



Waihoru Spreydon-Cashmere-Heathcote Community Board AGENDA

Notice of Meeting Te Pānui o te Hui:

An ordinary meeting of the Waihoru Spreydon-Cashmere-Heathcote Community Board will be held on:

Date: Thursday 10 April 2025
Time: 4 pm
Venue: Linwood Boardroom,
Gate B, 180 Smith Street,
Woolston

Membership Ngā Mema

Chairperson	Callum Ward
Deputy Chairperson	Keir Leslie
Members	Melanie Coker
	Will Hall
	Roy Kenneally
	Tim Lindley
	Lee Sampson
	Tim Scandrett
	Sara Templeton

Principal Advisor

Jess Garrett
Manager Community Governance
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4 April 2025

Meeting Advisor

Jonathon Jones
Community Board Advisor
Tel: 941 5563
Jonathon.Jones@ccc.govt.nz

Website: www.ccc.govt.nz

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

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

<https://www.youtube.com/@waihorospreydon-cashmere-h3561/streams>

To view copies of Agendas and Minutes, go to:

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



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

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

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Karakia Tīmatanga

Kia tau te mauri o runga Kia tau te mauri o raro Paiheretia te ture wairua Paiheretia te ture tangata Hei pou arahi i a tātou i tēnei wā Kia tika te whakaaro Kia tika te kupu Tihei Mauri Ora!	<i>May the essence of above settle here May the essence of below settle here Bind together that we can't see and bind that we can see And have them guide us at this time May the thought be true May the words be true</i>
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Waiata

Manu tiria manu tiria Manu werohia ki te poho o Te Raka Ka tau rērere Ka tau mai i te Ruhi E tau e koia a Koia koia ko Tararauriki Kī mai i Māui Ehara i te whitu me te waru e E tau e koia, koia	Te whakamārama This song tells the story of Māui changing into a kererū and following his father into the underworld whereupon he returns with the kūmara. The kūmara is seen not only as food for the body but also food for the mind, thus referring to the importance of mātauranga.
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1. Apologies Ngā Whakapāha

Apologies will be recorded at the meeting.

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 open and closed minutes of the Waihoru Spreydon-Cashmere-Heathcote Community Board meeting held on [Thursday, 13 March 2025](#) 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 hearing process.

4.1 Redcliffs Tennis Club

Matt Love-Smith, Club President, and Carly Waddleton, Club Secretary, will speak to the Board on behalf of the Redcliffs Tennis Club to outline the Club's future strategy and plans to enhance the role that the Club plays in the local community.

5. Deputations by Appointment Ngā Huinga Whakaritenga

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

5.1 Sumner Valley Riding School Trust - proposed new lease

Lisa Hadfield will speak on behalf of Sumner Valley Riding School Trust in relation to Item 10, Sumner Valley Riding School Trust - proposed new lease.

5.2 Addington Farm - Proposed Lease at Addington Park

Sophie Bond, Chairperson of Addington Farm Trust will address the Board in relation to Item 11, Addington Farm - Proposed Lease at Addington Park.

6. Presentation of Petitions Ngā Pākikitanga

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

**Waihoru
Spreydon-Cashmere-Heathcote Community Board
OPEN MINUTES**

Date: Thursday 13 March 2025
Time: 4.00 pm
Venue: Linwood Boardroom,
Gate B, 180 Smith Street,
Woolston

Present

Chairperson Callum Ward
Deputy Chairperson Keir Leslie
Members Melanie Coker
Will Hall - via audio/visual link
Roy Kenneally
Tim Lindley
Lee Sampson
Sara Templeton

Principal Advisor

Jess Garrett
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- Part A** **Matters Requiring a Council Decision**
Part B **Reports for Information**
Part C **Decisions Under Delegation**
-

Karakia Tīmatanga

Waiata: The Board sang a waiata to open the meeting.

The agenda was dealt with in the following order.

Will Hall joined the meeting online at 4.01 pm during consideration of item 1.

1. Apologies Ngā Whakapāha

Part C

Community Board Resolved SCBCC/2025/00009

That the apology from Tim Scandrett for absence be accepted.

Callum Ward/Melanie Coker

Carried

2. Declarations of Interest Ngā Whakapuaki Aronga

Part B

There were no declarations of interest recorded.

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

Part C

Community Board Resolved SCBCC/2025/00010

That the minutes of the Waihoru Spreydon-Cashmere-Heathcote Community Board meeting held on Thursday, 13 February 2025 be confirmed.

Callum Ward/Lee Sampson

Carried

4. Public Forum Te Huinga Whānui

Part B

4.1 Cotoneaster Horizontalis - noxious weed

Allie McMillan, local resident spoke to the Board regarding Cotoneaster Horizontalis – a noxious weed.

After a question from a member the chairperson thanked Allie McMillan for her presentation to the Board.

4.2 Pickleball courts for Te Papa Kura Redcliffs Park

Gabby Brown and Ian Brown local residents spoke to the Board regarding a request for pickleball courts for Te Papa Kura Redcliffs Park.

After questions from members the chairperson thanked Gabby Brown and Ian Brown for their presentation to the Board.

Part B

That the Waihoru Spreydon-Cashmere-Heathcote Community Board:

1. Refers the issues raised in the presentation to staff for investigation and report to the Board, specifically:
 - the site identified at Te Papa Kura Redcliffs Park
 - other possible site options
 - fixed pickleball nets

Attachments

A Pickleball courts for Te Papa Kura Redcliffs Park - Request to Board

4.3 Sumner Sauna Proposal

Owain John spoke to the Board regarding a proposal for a mobile seaside sauna in Sumner and tabled a document containing community feedback on the proposal.

The chairperson relayed staff advice and Council policy on managing commercial activities in coastal areas.

After questions from members the chairperson thanked Owain John for his presentation to the Board.

Part B

That the Waihoru Spreydon-Cashmere-Heathcote Community Board:

1. Requests staff advice on changing the policy approach to commercial activities in coastal areas and for this to be presented at a joint Community Board workshop with Waitai Coastal-Burwood-Linwood Community Board.

Attachments

A Sumner Sauna Proposal - Presentation to Board

B Sumner Sauna Proposal - tabled document to Board

5. Deputations by Appointment Ngā Huinga Whakaritenga

Part B

5.1 Maestro Hospitality Group

Shaun Halliwell and Robert Mercel spoke on behalf of Maestro Hospitality Group regarding the consent to improvements and request for further lease in Sumner (Item 15 refers).

The Chairperson thanked Shaun Halliwell and Robert Mercel for their deputation.

Item 15 of these minutes records the Board's decision and recommendations to the Council on this item.

6. Presentation of Petitions Ngā Pākikitanga

Part B

There was no presentation of petitions.

7. Correspondence

Community Board Resolved SCBCC/2025/00011 Original Officer Recommendations accepted without change

Part B

That the Waihoru Spreydon-Cashmere-Heathcote Community Board:

1. Receive the information in the correspondence report dated 13 March 2025 from Debbie Johnson in relation to speeding traffic in Addington and refers the issues raised to staff for investigation and response back to the Community Board.
2. Receive the information in the correspondence report dated 13 March 2025 from Dave Birch in relation to a new Sumner walkway and refers the issues raised to staff for investigation and response back to the Community Board.

Callum Ward/Melanie Coker

Carried

8. Rifle Range Stream Stabilisation Project - Barnett Park

Secretarial Note: The chairperson invited Martin Ward, representing a group from the Redcliffs Residents' Association to address the Board to express thanks to Council staff for their work on this project, including attending meetings at the weekends with special mention to Jason Tickner, Parks and Recreation Planner.

Community Board Resolved SCBCC/2025/00012 Original Officer Recommendations accepted without change

Part C

That the Waihoru Spreydon-Cashmere-Heathcote Community Board:

1. Receive the information in the Rifle Range Stream Stabilisation Project - Barnett Park Report.
2. Approve the Rifle Range Stream Landscape Plan, dated February 2025, Attachment A to the Report on the meeting agenda.
3. Note that the decisions in this report are of low significance in relation to the Christchurch City Council's Significance and Engagement Policy 2019. The level of significance was determined by the low number of people affected, the low level of impact this plan would have on future social, economic, environmental and cultural wellbeing of the area, and the low risks to the Council, ratepayers and wider community of carrying out this landscape plan.

Sara Templeton/Lee Sampson

Carried

9. Dryden Street / Stoke Street - Proposed No Stopping Restrictions

Community Board Resolved SCBCC/2025/00013 Original Officer Recommendations accepted without change

Part C

That the Waihoru Spreydon-Cashmere-Heathcote Community Board:

1. Receive the information in the Dryden Street / Stoke Street - Proposed No Stopping Restrictions Report.
2. Note that the decision in this report are assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy.
3. Revoke any previous resolutions pertaining to traffic controls made pursuant to any bylaw to the extent that they are in conflict with the parking or stopping restrictions described in resolutions 4-7 below.
4. Approves that in accordance with Clause 7 of the Christchurch City Council Traffic and Parking Bylaw 2017, that the stopping of vehicles be prohibited at any time on the southeast side of Stoke Street, commencing at its intersection with Dryden Street and extending in a northeast direction for a distance of nine metres, as detailed on Attachment A.
5. Approves that in accordance with Clause 7 of the Christchurch City Council Traffic and Parking Bylaw 2017, that the stopping of vehicles be prohibited at any time on the southeast side of Stoke Street, commencing at its intersection with Dryden Street and extending in a southwest direction for a distance of nine metres, as detailed on Attachment A.
6. Approves that in accordance with Clause 7 of the Christchurch City Council Traffic and Parking Bylaw 2017, that the stopping of vehicles be prohibited at any time on the southwest side of Dryden Street, commencing at its intersection with Stoke Street and extending in a southeast direction for a distance of six metres, as detailed on Attachment A.
7. Approves that in accordance with Clause 7 of the Christchurch City Council Traffic and Parking Bylaw 2017, that the stopping of vehicles be prohibited at any time on the northeast side of Dryden Street, commencing at its intersection with Stoke Street and extending in a southeast direction for a distance of six metres, as detailed on Attachment A.
8. Approves that these resolutions take effect when parking signage and/or road markings that evidence the restrictions described in this staff report are in place (or removed in the case of revocations).

Sara Templeton/Tim Lindley

Carried

10. Pablo Place / Sparks Road - Proposed No Stopping Restrictions

Community Board Resolved SCBCC/2025/00014 Original Officer Recommendations accepted without change

Part C

That the Waihoru Spreydon-Cashmere-Heathcote Community Board:

1. Receive the information in the Pablo Place / Sparks Road - Proposed No Stopping Restrictions Report.
2. Note that the decision in this report are assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy.
3. Revoke any previous resolutions pertaining to traffic controls made pursuant to any bylaw to the extent that they are in conflict with the parking or stopping restrictions described in resolutions 4-5 below.
4. Approves that in accordance with Clause 7 of the Christchurch City Council Traffic and Parking Bylaw 2017, that the stopping of vehicles be prohibited at any time on the northwest side of Sparks Road, commencing at its intersection with Pablo Place and extending in a northeast direction for a distance of 17 metres, as detailed on Attachment A (TG150151, dated 28/01/25).
5. Approves that in accordance with Clause 7 of the Christchurch City Council Traffic and Parking Bylaw 2017, that the stopping of vehicles be prohibited at any time on the northeast side of Pablo Place, commencing at its intersection with Sparks Road and extending in a northwest direction for a distance of 10 metres, as detailed on Attachment A (TG150151, dated 28/01/25).
6. Approves that these resolutions take effect when parking signage and/or road markings that evidence the restrictions described in this staff report are in place (or removed in the case of revocations).

