Have Your Say page [here](#).

- **Draft Greater Christchurch Spatial Plan – Open for feedback 19 June to 23 July 2023**

The Council is part of the Whakawhanake Kāinga Komiti (Urban Growth Partnership for Greater Christchurch). The Komiti has released a draft Greater Christchurch Spatial Plan for public consultation.

This will provide a blueprint for how we will accommodate future population and business growth in our sub-region.

You can find more information and make a submission on the Council's Have Your Say page [here](#).

## 4. Advice Provided to the Community Board

4.1 Customer Service Request Report - Hybris monthly report for May 2023 attached, providing 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 (refer to **Attachment B**).

4.2 SWN - Withells Road - transport safety works (*circulated 7 June 2023*)

- 4.3 SWN - Groynes Reserve - footbridge replacement (*circulated 9 June 2023*)
- 4.4 SWN – Powell Crescent – water supply renewal (*circulated 20 June 2023*)
- 4.5 Memo - Smart Christchurch Innovation Expo (*circulated 7 June 2023*)
- 4.6 Memo - Bishopdale Mall Regeneration (refer to **Attachment C**)
- 4.7 Memo - Way Safer Streets (*circulated 16 June 2023*)

### Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A  	Fendalton-Waimairi-Harewood Board Funding Update - June 2023	23/957204	41
B  	Fendalton-Waimairi-Harewood Hybris Ticket Report - May 2023	23/957205	44
C  	Bishopdale Mall Regeneration Memo - 12 June 2023	23/967211	45

### Signatories Ngā Kaiwaitohu

<b>Author</b>	Maryanne Lomax - Manager Community Governance, Fendalton-Waimairi-Harewood
<b>Approved By</b>	Matthew McLintock - Manager Community Governance Team Matthew Pratt - Acting Head of Community Support and Partnerships

Waimāero Fendalton-Waimairi Harewood Board Funding Summary

Updated – 20 June 2023

Fendalton-Waimairi-Harewood Discretionary Response Fund	Allocation 2022-23	Board Approval (Date)
<b>Budget 2022-23</b>		
<i>Carried Over from 2021-22</i>	\$63,761	
<i>Bishopdale Regeneration funding (accrued from 2021/22)</i>	- \$9,000	
<i>2022 Community Service Awards (accrued from 2021/22)</i>	- \$1,700	
<i>Remaining Funds from SCF 2022-23</i>	\$59,005	
<b>Total for 2022-23 Financial Year</b>	<b>\$112,066</b>	
<b>Youth Development Fund - Opening Balance allocation</b>	<b>\$ 10,000</b>	<b>15-Aug-22</b>
<i>Allocations made</i>		
<b>Burnside West Christchurch University Cricket Club (Development tour to India)</b>	\$1,225	15-Aug-22
<b>Madison Garrett (Junior World Sprint Kayak Championships in Hungary)</b>	\$500	15-Aug-22
<b>Burnside High School (Spirit of Adventure)</b>	\$1,200	12-Sep-22
<b>Addison Jones (Highland Dancing Virginia Tattoo in USA)</b>	\$500	6-Mar-2023
<b>Damon Tsiaprazis (U19 World Handball Championships)</b>	\$500	11-Apr-23
<b>Harrison Leach (Ultimate Frisbee Championships)</b>	\$500	9-May-23
<b>Badminton Canterbury (NZ Junior Nationals in Palmerston North)</b>	\$825	12-Jun-23
<b>Delegation: Community Governance Manager Fendalton-Waimairi-Harewood to approve YDF applications up to \$350</b>		
<b>Clara Sellier (Spirit of Adventure)</b>	\$150	15-Aug-22
<b>Jayden Smith (NZ Strongest Man Competition)</b>	\$150	19-Aug-22
<b>Madisen Smith (Aotearoa Maori Netball Tournament)</b>	\$150	19-Aug-22
<b>Olivia Lynch (Karate Commonwealth Champs)</b>	\$350	19-Aug-22
<b>Villa Maria College (Catherine Grant - First XI Hockey Team)</b>	\$150	19-Aug-22
<b>Ellie Zhang (ITTF Oceania Championships in Melbourne)</b>	\$250	24-Aug-22
<b>Christchurch Girls' High School (Isabella Botha - Readers Cup Competition)</b>	\$100	31-Aug-22
<b>Jack Griffiths (Spirit of Adventure)</b>	\$150	31-Aug-22
<b>Elise Didierjean (World Artistic Gymnastic Hawaii Participation Tour) - note CGM delegation increased to \$500 during election period</b>	\$500	13-Sep-22
<b>Isabella Cruickshank (Oceania Taekwondo Championships in Tahiti) - note CGM delegation increased to \$500 during election period</b>	\$400	7-Oct-22
<b>Jasmine Cruickshank (Oceania Taekwondo Championships in Tahiti) - note CGM delegation increased to \$500 during election period</b>	\$400	7-Oct-22
<b>Zara Goodman (2023 Australia and NZ Drilldance and Marching Tattoo)</b>	\$250	31-Jan-23
<b>Emily Prebble (Rhythmic Gymnastics Nationals in Tauranga)</b>	\$250	31-Jan-23
<b>Soeren Wells (NZ National Age Group Swimming Championship in Hawkes Bay)</b>	\$150	22-Feb-23
<b>Anna Lee School of Dance - Lily Wells (Hip Hop International Nationals)</b>	\$150	22-Feb-23
<b>Erin Yamada (Aotearoa Academy Choir)</b>	\$200	10-Mar-23
<b>Shona Beedie (Girls' Choir Otautahi Camp)</b>	\$95	10-Mar-23