Melanie Coker/Keir Leslie

Carried

11. Landsdowne Reserve - Change in Reserve Purpose to Local Purpose (Community Buildings) Reserve

Community Board Resolved SCBCC/2025/00015 Original Officer Recommendations accepted without change

Part C

That Waihoru Spreydon-Cashmere-Heathcote Community Board, acting under the delegated authority of the Christchurch City Council:

1. Receive the information in the Landsdowne Reserve - Change in Reserve Purpose to Local Purpose (Community Buildings) Reserve report.
2. Note that:
 - a. All public notification requirements under section 24(2) of the Reserves Act 1977 for this proposed change have been met. It was publicly notified in October 2024, and no objections were received.
 - b. The decision in this report is assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy.
3. Approves under section 24(1)(b) of the Reserves Act 1977 the change of classification from recreation reserve to local purpose (community building) reserve in respect of the 3,157 m² being all of Lot 6 Deposited Plan 28383, being all that land held in Record of Title CB11A/1492.

4. Recommend that the Chief Executive exercise their delegation to change the classification of all of Lot 6 Deposited Plan 28383 to a local purpose (community buildings) reserve.
5. Authorise the Manager Property Consultancy, with the consent of the Minister of Conservation, to finalise all processes and documentation to complete the reclassification.

Keir Leslie/Melanie Coker

Carried

12. Worsleys Valley Planting - Tree Removals

Community Board Resolved SCBCC/2025/00016 Original Officer Recommendations accepted without change

Part C

That the Waihoru Spreydon-Cashmere-Heathcote Community Board:

1. Receive the information in the Worsleys Valley Planting - Tree Removals Report.
2. Note that the decision in this report is assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy.
3. Grant staff the approval necessary to undertake the removal of the group of pine trees and the proposed planting.

Keir Leslie/Roy Kenneally

Carried

Attachments

- A Worsleys Valley Planting - Tree removal images

13. The Green Effect Trust (Trees for Canterbury) - Proposed new lease - Charlesworth Reserve

Community Board Resolved SCBCC/2025/00017 Original Officer Recommendations accepted without change

Part C

That the Waihoru Spreydon-Cashmere-Heathcote Community Board:

1. Receive the information in the The Green Effect Trust (Trees for Canterbury) - Proposed new lease - Charlesworth Reserve Report.
2. Grant a ground lease to the Green Effect Trust pursuant to the Local Government Act 2002, for a lease period of 10 years including renewals for an area of approximately 1.7ha of Charlesworth Reserve being part of RS41637 as shown on the plan described as Attachment A of this report.
3. Note that
 - a. That the decision in this report is assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy.
 - b. That appropriate consultation has been undertaken and the results of that support this proposal.

4. Request that the Manager Property Consultancy do all things necessary and make any decisions at his sole discretion that are consistent with the intent of this report to implement the resolutions above including completing negotiations for, and administer, the terms and conditions of the new lease.

Melanie Coker/Tim Lindley

Carried

14. Beckenham Puroto restoration planting

Community Board Resolved SCBCC/2025/00018 Original Officer Recommendations accepted without change

Part C

That the Waihoru Spreydon-Cashmere-Heathcote Community Board:

1. Receive the information in the Beckenham Puroto restoration planting Report.
2. Note that the decision in this report is assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy
3. Grant approval as per the Community Boards Delegation to proceed with planting.

Callum Ward/Tim Lindley

Carried

15. Beach Hospitality Limited - Landlord Consent to Improvements and Request for Further Lease

Community Board Resolved SCBCC/2025/00019 Original Officer Recommendations accepted without change

Part C

That the Waihoru Spreydon-Cashmere-Heathcote Community Board:

1. Receive the information in the Beach Hospitality Limited - Landlord Consent to Improvements and Request for Further Lease Report.
2. Note that the decision in this report is assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy.
3. Notes that public consultation in accordance with Section 138 of the Local Government Act, has been conducted, including the advertisement of the proposed improvements and lease extension, and confirms that no unresolved objections were received.
4. Approves on behalf of the Council, as Landlord, the building improvements being:
 - i. A kitchen expansion and internal reconfiguration by way of a building extension to the eastern frontage of the premises; and
 - ii. The request to install additional external louvres to the north elevation.
5. Conditional on the Council passing recommendation 6 below:
 - i. Recommends the Chief Executive exercise her delegation from the Minister of Conservation to give consent to the granting of the lease in accordance with the provisions of the Reserves Act 1977.

- ii. Approves the granting of a new lease to Beach Hospitality Limited, for a period of eight (8) years commencing on 1 February 2033, for the land and buildings located at 25 Esplanade Sumner more accurately described as part of lot 1 Deposited plan 4703 contained in Title CB 305/66, subject to Tenant completion of the improvements as detailed in Recommendation 5(a).
- iii. Requests that the Manager Property Consultancy do all things necessary and make any decisions at his sole discretion that are consistent with the intent of this report to implement the resolutions above including concluding and administer the terms and conditions of the new lease.

Callum Ward/Lee Sampson

Carried

Community Board Decided SCBCC/2025/00020 Original Officer Recommendations accepted without change

Part A

That the Waihoru Spreydon-Cashmere-Heathcote Community Board recommends that the Council:

6. Recommends to the Council that:

- a. It agree to depart from the Council's *Lease Policy for the Creation of New Leases and Extension Requests Prior to Expiry-Property* (Lease Policy) and, at the Council's sole discretion, to consider granting a new lease to the current Tenant, Beach Hospitality Limited, on the basis that such a lease agreement will facilitate mutual benefit and is deemed reasonable and warranted to support the Tenant's proposed investment in the business.
- b. It note, in accordance with s80 of the Local Government Act 2002, that:
 - i. The granting of a further lease of the land and buildings to the current Tenant is inconsistent with the Council's Lease Policy, in that the extension request is more than 3 years before the lease expiry;
 - ii. However consistent with the Lease Policy, the Council will, at its sole discretion, consider additional lease terms at the Tenant's request to facilitate additional investment in a business, so long as there is mutual benefit and it is reasonable and warranted.
 - iii. There is no intention that the Lease Policy be amended to accommodate this decision.
 - iv. Public consultation has been carried out with no unresolved objections.

Callum Ward/Lee Sampson

Carried

16. Waihoru Spreydon Cashmere Heathcote 2024-25 Discretionary Response Fund Heathcote Valley Community Association Printing Quarterly Community Magazine Project

Community Board Resolved SCBCC/2025/00021 Original Officer Recommendations accepted without change

Part C

That the Waihoru Spreydon-Cashmere-Heathcote Community Board:

1. Receive the information in the Waihoru Spreydon Cashmere Heathcote 2024-25 Discretionary Response Fund Heathcote Valley Community Association Printing Quarterly Community Magazine Project Report.
2. Note that the decisions in this report are assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy.
3. Approves a grant of \$4,000 from its 2024-25 Discretionary Response Fund to Heathcote Valley Community Association towards the Printing Quarterly Magazine Project.

Sara Templeton/Tim Lindley

Carried

17. Waihoru Spreydon-Cashmere-Heathcote Community Board Area Report - March 2025

Community Board Resolved SCBCC/2025/00022 Original Officer Recommendation accepted without change

Part B

That the Waihoru Spreydon-Cashmere-Heathcote Community Board:

1. Receive the information in the Waihoru Spreydon-Cashmere-Heathcote Community Board Area Report - March 2025 Report.

Callum Ward/Roy Kenneally

Carried

The meeting adjourned at 5.03 pm and reconvened at 5.10 pm

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

Part B

Members exchanged information on matters of mutual interest:

- A member raised cycle connectivity and storage issues at the new South Colombo Library.
- The Yarns Men group will be holding a fundraiser in April and is seeking second hand tools and sports equipment.
- The Deputy chairperson presented at the Hearings Panel on the Draft Dog Control Bylaw and Policy.
- A member raised concerns around zoning and transport in Sydenham and proposed a staff update on these matters.
- A member noted the recent Farewell to the Godwits event of the Avon-Heathcote Estuary Ihutai Trust. He noted some concerns about bird deaths and that testing is underway to understand the cause.

- Members recently attended the Christchurch Irish Society event to mark St Patrick's Day and noted the St Patrick's Community Day is being held on 16 March 2025 in Spreydon Domain.
- A member noted issues with Canadian Geese and the scheduled cull.
- A member had visited Ferrymead Heritage park and met with the Board to hear of changes.
- A member noted that the Estuary Fest was taking place at the weekend.
- A member noted the Redcliffs Residents' Association archaeology events with the next to take place 7 April 2025
- A member noted the upcoming ANZAC service at the Waltham Gates.
- A member noted his participation as a judge on the Canterbury Beautifying Association garden competition.
- A member noted her meeting with staff onsite relating to a traffic management issue on Kenilworth Street, Addington.

Keir Leslie declared an interest in this item and took no part in any discussion or voting.

Keir Leslie left the meeting at 5.29 pm during consideration of item 20.

19. Resolution to Exclude the Public Te whakataunga kaupare hunga tūmatanui

Community Board Resolved SCBCC/2025/00023

Part C

That at 5.27 pm the resolution to exclude the public set out on pages 188 to 189 of the agenda be adopted.

Callum Ward/Melanie Coker

Carried

The public were re-admitted to the meeting at 5.39 pm.

Keir Leslie returned to the meeting at 5.39 pm for the karakia whakakapi.

Karakia Whakakapi

Meeting concluded at 5.40 pm.

CONFIRMED THIS 10 DAY OF MAY 2025

**CALLUM WARD
CHAIRPERSON**

Unconfirmed

7. Correspondence

Reference Te Tohutoro: 25/540117

Responsible Officer(s) Te Pou Matua: Jane Walders, Support Officer

Accountable ELT Member Pouwhakarae: Andrew Rutledge, General Manager Citizens and Community

1. Purpose of Report Te Pūtake Pūrongo

Correspondence has been received from:







Name	Subject
Gill Maher, Infrastructure Manager, Ministry of Education	Tree Removals at Te Kura Whakapūmau
Ken Thomson	Cheviot Street, Spreydon
Robert McIntosh	McCormacks Bay Road – new seal

2. Officer Recommendations Ngā Tūtohu

That the Waihoru Spreydon-Cashmere-Heathcote Community Board:

1. Receives the information in the correspondence report dated 10 April 2025 from the Ministry of Education.
2. Receives the information in the correspondence report dated 10 April 2025 from Ken Thomson in relation to the concerns raised with Cheviot Street, and refers the issues raised to staff for investigation and response back to the Community Board.
3. Receives the information in the correspondence report dated 10 April 2025 from Robert McIntosh in relation to the concerns raised with the recently resealed section of McCormacks Bay Road and notes the matter has been referred through to Council's customer service team.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A  	Correspondence - Ministry of Education regarding Tree Removals at Te Kura Whakapūmau	25/540081	20
B  	Correspondence - Ken Thomson regarding Cheviot Street, Spreydon	25/653280	21
C  	Correspondence - McCormacks Bay Road - new seal	25/670585	22



17 March 2025

Callum Ward
Chairperson
Waihoru Spreydon-Cashmere-Heathcote Community Board
Christchurch City Council

Kia ora Callum

Tree Removals at Te Kura Whakapūmau

Thank you for your letter of 10th March in relation to the trees at 35 Hassals Lane, formerly the Seven Oaks School site, now part of Te Kura Whakapūmau.

The Ministry commissioned an arborist report for the site last year and this identified some trees to be in poor health. These trees, along with others in the way of future construction were removed over the summer break.

The Ministry has no plans to remove any further trees from the site.

The Ministry is aware that many in the Whakapūmau community are especially interested in the project and we plan to continue our engagement on progress as it develops.

A newsletter from the kura to the community in December advised them of the regeneration programme for the orchard and other kai bearing trees at 35 Hassals Lane, in partnership with Lincoln University. This aligns with the kaupapa of the kura where kai is at the centre of learning, so it is likely that new sources for kai will be planted as the kura extend their operations across the enlarged site.

A follow-up newsletter will also be released soon along with an invite to a Community Apple Harvest and BBQ at the site hosted by the kura later this month.

Please get back to me if you have any further queries.

Ngā mihi

Gill Maher
Infrastructure Manager
School Property
03 378 7794
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From: Ken Thomson <[REDACTED]>
Sent: Thursday, 27 March 2025 2:58 pm
To: Coker, Melanie <Melanie.Coker@ccc.govt.nz>
Subject: Cheviot Street Spreydon

Kia ora Melanie. Not sure where to start with this other than to send you an email about my concerns regarding Cheviot Street. I am a long time resident of Meadowville Avenue which runs into Cheviot St. and my concern is about the narrowness of the street and cars parking on both sides of it. Obviously little can be done about the width of the street but perhaps something can be done in regards to parking. Just about every trip down this street involves weaving between parked cars and waiting in a space to give way to oncoming traffic or they do the same for me. There are any number of occasions where I have had to draw in the wing mirrors of both my vehicle and those of parked vehicles to get safely through. The major concern I have is that a large emergency vehicle such as a fire engine would simply not be able to get through this street. Yes, some residents could do better with their parking but that is not going to help in any given situation where vehicles cannot pass through. The situation has been heightened more over the last year or so as new housing developments have taken place in the street. Happy to have a chat about this should you wish to. Email is fine and my cell number is [REDACTED]

Ngā mihi nui

Ken Thomson

[REDACTED] Meadowville Avenue

Hello.

This is a heads up about the state of the recently resealed section of McCormacks Bay Road

I have reported it to CCC as a road hazard

CCC reference number is H07960067.

McCormacks Bay Road - RECENT ROAD SEAL.

From number 6 to 92 McCormacks Bay Road (South side)

From Number 12 (Kindergarden) to the end of the kerbing by the Pumping Station (North side)

The road seal was completed a few weeks ago, and it was swept a short time later.

Present situation is:

- 1 There are loose stones in the gutter kerbs and probably in the drain sumps.
- 2 There are loose stones all over the foot paths and driveways.

Remedial action required (as I see it)

- 1 Sweep the road edges
- 2 Sweep the gutters
- 3 Clean out the Sumps
- 4 Sweep the footpaths

The reason I am writing this is that I got hit with loose stone chips (no damage - but!!!) while out walking from a car that was driving close to the road edge and was driving to fast.

Some real action is required.

Regards

Robert McIntosh

██████████ Soleares Ave

Mount Pleasant

Christchurch 8081

Mob: ██████████

Email: ██████████

cc tim.lindley@ccc.govt.nz

cc Will.Hall@ccc.govt.nz

cc Jane.Walders@ccc.govt.nz (Community Board Team)

8. Sydenham Rugby Club Lighting Application - Waltham Park

Reference Te Tohutoro: 25/150930

Responsible Officer(s) Te Pou Matua: Jason Tickner – Parks and Recreation Planner

Accountable ELT Member Pouwhakarae: Andrew Rutledge, General Manager Citizens and Community

1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is to seek a decision on the proposal from Sydenham Rugby Club (the Club) to replace existing and install additional sport field lighting at Waltham Park.

2. Officer Recommendations Ngā Tūtohu

That the Waihoru Spreydon-Cashmere-Heathcote Community Board:

1. Receives the information in the Sydenham Rugby Club Lighting Application - Waltham Park Report.
2. Notes that the decisions in this report are of low significance in relation to the [Christchurch City Council's Significance and Engagement Policy 2019](#). The level of significance was determined by the low number of affected residents and minimal proposed change – there are lights in the park currently.
3. Grant a ground lease to Sydenham Rugby Football Club pursuant to the Reserves Act 1977 for a lease period of 20 years including renewals for seven floodlights on Waltham Park, being Lot 1 Deposited Plan 8016, RoT: CB383/84, as shown generally on **Attachment A**.
4. Approves construction of three (3) new flood lights and upgrade four (4) existing flood lights at Waltham Park (Lot 1 Deposited Plan 8016, RoT: CB383/84) as shown in **Attachment B**.
5. Authorise the Manager Property Consultancy to conclude [negotiation](#) and administer the terms and conditions of the lease.

3. Executive Summary Te Whakarāpopoto Matua

- 3.1 The Sydenham Rugby club has been training at Waltham Park every Tuesday and Thursday under lights for 50 years. The current lights are owned by the club but are not covered by any lease agreement.
- 3.2 Sydenham Rugby Club have applied to upgrade the existing lights and install new lights at Waltham Park to improve illumination for winter evening training sessions.
- 3.3 Engagement was undertaken between 19 December 2024 - 13 January 2025. Submissions were made by 14 individuals. The majority of submitters supported the sport field lighting renewal and improvement.
- 3.4 The proposal is compliant with the District Plan light spill standards and will support the club in providing sufficient and safe training facilities on an existing lit sport field.

4. Background/Context Te Horopaki

- 4.1 The Sydenham Rugby Club are seeking approval to upgrade the existing sport lights at Waltham Park to enhance and improve the safety of nighttime training.
- 4.2 The Club has outlined in their application that *“for some time now the lights at Waltham Park have not been fit for purpose with diminishing lighting and making training for multiple teams difficult and unsafe as the ground can be difficult to see to provide secure footing. The western side in particular is no better than dusk light, if that, and players moving in front of each other can result in unexpected collisions. Improving the lighting has been discussed for some time and we are now seeking some change”*.
- 4.3 The Club has specifically applied to upgrade lights on four (4) existing poles, install three new (3) light poles, and remove one (1) light pole tower at Waltham Park. The existing and new light poles will be no taller than 13m. The new light poles will be of the same construction as the existing light poles (i.e. concrete poles with steel pole extension).
- 4.4 The existing sports field lighting is outdated, inefficient, ineffective and only illuminates a limited portion of the fields.
- 4.5 The light spill plan below indicates the approximate location of the new and the upgraded light poles, as well as the light pole proposed for removal.

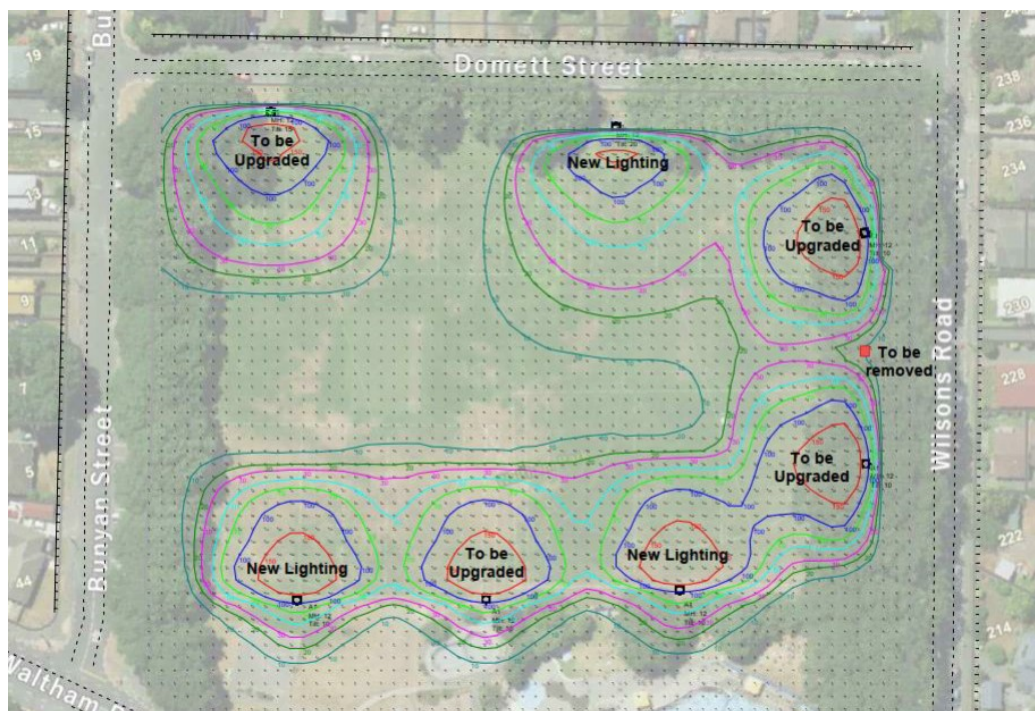


Figure 1 - Proposed Lighting Plan

- 4.6 The club is not proposing any changes to the days or duration of use of the lit training fields, these generally being between Monday -Thursday from 4.30-8.30pm.
- 4.7 The applicant will be responsible for all costs associated with the installation, insurance, operation, maintenance, and any future removal, of the proposed lighting system.
- 4.8 Letters of support for the proposal have been provided from the Canterbury Rugby Football Union, Southern Districts Cricket Club and Touch Canterbury.
- 4.9 The proposed lighting illumination plan has been assessed by staff:
 - 4.9.1 The Council's Environmental Health Team found the application compliant with the District Plan Outdoor Lighting rules 6.3.6.1 for glare and light spill.

- 4.9.2 A Council Duty Planner confirmed that the light pole structures do not require resource consent.
- 4.9.3 The Council's Building Consent officers have advised that due to the light poles being over 7m in height they will require a building consent or building consent exemption.
- 4.9.4 The Metropolitan Parks Manager has been approached for comment and has not objected to the proposal.
- 4.10 The club will be responsible for acquiring all and any required resource and building consents/exemptions once they have Community Board approval to undertake the lighting improvements.
- 4.11 The new lighting pole location will not impact on the Waltham Park play space renewal currently in the design phase.
- 4.12 The following related memos/information were circulated to the meeting members:

Date	Subject
13/12/2024	Memo: Sydenham Rugby Club Lighting Application – Waltham Park

Options Considered Ngā Kōwhiringa Whaiwhakaaro

- 4.13 The following reasonably practicable options were considered and are assessed in this report:
 - 4.13.1 Approve the sport field lighting proposal from the Club.
 - 4.13.2 Decline the sport field lighting proposal from the Club.
- 4.14 The following options were considered but ruled out:
 - 4.14.1 Relocate the Club's night training facility from Waltham Park – This Club has historic links to this ground and owns existing lighting infrastructure onsite. The Council has no alternative lit training venue in close vicinity to the club. For these reasons relocating the club to an alternative lit training facility was ruled out.

Options Descriptions Ngā Kōwhiringa

- 4.15 **Preferred Option:** Approve the lighting proposal
 - 4.15.1 **Option Description:** Allow the Club to upgrade and install additional sport field lighting to support the Club and its members to have sufficiently lit training facilities. This will include a corresponding ground lease for the land on which the light poles are installed.
 - 4.15.2 **Option Advantages**
 - Supports the club and its members
 - Allows better utilisation of an existing sport field asset
 - Efficient use of existing power and light pole infrastructure
 - Improved lighting supports player safety and welfare
 - 4.15.3 **Option Disadvantages**
 - Risk of overuse / wear and tear of sport field
- 4.16 **Alternative Option** – Decline the lighting proposal.
 - 4.16.1 **Option Description:** Do not allow the Club to improve and install additional lighting at Waltham Park and require the club members to continue to use their existing substandard lighting.
 - 4.16.2 **Option Advantages**

- No cost to the club and its members

4.16.3 Option Disadvantages

- Not fit for purpose/ does not meet the needs of the club
- Put additional pressure on other training venues
- Increase risk of injury to players due to substandard lighting
- Shows a lack of support for community sports clubs

5. Financial Implications Ngā Hīraunga Rauemi

Capex/Opex Ngā Utu Whakahaere

	Recommended Option – Approve the lighting request	Option 2 – Decline the lighting request
Cost to Implement	No cost to Council	No cost to Council
Maintenance/Ongoing Costs	No cost to Council	No cost to Council
Funding Source	No cost to Council	No cost to Council
Funding Availability	No cost to Council	No cost to Council
Impact on Rates	No cost to Council	No cost to Council

- 5.1 The proposal is for the club to build, own, and manage all capital and operational costs involved in the construction of the proposed sport lighting. There will be no cost to the Council.