Olivia Zeng ( <i>Girls' Choir Otautahi Camp</i> )	\$50	10-Mar-23
Macy Bennett ( <i>Sea and Skies Program - Ohakea Airbase</i> )	\$150	31-Mar-23
Emily Jane Sidaway ( <i>Australian National Gymnastics Championships</i> )	\$250	18-Apr-23
Isabella Morrison ( <i>National League Canoe Polo Finals Tournament</i> )	\$150	18-Apr-23
Miriam Morrison ( <i>National League Canoe Polo Finals Tournament</i> )	\$150	18-Apr-23
Joshua Exon ( <i>Secondary School National Swimming Championships</i> )	\$150	22-May-23
<b>Youth Development Fund Balance - Available for allocation</b>	<b>\$ 5</b>	
<b>Discretionary Response Fund - Total Allocation</b>	<b>\$ 112,066</b>	
<i>Allocations made</i>		
YDF - Isla Kate Martin-McKenzie ( <i>NZ Gymnastics Championships</i> )	\$150	11-Jul-22
YDF - Angus Gilbert ( <i>U23 Rowing World Championships in Italy</i> )	\$500	11-Jul-22
Celebrate Bishopdale 2022 ( <i>Board Project</i> )	\$8,000	15-Aug-22
Culture Galore 2023 ( <i>Board Project</i> )	\$12,000	15-Aug-22
2022-23 Youth Development Fund ( <i>Board Project</i> )	\$7,500	15-Aug-22
Youth Activities and Events ( <i>Board Project</i> )	\$5,000	15-Aug-22
Edible Garden Awards ( <i>Board Project</i> )	\$3,000	15-Aug-22
Summer with your neighbours 2022-23 ( <i>Board Project</i> )	\$4,000	15-Aug-22
Community Liaison and Events ( <i>Board Project</i> )	\$2,000	15-Aug-22
The Village Community Centre ( <i>25th Anniversary Celebration</i> )	\$1,250	15-Aug-22
Rewi Alley Chinese School Trust ( <i>Rewi Alley Chinese School</i> )	\$3,000	12-Sep-22
Canterbury Muslim Community Trust ( <i>Kids Afterschool Programme</i> )	\$5,000	12-Sep-22
Riccarton Leagues Club Inc ( <i>Painting of clubrooms</i> )	\$4,000	12-Sep-22
Burnside Squash Rackets Club ( <i>Replacement Court Lighting</i> )	\$6,500	7-Nov-22
Burnside West Christchurch University Cricket Club ( <i>Grounds Maintenance Equipment</i> )	\$4,000	7-Nov-22
Papanui Community Toy Library ( <i>Library Supervisor</i> )	\$2,000	7-Nov-22
Anglican Parish of Burnside Harewood ( <i>Purchase of Defibrillator and Storage Box</i> )	\$1,000	7-Nov-22
Anglican Diocese of Christchurch - Parish of Merivale St Albans ( <i>Community Care and Christmas activities</i> )	\$1,200	7-Nov-22
Belfast School ( <i>Leadership Training Programme</i> )	\$600	12-Dec-22
FC Twenty 11 ( <i>Riccarton Sports Hub Multi Sport Festival</i> )	\$650	12-Dec-22
Marist Albion Rugby Club Inc ( <i>Repairs to roof of changing sheds at South Hagley Park</i> )	\$5,000	7-Feb-23
2022-23 Youth Development Fund Top Up ( <i>Board Project</i> )	\$2,500	18-Apr-23
Bishopdale Community Trust ( <i>Discos for Young people with intellectual disabilities and rent increase</i> )	\$3,000	18-Apr-23
Papanui Returned and Services Association Incorporated ( <i>ANZAC Day Service</i> )	\$1,000	18-Apr-23
Nor-west Brass ( <i>NZ National Brass Band Championships Dunedin</i> )	\$1,000	18-Apr-23
Family History Society of New Zealand Inc ( <i>Ongoing support for the running of the Society</i> )	\$600	18-Apr-23
Belfast Sports and Community Centre Inc ( <i>Replacement oven and volunteer recognition</i> )	\$1,030	9-May-23
Otautahi Eritrean Association Incorporated ( <i>Eritrean Independence Day</i> )	\$2,000	9-May-23
YDF Hanna Abdou ( <i>Youth Commonwealth Games in Trinidad and Tobago</i> )	\$500	12-Jun-23