6. Considerations Ngā Whai Whakaaro

Risks and Mitigations Ngā Mōrearea me ngā Whakamātautau

- 6.1 **Light Spill Effects** – Floodlights can create undesirable or unintended illumination of private property causing issue for adjoining landowners. To mitigate this, the lights have been designed to meet the District Plan standard controlling light spill and the neighbours have been consulted. This risk is minor and has been mitigated.
- 6.2 **Risk of Abandonment of Light Poles** – As with any club or community group establishing infrastructure on a reserve, there is a risk to the Council of the asset being abandoned and having to be managed or removed at Council cost. In this case it is considered that the club has strong membership and is well established with a good track record with leasing Council reserve. The proposed lease will also have an obligation for the club to maintain the assets for and remove if they are no longer required. Overall, it is considered that this risk is low and can be mitigated.
- 6.3 **Risk of Field Overuse (wear and tear)** – This is a risk with all of the Council’s lit training fields and has been specifically identified in the Council’s *Sport Field Network Plan 2024*. This risk will continue to be managed through the relationship between the Club and the Metropolitan Parks Manager to ensure that the fields are not overused or damaged to a point of unreasonable cost to repair. In addition, the Council is currently investing in the development of synthetic training and sport field areas across the city to accommodate for all weather training and take some pressure off existing traditional grass fields, especially during the wet periods. Overall, it is considered that the risk of field overuse is low and will continue to be managed.

Legal Considerations Ngā Hiraunga ā-Ture

- 6.4 As per the Christchurch City Council's Delegation Register, 27 February 2025, the Community Board has the delegation to (Part D – Sub Part 1 – Community Boards – Pg 96);
- 6.4.1 *To decide on the installation of floodlights on sports parks (whether the sports park is located on a park or reserve).*
- 6.4.2 *To grant leases and licences of recreation reserves in accordance with this section (s.54 Reserves Act 1977)*
- 6.5 Other Legal Implications:
- 6.5.1 There is no legal context, issue, or implication relevant to this decision.

Strategy and Policy Considerations Te Whai Kaupapa here

- 6.6 The required decision:
- 6.6.1 Aligns with the [Christchurch City Council's Strategic Framework](#).
- 6.6.2 The decisions in this report are of low significance in relation to the [Christchurch City Council's Significance and Engagement Policy 2019](#). The level of significance was determined by the localised area of the project, and number of people affected by the recommended decision.
- 6.6.3 Is consistent with Council's Plans and Policies:
- Physical Recreation and Sports Strategy 2002
 - Sport Field Network Plan 2024
 - Lease Policy for the Creation of New leases and Extension Requests Prior to Expiry-Property: *where the Council recognises there is only one logical lessee for a public property the Council will dealuUnilaterally with that lessee.*
- 6.7 This report supports the [Council's Long Term Plan \(2024 - 2034\)](#):
- 6.8 Parks, Heritage and Coastal Environment
- 6.8.1 Activity: Parks and Foreshore
- Level of Service: 6.8.10.1 Appropriate use and occupation of parks is facilitated - Processing of the application is started within ten working days of receiving application – 95%
 - Level of Service: 6.8.5 Resident satisfaction with the overall availability of recreation facilities within the City's parks and foreshore network - >= 70%

Community Impacts and Views Ngā Mariu ā-Hāpori

- 6.9 Consultation started on 19 December 2024 and ran until 13 January 2025.
- 6.10 An email was sent to six key stakeholders, including local sports clubs using Waltham Park and Waltham Community Cottage.
- 6.11 110 consultation flyers were delivered to residents adjacent to Waltham Park at the beginning of consultation and a week before consultation closed.
- 6.12 The [Kōrero mai | Let's Talk](#) page had 118 views throughout the consultation period.

Summary of Submissions Ngā Tāpaetanga

- 6.13 Submissions were made by 14 individuals. All submissions are available in **Attachment C**.

- 6.14 The majority of submitters (12, 86%) supported the light renewals. Two submitters (14%) did not support the light renewals.
- 6.15 Submitters liked the following elements of the plan:
- Benefits club practices (4)
 - Benefits the local community (2)
- 6.16 Submitters disliked the following elements of the plan:
- Perception to be a waste of money (2)
 - Concern regarding light spill/brightness (1)
- 6.17 Submitters that made comments about value for money were alerted that the Sydenham Rugby Club would be incurring all costs of the light upgrade, and there is no cost to the rate payer.
- 6.18 In regard to the submission relating to light spill concerns, it is the opinion of the reporting officer that:
- The impact of the light spill has been assessed as meeting that permitted under the District Plan (i.e. is a permitted use).
 - The flood lights have been designed to minimise light spill beyond the site through use of modern LED lighting and spill guards.
 - The field is and has been lit (albeit not to this extent) for a number of years and it is reasonable to expect that the upgrading of the lighting would happen at some stage.
 - The flood lights will only operate on a limited number of days and no later than 8.30pm.

Impact on Mana Whenua Ngā Whai Take Mana Whenua

- 6.19 The decision does not involve a significant decision in relation to ancestral land, a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Mana Whenua, their culture, and traditions.
- 6.20 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.









Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi

- 6.21 The decisions in this report are likely to:
- 6.21.1 Have no impact on adaptation to the impacts of climate change.
- 6.21.2 Contribute positively to emissions reductions through:
- The upgrading of the current inefficient halogen lighting to highly efficient LED lighting.
 - The proposal facilitates the use of local fields reducing the need for club users to travel outside of their community to train.
 - The club is re-using existing light poles where possible.

7. Next Steps Ngā Mahinga ā-muri

- 7.1 Subject to the approval of the Board, the next step will be for the Club to apply for building consent (or exemption), gain reserve access permission from the operations team and proceed with the installation of the new lights.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A  	Draft Sydenham Rugby Club Light Lease Plan - Waltham Park	25/536168	30
B  	Sydenham Rugby Club Proposed Light Plans - Waltham Park	25/536171	31
C  	Waltham Park light upgrades - Submission Table (Public)	25/173249	41
D  	Engagement Memo - Sydenham Rugby Club Lighting Application - Waltham Park	25/526584	43

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

Document Name - Location / File Link
Not applicable

Signatories Ngā Kaiwaitohu

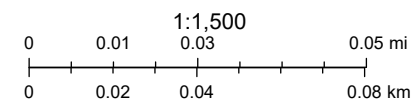
Authors	Jason Tickner - Parks & Recreation Planner Kiran Skelton - Engagement Advisor Felix Dawson - Leasing Consultant
Approved By	Kelly Hansen - Manager Parks Planning & Asset Management Al Hardy - Manager Community Parks Rupert Bool - Acting Head of Parks

Draft Lighting Lease - Sydenham Rugby Club - Waltham Park



KEY -

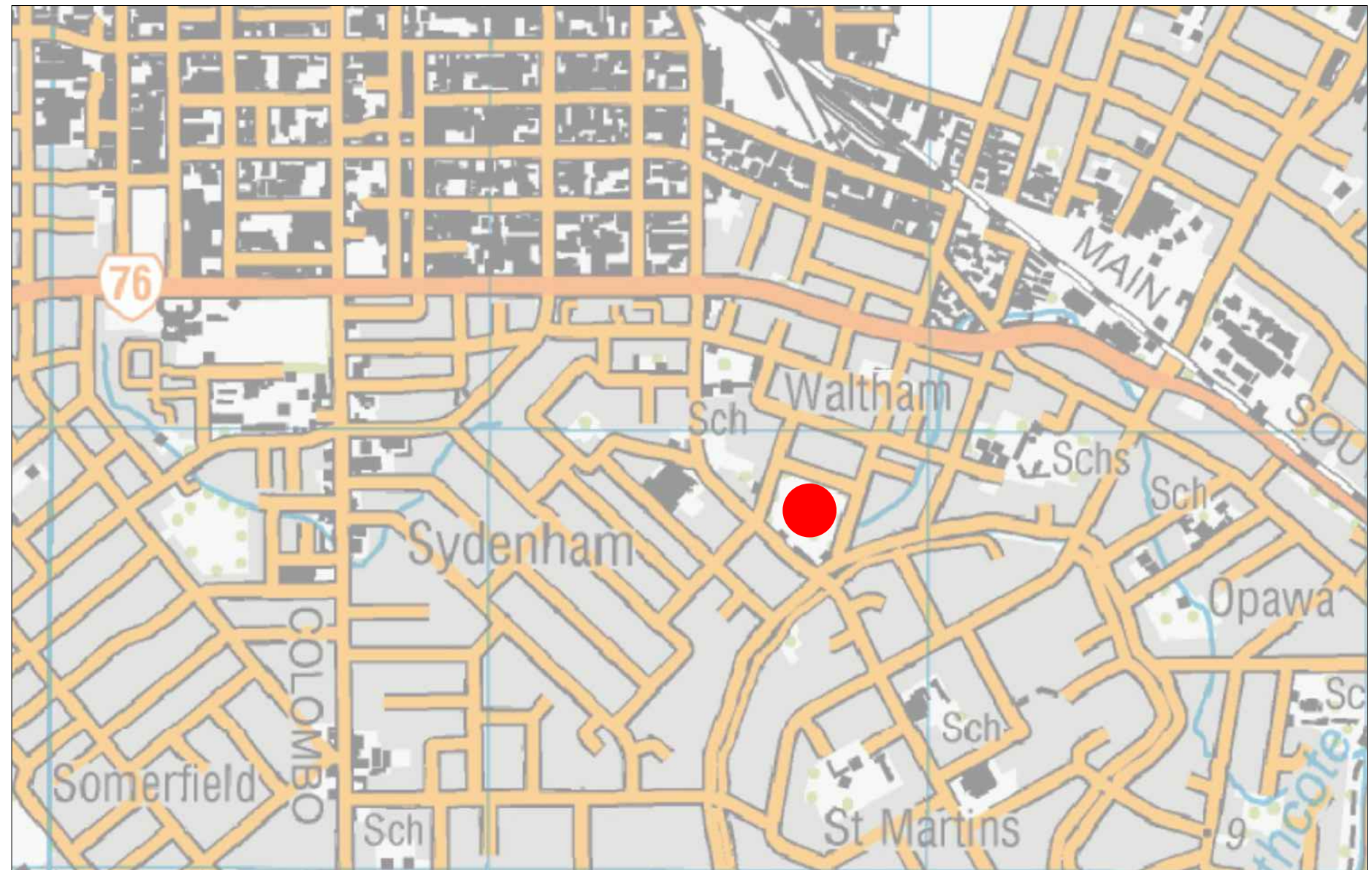
- 3** The proposed lease is for seven (7) light poles with a lease area of approximately 1 square meter per pole




LINE TYPE DETAIL

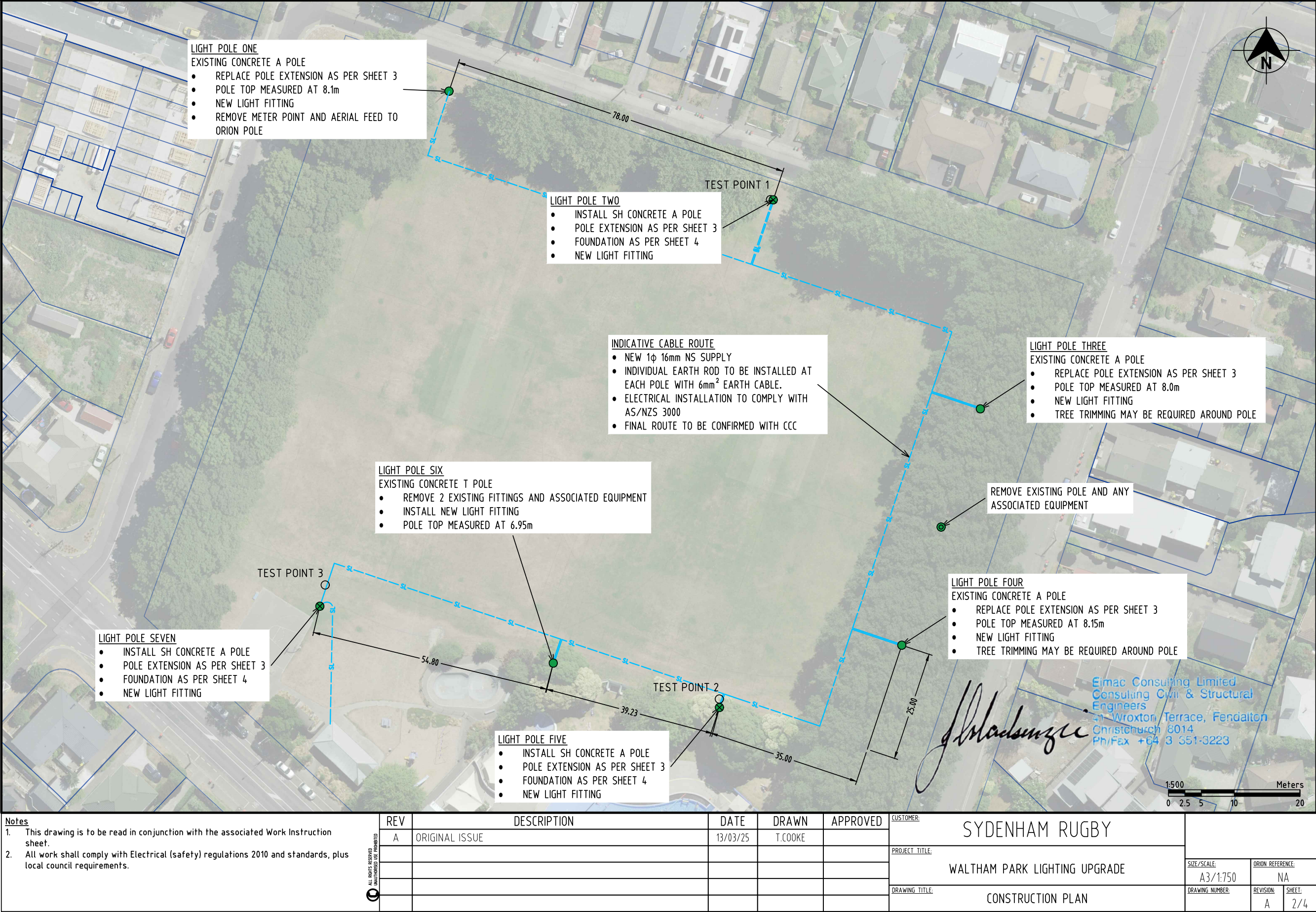
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	UG 11kV EXISTING UG 11kV NEW UG 11kV REMOVE
	UG 33kV EXISTING
	UG 66kV EXISTING
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	UG SL EXISTING UG SL NEW UG SL REMOVE
	OH LV EXISTING OH LV NEW OH LV REMOVE
	OH 11kV EXISTING OH 11kV NEW OH 11kV REMOVE
	OH 33kV EXISTING
	OH 66kV EXISTING
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	KERBS
	THREE WATERS INFRASTRUCTURE
	COMMUNICATIONS CABLES
	GAS

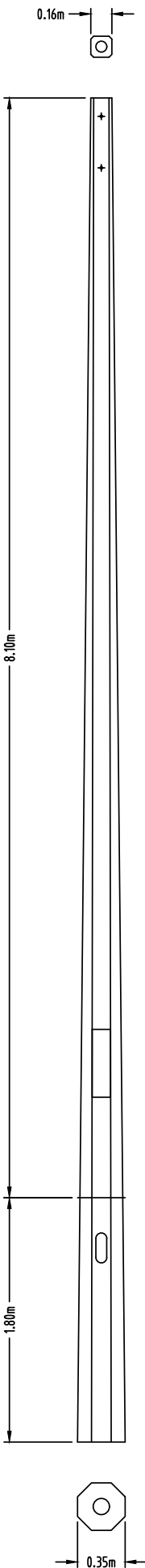
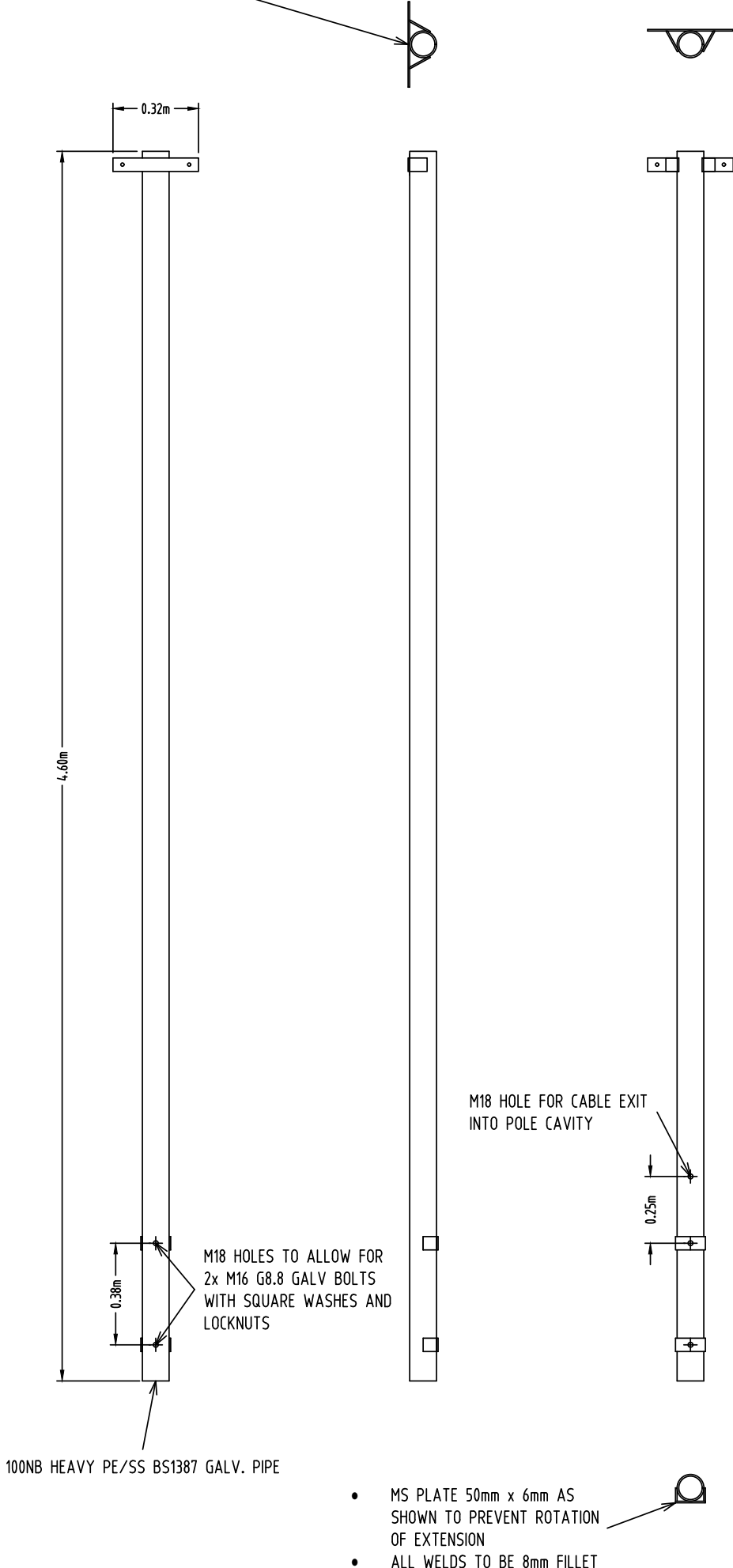
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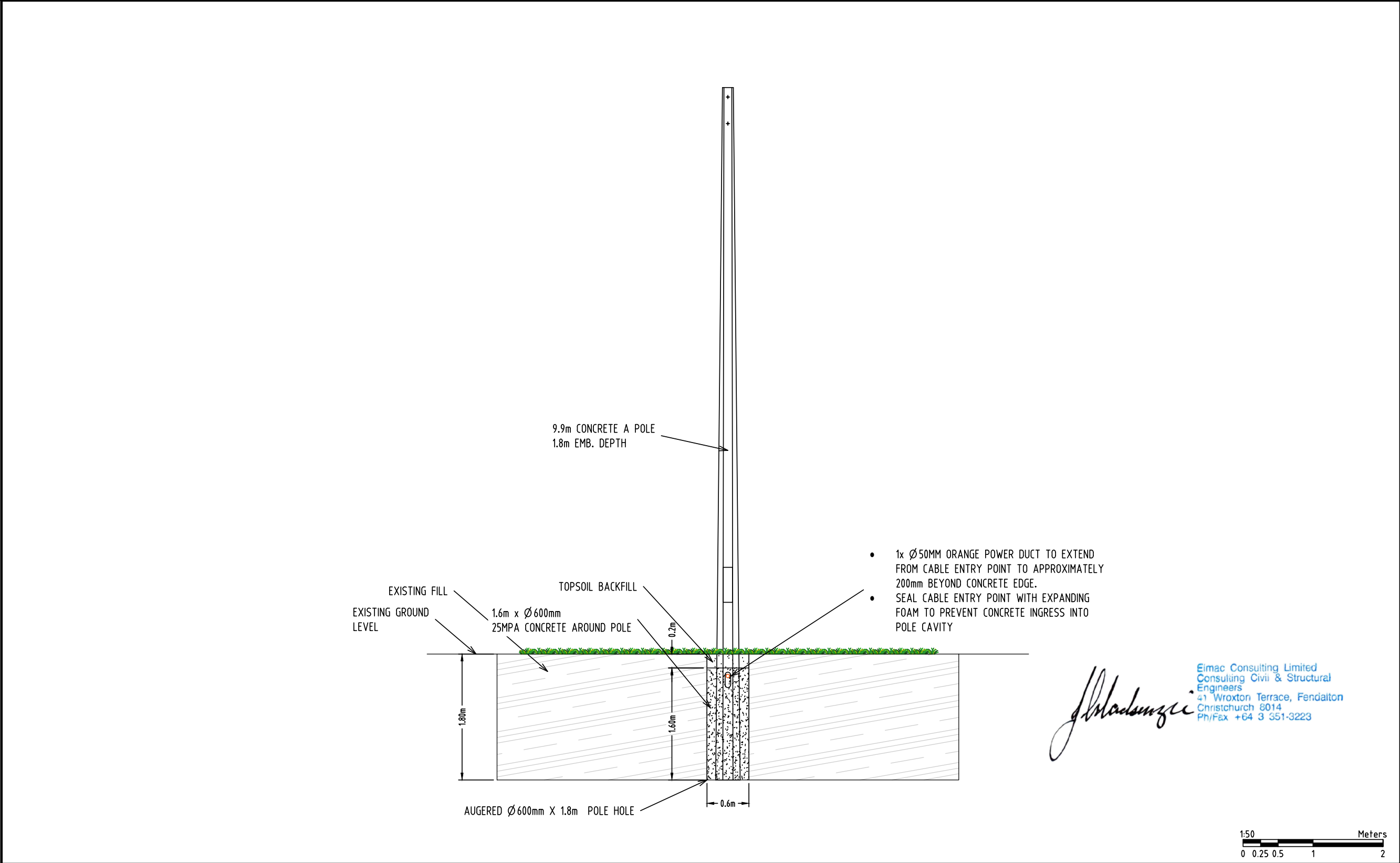