Christchurch Disc Golf Club Inc ( <i>Replacement Disc Golf baskets at Jellie Park</i> )	\$2,000	12-Jun-23
Nomads United Association Football Club Inc ( <i>Girls and Women's Coaches and Dishwasher Replacement</i> )	\$4,500	12-Jun-23
Bengali Association Christchurch ( <i>Durga Puja Event</i> )	\$1,805	12-Jun-23
Cotswold Preschool & Nursery Inc ( <i>Replacement Nursery Heat Pump</i> )	\$3,000	12-Jun-23
Merivale Papanui Cricket Club ( <i>Purchase of Covers for Cricket Pitches</i> )	\$1,200	12-Jun-23
<b>Discretionary Response Fund Balance - Available for allocation</b>	<b>\$ 11,581</b>	

# Ticket Report

01 05 2023 - 31 05 2023

## Fendalton-Waimairi-Harewood

Tickets Reported in May 2023

2715

# Reported Tickets last ...

Status as of Report Date

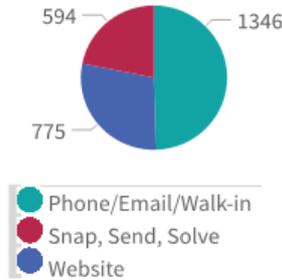
Open

750

Closed/Resolved

1965

Channels



Currently Open Tickets\*

3383

# Open Tickets all

13

avg open ticket age (days)

25% of open tickets are less than 25 days old

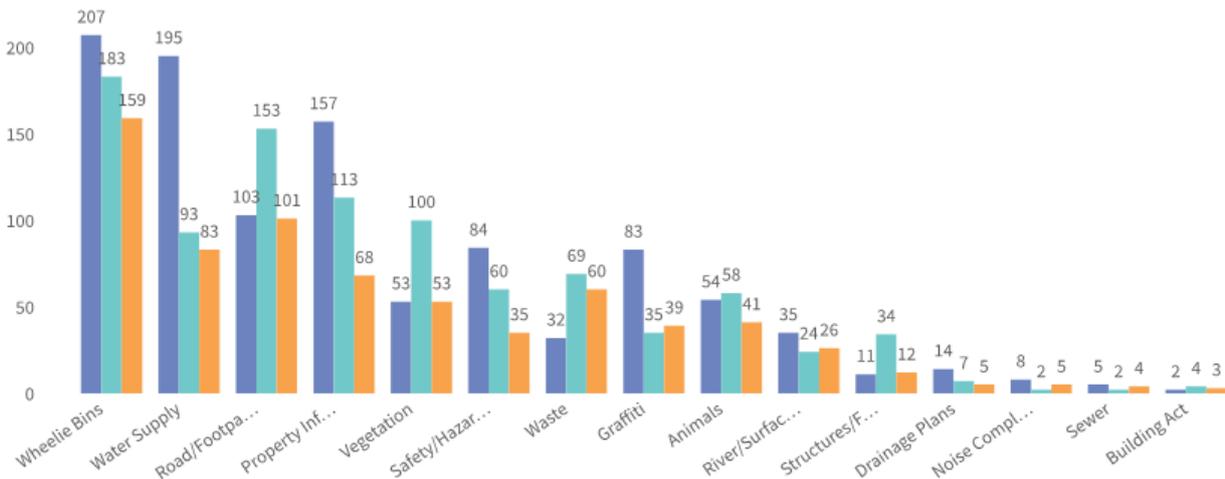
50% of open tickets are less than 90 days old

75% of open tickets are less than 288 days old

\*Open as of report date, reported all time

### Top 15 Incident Categories

Fendalton Harewood Waimairi



### Top 10 Object Categories

# Tickets	ObjectCategory	+/- previous month
199	Damaged Bin	+ 31
178	Bin Not Collected	- 15
167	Water Leak	- 22
160	Residential Property Files	+ 55
159	Sweeping	+ 30
157	Graffiti	+ 9
140	Litter	+ 30
112	Residential LIM	+ 32
99	Trees	- 59
88	Water Supply	- 35

Report date:  
02 Jun 2023

Memos



# Memo

Date: 12 June 2023  
From: John Scallan, Senior Planner Urban Regeneration  
To: Waimaero Fendalton-Waimairi-Harewood Community Board  
Cc:  
Reference: 23/904972

## Bishopdale Regeneration

### 1. Purpose of this Memo

- 1.1 To provide the Waimāero Fendalton-Waimairi-Harewood Community Board with an update on Bishopdale Mall regeneration. This memo is provided in response to resolution 17.1 of the Community Board Meeting, 11 April 2023.
- 1.2 The information in this memo is not confidential and can be made public.