J. Madunzi Eimac Consulting Limited
Consulting Civil & Structural
Engineers
41 Wroxtton Terrace, Fendalton
Christchurch 8014
Ph/Fax +64 3 351-3223

<div>Notes</div> <div>1. This drawing is to be read in conjunction with the associated Work Instruction sheet.</div> <div>2. All work shall comply with Electrical (safety) regulations 2010 and standards, plus local council requirements. All work shall comply with Orion's and Chorus's design Standards and Specifications.</div>	<div> ALL WORK SUBJECT TO APPROVAL BY ORION UNAUTHORIZED USE PROHIBITED</div>	REV	DESCRIPTION	DATE	DRAWN	APPROVED	CUSTOMER: SYDENHAM RUGBY					
		A	ORIGINAL ISSUE	13/03/25	T.COOKE			PROJECT TITLE: WALTHAM PARK LIGHTING UPGRADE			SIZE/SCALE: A3/NTS	ORION REFERENCE: NA
								DRAWING TITLE: DRAWING INFORMATION		DRAWING NUMBER:	REVISION: A	SHEET: 1/4



<div>9.9m (9.4kN) CONCRETE A POLE</div> 							SYDENHAM RUGBY						SIZE/SCALE: A3/NTS	ORDIN. REFERENCE: NA	REVISION: A	SHEET: 3/4		
							WALTHAM PARK LIGHTING UPGRADE						DRAWING NUMBER:					
							POLE AND EXTENSION DETAILS											
<div>POLE EXTENSION DETAILS</div> 																		
<div>Notes</div> <div>1. This drawing is to be read in conjunction with the associated Work Instruction sheet.</div> <div>2. All work shall comply with Electrical (Safety) regulations 2010 and standards, plus local council requirements. All work shall comply with Orion's and Chorus's design Standards and Specifications.</div>																		
<div>ALL RIGHTS RESERVED UNAUTHORIZED USE PROHIBITED</div> <div>Emac Consulting Limited Consulting Civil & Structural Engineers 21 Winton Terrace, Fendalton Christchurch 8014 Ph/Fax +64 3 351-3223</div>																		



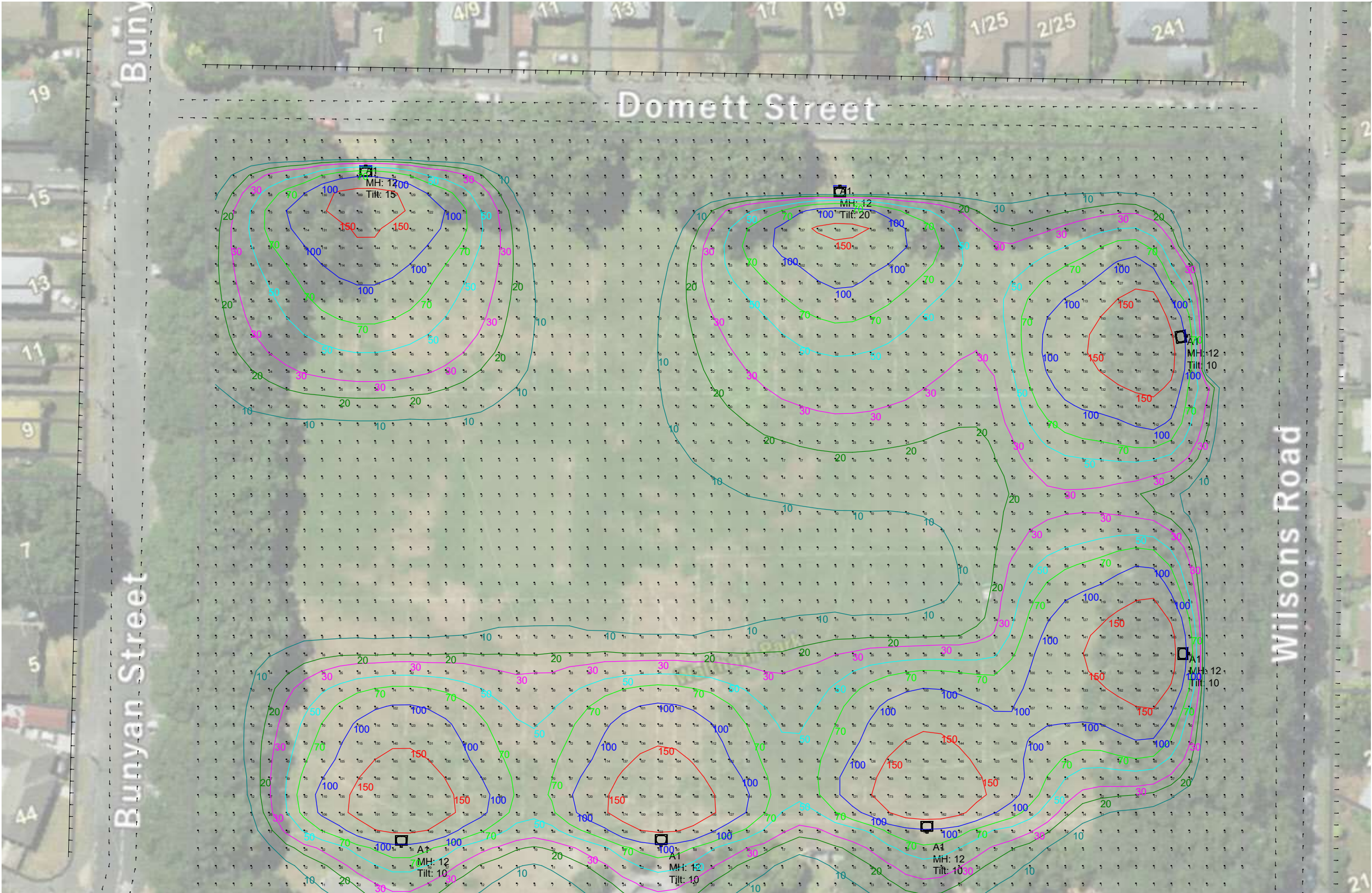
Notes 1. This drawing is to be read in conjunction with the associated Work Instruction sheet. 2. All work shall comply with Electrical (safety) regulations 2010 and standards, plus local council requirements. All work shall comply with Orion's and Chorus's design Standards and Specifications.	REV	DESCRIPTION	DATE	DRAWN	APPROVED	CUSTOMER:	SYDENHAM RUGBY		
	A	ORIGINAL ISSUE	13/03/25	T.COOLKE		PROJECT TITLE:	WALTHAM PARK LIGHTING UPGRADE		
						DRAWING TITLE:	FOUNDATION DETAIL		
						SIZE/SCALE:	A3/1:50	ORION REFERENCE:	NA
						DRAWING NUMBER:		REVISION:	A
								SHEET:	4/4



NSG LIGHTING
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East Tamaki,
Auckland 2013
NEW ZEALAND



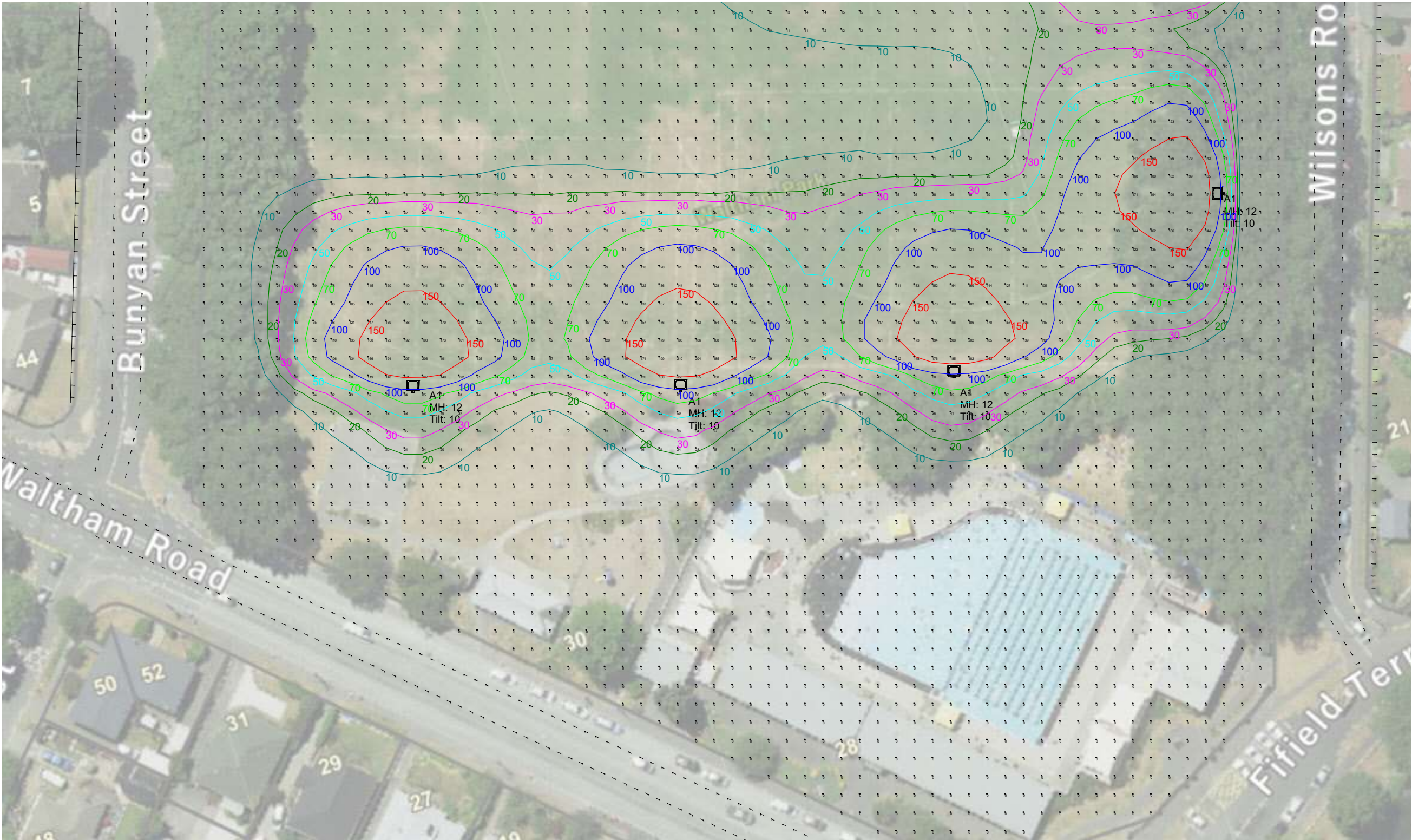
PROJECT	Waltham Park Lighting Upgrade	PROJECT NO:	2024-06-LD-204	NOTES - Concept design for budgeting purposes. - All drawings subject to final engineering design. - The design has been calculated in accordance with NZ standards or clients specifications. - No obstructions such as desks, partitions, etc have been included in the design.
SHEET		REVISION	C	
CUSTOMER	Networks 22	DATE	6/09/2024	
DESIGNED BY	S Wilson	PAGE	Page 1 of 4	
EMAIL	stu@glight.co.nz	PHONE	09 278 8833	



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PROJECT	Waltham Park Lighting Upgrade	PROJECT NO:	2024-06-LD-204	NOTES
SHEET		REVISION	C	<ul style="list-style-type: none">- Concept design for budgeting purposes.- All drawings subject to final engineering design.- The design has been calculated in accordance with NZ standards or clients specifications.- No obstructions such as desks, partitions, etc have been included in the design.
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EMAIL	stu@glight.co.nz	PHONE	09 278 8833	



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CUSTOMER	Networks 22	DATE	6/09/2024	
DESIGNED BY	S Wilson	PAGE	Page 3 of 4	
EMAIL	stu@glight.co.nz	PHONE	09 278 8833	

Luminaire Schedule						
Symbol	Qty	Type	MOfel	LLF	Lum. Watts	Lum. Lumens
☐	7	A1	GFL801-1K2-F04014 - L39	1.000	1193.88	147484

Note: 4 x back light Shields to be made.

Calculation Summary						
Project: Park Lighting Level						
Label	CalcType	Units	Avg	Min	Max	Min/Avg
Park	Illuminance	Lux	31.57	0	210	0.00

Calculation Summary				
Project: Road Threshold Increment				
Label	CalcType	Units	Min	TI
TI Bunyan St 1	Obtrusive - TI	%	0	1
TI Bunyan St 2	Obtrusive - TI	%	0	0
TI Domett St 1	Obtrusive - TI	%	0	0
TI Domett St 2	Obtrusive - TI	%	0	0
TI Waltham Rd 1	Obtrusive - TI	%	0	0
TI Waltham Rd 2	Obtrusive - TI	%	0	0
TI Wilsons Rd 1	Obtrusive - TI	%	0	1
TI Wilsons Rd 2	Obtrusive - TI	%	0	0

Calculation Summary				
Project: BDY Spill Light				
Label	CalcType	Units	Max	Min
ObtrusiveLight Bunyan St_Cd_Seg1	Obtrusive - Cd	N.A.	15279	331
ObtrusiveLight Bunyan St_Ill_Seg1	Obtrusive - Ill	Lux	2	0
ObtrusiveLight Domett St_Cd_Seg1	Obtrusive - Cd	N.A.	4265	364
ObtrusiveLight Domett St_Ill_Seg1	Obtrusive - Ill	Lux	1	0
ObtrusiveLight Wilsons Rd_Cd_Seg1	Obtrusive - Cd	N.A.	17386	312
ObtrusiveLight Wilsons Rd_Ill_Seg1	Obtrusive - Ill	Lux	1	0



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SHEET		REVISION	C	
CUSTOMER	Networks 22	DATE	6/09/2024	
DESIGNED BY	S Wilson	PAGE	Page 4 of 4	
EMAIL	stu@glight.co.nz	PHONE	09 278 8833	

Gl^olight

LED FLOOD LIGHT

GALAXY GFL801

ASYMMETRIC IP66 STADIUM FLOOD LIGHT



400/480/600W

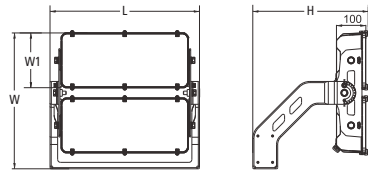
800/960/1200W

1500/1800W



FEATURES

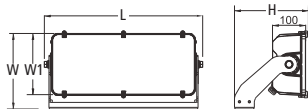
- Aluminium alloy housing
- Polycarbonate optical lens
- Tempered glass cover
- Adjustable module and bracket for light positioning
- Each module can be replaced to minimize maintenance costs
- Power factor: 0.97
- Corrosion class: C4-M
- Built-in 20kV surge protection device
- Driver supplied separately or supplied with a gear box
- LED lifespan: 100000 hours @ L90 B10, Ta 25°C
- Ta: -30°C to +50°C



CODE	L	W1	W	H
GFL801/800W	510	154	368	332
GFL801/960W	510	187	463	394
GFL801/1200W	510	220	496	394

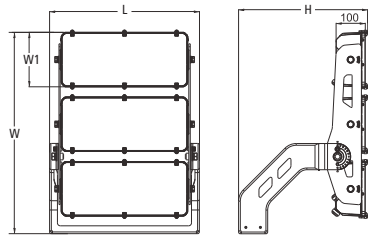
Unit: mm

DIMENSIONS



CODE	L	W1	W	H
GFL801/400W	479	154	220	224
GFL801/480W	479	187	228	224
GFL801/600W	479	222	245	224

Unit: mm



CODE	L	W1	W	H
GFL801/1500W	515	187	691	444
GFL801/1800W	515	220	757	444

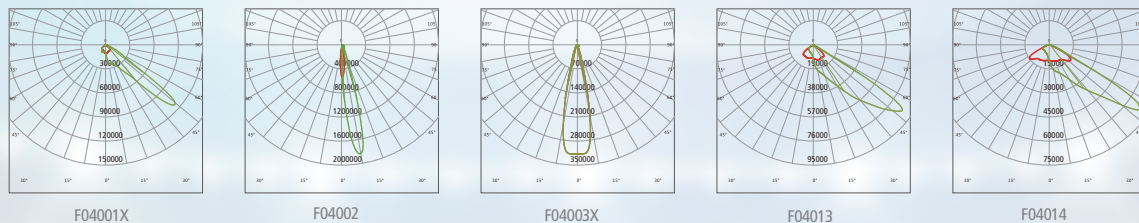
Unit: mm

TECHNICAL SPECIFICATIONS

MODEL NO.	INPUT VOLTAGE (V)	POWER (W)	LUMEN (lm)	CRI	NET WEIGHT (without driver) (kg)	FITTING COLOUR
GFL801/400W	230	400	54800	>70	6.3	Black
GFL801/480W		480	67680		7	
GFL801/600W		600	84000		7.8	
GFL801/800W		800	109600		13.7	
GFL801/960W		960	135360		16.4	
GFL801/1200W		1200	168000		18.8	
GFL801/1500W		1500	211500		24.8	
GFL801/1800W		1800	252000		28	

Specifications above are for reference only and may vary without prior notice

PHOTOMETRIC DATA



STRUCTURE DESIGN

The special structure design and unique optics achieves the best lighting effect.
Allows athletes and spectators to enjoy a pleasant lighting environment.

Effective thermal management

It is designed with fins and proper gaps to create greater airflow, optimizing heat dissipation.

ACCESSORIES



Precision Aiming Device
GBC-S04-02 (for 400W-600W)



Visor
GBC-S04-01



Visor
GBC-S04-03



Gearbox

Visor

Separate visor for each module, effectively controlling glare, up-light, spill light and obtrusive light, without losing aesthetics. The special structural design means people won't see the light source when at ground level.

Adjustable Modules

The modules can be adjusted using a clear scale and are easy to fixate in the desired light orientation.

Side plates

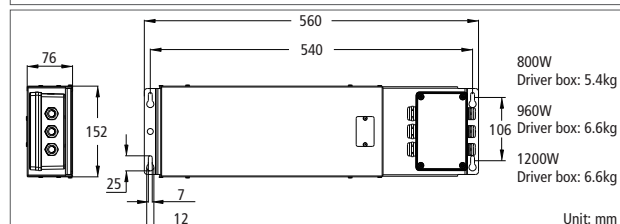
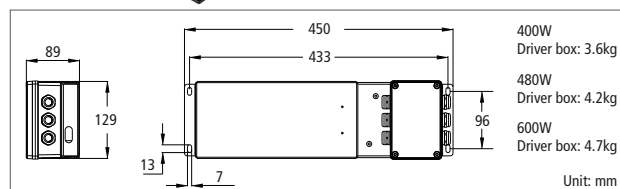
Effectively controls the spill light.

Remote Gearbox Solution

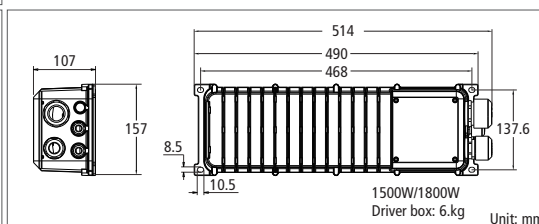
Maximum flexibility with a driver box that can be remotely accessed is beneficial, as it allows for easy replacement of the driver, saving on maintenance costs.



Driver can be located in the distribution box



Specifications above are for reference only and may vary without prior notice



Submissions received on Proposal for a new policy on Waltham Park light upgrades, February 2025

Individuals

Contribution ID	Do you support the proposal to upgrade and install new lights in Waltham Park?	What would you change about the plan?	Is there anything else we need to know before the plans go for decision?	Name
31177	Yes		What a great idea I fully support this and can see it providing heaps of benefit for the community and peoples wellbeing	Will Hewitt
31270	No	I don't think its needed hard enough to get the kids to sleep with the lights we have. Waste of money and Sydenham park can have the new lights.. the team has no respect for the fields as it is.	I think its a small park nice park leave it as it is..its a family park not a night time training park..	Janine Milne
31288	No	Don't upgrade the lights, we don't need them. There are plenty of other places to play rugby. Spend the money on libraries instead. Changing the existing lights to LEDs could have better energy efficiency, which would be fine. They don't need to be more numerous or brighter, though.		Rimu Atkinson
31322	Yes			Benjamin Elliffe
31324	Yes			Neil Hawkins
31327	Yes			Crystal TeWake
31341	Yes		Living across the road from Waltham Park I have watched the rugby players struggling to practise under poor lights. I am supporting this upgrade so they can have quality trainings.	Sally Moorfield
31342	Yes		This is a fantastic idea.	Paula Akhtar
31343	Yes		This will be a fantastic asset for the community for years to come.	Adam Parker
31344	Yes			Kate Loye
31345	Yes			Hinn Hobeyn
31353	Yes		SRFC has been training at the park for some 65 plus years and the upgrade of the lighting is essential to the club being able to provide modern and safer facilities for the current and future generations of young players so they may continue to enjoy the recreational activitiy that rugby provides. To keep young people engaged in sport which contributes to good mental and physical health the club must have good facilities to meet the challenges of a demanding society.	David McLauchlan

Submissions received on Proposal for a new policy on Waltham Park light upgrades, February 2025

31355	Yes		The Sydenham Rugby Club is a large sporting club in the south of Christchurch providing organised rugby for both junior & adult players. For a large club, they have limited lighted training fields, so it is imperative for their survival that Waltham Park, which has been used as their main training field for between 50 - 100 years, has the best possible lighting available. There is a significant health & safety risk for players if they are required to practice with inadequate lighting. The park has large trees surrounding both training fields, which blocks out some of the lighting to the surrounding houses. It is my understanding that whether it be junior or senior training, the lights would be turned off around 7.30pm on the week days used, making it not unreasonable for the neighbours. There would be no use for the lights on a Friday, Saturday or Sunday evening as all trainings are carried out Monday - Thursday.	Peter Winchester
31357	Yes		I HAVE BEEN INVOLVED WITH WALTHAM PARK & THE SRFC FOR OVER 65 YEARS STARTING IN 1958 WHEN WE ONLY HAD ABOUT 2 LIGHTS.AS THE CLUB HAS GROWN THE LIGHTS WE HAVE AT PRESENT ARE INADEQUATE AND ARE AN ACCIDENT WAITING TO HAPPEN MORE LIGHTS ARE NEEDED TO AVOID INJURIES.OVER THOSE YEARS I HAVE NOT BEEN AWARE OF ANY PROBLEMS WITH NEIGHBOURS AS WE HAVE LEFT THE PARK BY 8.30TO 9PM AT THE LATEST. I BELIEVE IT HELPS WITH SECURITY IN THE AREA AND NONE OF THE LIGHTS ARE SHINING DIRECTLY INTO PROPERTIES. I THEREFORE SUPPORT THE UPGRADE.	colin king

Memos



Memo

Date: 13/12/2024
From: Jason Tickner – Parks and Recreation Planner
To: Waihoru Spreydon-Cashmere-Heathcote Community Board
Cc:
Reference: 24/1732393

Sydenham Rugby Club Lighting Application - Waltham Park

1. Purpose of this Memo Te take o tēnei Pānui

- 1.1 The purpose of this memo is to advise Waihoru Spreydon-Cashmere-Heathcote Community Board of an application by Sydenham Rugby Club to improve the sports field lighting at Waltham Park and impending stakeholder engagement.
- 1.2 The information in this memo is not confidential and can be made public.