### 2. Background

- 2.1 In 2018 work was completed to assess the urban regeneration issues and priorities for the Bishopdale Mall. This included workshops with business owners, property owners and local elected members. From this work it was found that:
  - 2.1.1 There is concern that increasing competition from the growth of commercial and retail activity at Papanui, Harewood Road, Langdons Road and at the Airport continues to draw customers away from the centre.
  - 2.1.2 Increasing vacancies within the centre and gradual shift towards non-retail commercial activities is undermining the performance of the centre.
  - 2.1.3 General issues with maintenance and upkeep of the private and public areas.
  - 2.1.4 The legal status of the public land as road (including the Mall car parking areas) may be a limiting factor for regeneration, as it restricts both the growth and redevelopment of the built form of the Mall and any alternative use for the land (e.g. for residential purposes).
- 2.2 Council staff prepared an issues and options paper that set out the potential for change in the centre. This included options for reconfiguration of the land use, potential lifting of road reserves and alternative uses for some of the land.
- 2.3 As a result of this work, funding for Bishopdale Mall regeneration was identified in the 2021-2031 Long Term Plan, although the funding does not become available until 2032.

### 3. Update

- 3.1 Community-led regeneration initiatives are active in the Mall, details of the most recent of which are in the May 2023 Community Board Areas Report.
- 3.2 Given the recommendations of the Issues and Options paper, Council staff are keeping a watching brief on recent changes in the environment and surrounds (e.g. decisions on

Memos



transport connections, land re-zoning proposals for greater housing density, ongoing growth of nearby centres, current 'health' of the Mall).

- 3.3 On 'health' of the mall: staff are updating the Commercial Centre 'fact sheets' for centres across the city, including Bishopdale. This work provides a detailed and up-to-date performance assessment for over 50 of the City's commercial centres. For Bishopdale, this will provide quantitative and qualitative support for the development of regeneration proposals. The current fact sheet can be viewed [here](#) or at <https://ccc.govt.nz/culture-and-community/statistics-and-facts/facts-stats-and-figures/commercialcentrefactsheets>.
- 3.4 The Council has recently signalled its intent to review the *Road Stopping Policy* in anticipation of substantial changes to the planning framework for the city towards more widespread and enabling medium density housing provisions. As part of this review, there will be an opportunity to consider how the process for amending road reserves, such as those in Bishopdale Mall, will work in the future. Staff from the Urban Regeneration Team have joined the project team for the review to advise on the interface of urban regeneration issues and road stopping processes.
- 3.5 The Council's Case Managers have several pre-application discussions ongoing for private initiatives in the Bishopdale Mall. As with all pre-application discussions, details are currently confidential. However, any actions emanating from this work will be discussed with the Board at the appropriate point in the future. One area of work that has been noted in the recent *Suburban Centres Biannual Report* (Council Meeting, 7 June 2023), are discussions on a future use for 28 Bishopdale Court (former Mitre 10 building).

#### 4. Conclusion

- 4.1 Staff will continue with the work summarised above and report back to the Board on the outcomes of the current processes when further updates are available or when engagement with the Board is needed to help progress Bishopdale Mall regeneration initiatives.

#### Attachments Ngā Tāpirihanga

There are no attachments to this memo.

#### Signatories Ngā Kaiwaitohu

<b>Author</b>	John Scallan - Senior Planner Urban Regeneration
<b>Approved By</b>	Carolyn Bonis - Team Leader Urban Regeneration Bruce Rendall - Head of City Growth & Property Mary Richardson - General Manager Citizens & Community

## 10. 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 māmā, 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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## 11. Resolution to Exclude the Public

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

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

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

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

### **Note**

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

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

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

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

ITEM NO.	GENERAL SUBJECT OF EACH MATTER TO BE CONSIDERED	SECTION	SUBCLAUSE AND REASON UNDER THE ACT	PLAIN ENGLISH REASON	WHEN REPORTS CAN BE RELEASED
7.	DUNMURRY PLACE - STREET TREE (REQUEST FOR REMOVAL)				
	ATTACHMENT A - RESIDENTS LETTER & MEDICAL CERTIFICATE	S7(2)(A)	PROTECTION OF PRIVACY OF NATURAL PERSONS	THE DOCUMENT CONTAINS PERSONAL MEDICAL INFORMATION.	INFORMATION ABOUT A RESIDENT'S MEDICAL HISTORY IS UNLIKELY TO BE RELEASED.