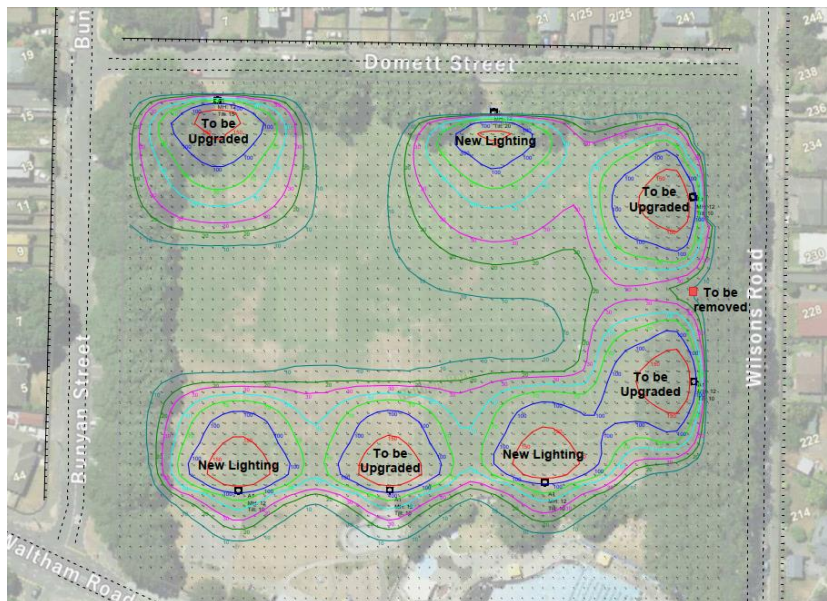
2. Origin Te Pūtakeanga mai

- 2.1 Sydenham Rugby Club have applied to install new lights at Waltham Park to improve illumination for winter evening training sessions.
- 2.2 Installation of floodlights on sports parks is delegated to the Community Board (Part D – Sub Part 1 – Community Boards, Pg 96, 9 August 2024)

3. Key Points Ngā Take Matua

- 3.1 Sydenham Rugby Club has applied to upgrade lights on four existing towers, install three new light towers, and remove one light tower at Waltham Park. The existing and new light towers will be no taller than 13m. The new light poles will be of the same construction as the existing light poles (i.e. concrete octagonal poles with steel pole extension).
- 3.2 The existing sports field lighting is outdated, inefficient, ineffective and only illuminates a limited portion of the fields.
- 3.3 The light spill plan below indicates the approximate location of the new and the upgraded light towers, as well as the light tower proposed for removal.

Memos



- 3.4 The club is not proposing any changes to the days or duration of use of the lights, these generally being Monday -Thursday between 4.30-8.30pm.
- 3.5 The applicant will be responsible for all costs associated with the installation, insurance, operation, maintenance, and any future removal, of the proposed lighting system.
- 3.6 Letters of support or no objection for the proposal have been provided from the Canterbury Rugby Football Union, Southern Districts Cricket Club and Touch Canterbury.
- 3.7 The proposed lighting illumination plan has been assessed by staff:
 - 3.7.1 The Council's Environmental Health Team found the application compliant with the District Plan Outdoor Lighting rules 6.3.6.1 for glare and light spill.
 - 3.7.2 A Council Duty Planner confirmed that resource consent will be required for the new light poles as they exceed the 8m permitted standard (height rules 18.4.2.4) in the District Plan.
 - 3.7.3 The Council's Building Consent officers have advised that due to the light poles being over 7m in height they will require a building consent or building consent exemption.
 - 3.7.4 The Metropolitan Parks Manager has been approached for comment and has not objected to the proposal.
- 3.8 The club will be responsible for acquiring all appropriate resource and building consents/exemptions once they have Community Board approval to undertake the lighting improvements.
- 3.9 The new lighting will not impact on the Waltham Park play space renewal currently in the design phase.

4. Next Steps Te neke whakamua

- 4.1 Council staff will engage with key stakeholders on this proposal from 19th December 2024 to the 13th January 2025. In keeping with the scale and significance of the proposal, the engagement process will include notification of other lessees and key users of Waltham Park, and the immediately adjoining residential properties to the fields.

Memos



- 4.2 On completion of engagement, staff will submit a report to the Community Board for a decision on the proposed new lighting which is likely to be February 2025.

Attachments Ngā Tāpirihanga

There are no attachments to this memo.

Signatories Ngā Kaiwaitohu

Authors	Jason Tickner - Parks & Recreation Planner Kiran Skelton - Engagement Advisor
Approved By	Kelly Hansen - Manager Parks Planning & Asset Management Al Hardy - Manager Community Parks Rupert Bool - Acting Head of Parks

9. Orion Easement at Waltham Park

Reference Te Tohutoro: 25/634652

Responsible Officer(s) Te Pou Matua: Dave Little, Manager Residential Red Zone
Bridie Gibbings, Manager Operations - Parks Development
Angus Smith, Manager Property Consultancy

Accountable ELT Member Pouwhakarae: Andrew Rutledge, General Manager Citizens and Community

1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is to request the Waihoru Spreydon-Cashmere-Heathcote Community Board endorse an easement for Orion at Waltham Park.
- 1.2 This report has originated from work between Council staff and Orion in relation to the removal of redundant property interests in the Ōtākaro Avon River Corridor (OARC).

2. Officer Recommendations Ngā Tūtohu

That the Waihoru Spreydon-Cashmere-Heathcote Community Board:

1. Receives the information in the *Orion Easement at Waltham Park Report*.
2. Notes that the decision in this report is assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy.
3. Approves the granting of a new 5.5sqm easement to Orion over Council land at the western edge of Waltham Park, approximately 60 metres south of Bunyan Street.
4. Notes that as Waltham Park is a reserve under the Reserves Act 1977, the easement also requires the consent of the Minister of Conservation and that the authority to provide this consent has been sub delegated to the Christchurch City Council Chief Executive by an Instrument of Delegation for Territorial Authorities dated 12 June 2013.
5. Recommends that the Chief Executive exercise her delegation to provide the Minister of Conservation consent to a new 5.5sqm easement to Orion over Council land at the western edge of Waltham Park, approximately 60 metres south of Bunyan Street.
6. Delegates authority to the Property Consultancy Manager do all things necessary and make any decisions at his sole discretion that are consistent with this report to implement the resolutions above including finalising negotiations, documenting terms and conditions and concluding any arising actions e.g. registration of easements.

3. Executive Summary Te Whakarāpopoto Matua

- 3.1 Orion hold a number of property interest mainly easements relating to power infrastructure within the Ōtākaro Avon River Corridor (OARC). In some instances, their removal is necessary for delivery of the Regeneration Plan.
- 3.2 To avoid costs and delays to delivery of the Regeneration Plan staff and Orion have explored more efficient, effective and cooperative processes.

- 3.3 This collaboration has resulted in a practical framework to exchange the property interests to be surrendered in the OARC with new property interests required for the power network across the city.
- 3.4 Through this report staff are seeking a resolution from the Waihoru Spreydon-Cashmere-Heathcote Community Board to implement the first land swap that meet the framework criteria.
- 3.5 The proposed exchange is a new Orion easement over Council land at Waltham Park, this easement area being 5.5m² (2.5m x 2.2m).
- 3.6 Creation of this easement will allow removal of an Orion kiosk to occur at Dallington Terrace, which is on the critical path for construction of the fourth and final walking and cycling bridge on the City to Sea Pathway.
- 3.7 Following this approval, we will seek surrender of the Orion easement on Dallington Terrace, with an area of 15m². The ability to accept the surrender of an easement is delegated to officers.

4. Background/Context Te Horopaki

- 4.1 Some 6000 properties in the Ōtakaro Avon River Corridor were 'red zoned' by the Crown following the 2010/2011 Canterbury Earthquake Sequence. The Crown negotiated to purchase almost all of these properties, and the houses were subsequently removed.
- 4.2 Following this, the Crown undertook a planning and design exercise with the community, resulting in adoption of the OARC Regeneration Plan in 2019.
- 4.3 The Regeneration Plan sets the long-term vision for the Corridor, which is generally a mix of ecological, flood protection, water quality and recreational outcomes. There is a small amount of housing planned – mainly around the edges.
- 4.4 To deliver the Regeneration Plan, Orion need to reconfigure their power network across the Corridor. In many cases this will result in removal of kiosks, transformers or other assets and any associated property interest(s) e.g. easements granted from the now Council-owned land to Orion.
- 4.5 There is an existing "*Otakaro Avon River Corridor Agreement*" between the two parties dated 27 May 2021 (**Attachment A**). The purpose of this Agreement is to:
 - 4.5.1 Acknowledge the Orion assets in the OARC.
 - 4.5.2 Recognise the need to facilitate and support the regeneration of the OARC in an efficient and cost-effective manner (including minimising and optimising the expenditure of public funds by public bodies).
 - 4.5.3 Establish an agreement to facilitate reconfiguration of the titles in the corridor particularly the stopping of roads and protection of the Orion infrastructure in those stopped roads.
 - 4.5.4 Cover off the detail around the treatment of the respective legal interests and responsibility of costs.
- 4.6 As an extension to that agreement, and to support the implementation of the Regeneration Plan, Council staff and Orion have worked together on how to facilitate the surrender of the Orion property/easement interests in the land. A proposal has been arrived at that resolves several detrimental issues:

- Assessing value of the property interest.
 - The cost of deriving value for both parties.
 - The resource cost and angst of agreeing value.
 - The deleterious financial impact of this unplanned and unbudgeted cost
- 4.7 To minimise costs to the city and electricity customers, a land exchange process has been developed between Orion and the Council. Orion will exchange its land within red zone regeneration areas in return for land in strategic locations over the city that will help support the increased electricity capacity requirements for the community.
- 4.8 The position of these kiosk sites could be located within reserve land or land owned by Council (as mentioned in Orion's submission on PC14)
- 4.9 To allow progress to continue, a proposed agreement was reached between the parties based on a framework where interests in land could be swapped where reasonably equivalent.
- 4.10 The **Proposed Framework** is as follows:
- 4.10.1 Where the Council is undertaking works in the OARC that require removal of Orion infrastructure and associated property interests e.g. title, grants or easements, it is proposed that in exchange Orion shall be provided an interest or interests of the same type and having the same approximate area and represent a reasonably equivalent exchange. This shall be provided elsewhere in the OARC as first preference and if not achievable at that time, then city wide sites will be considered.
- 4.10.2 Where the exchange value is agreed to be reasonably equivalent there will be no money exchanged either way.
- 4.10.3 This will also be applied to the reverse situation where Orion requires the surrender of a Council interest, if such a circumstance arises and is applicable.
- 4.10.4 Orion shall identify and nominate the future interest or interests which could be applied by way of exchange for a surrender of an interest(s).
- 4.10.5 If an equivalent value exchange is not available or agreed, then value will be determined by the joint appointment of an independent registered valuer whose determination will be binding.
- 4.10.6 A register of the exchanged interest will be maintained recording a full legal analysis of the legal interests affected including those surrendered and those granted. This will record those matches with equivalency and those requiring a value assessment and/or future offset. This will be reconciled and settled with a monetary exchange either the earlier of; each financial year, or from time to time depending on the size of the balance.
- 4.11 In future, we will seek agreement from the Council to adopt this framework and delegate authority to staff to implement land interest proposals that meet that framework.
- 4.12 In the interim however, we seek approval of the following easement in order to progress the City to Sea Pathway. As indicated earlier, Orion have been seeking this easement for some time, to strengthen the city's power network, and this easement is required irrespective of the Pathway project.
- 4.12.1 **Exchange Grant of Easement:** Orion seek an easement to install a kiosk at the western edge of Waltham Park, approximately 60 metres south of Bunyan Street. The easement requested is 2.5m x 2.2m, and the location is shown as 'Option 2' on the plans in **Attachment B.**

4.13 The proposed Land Register with this planned exchange incorporated is included as **Attachment C**.

4.14 The following related memos/information were circulated to the meeting members:

Date	Subject
	Nil

4.15 The following related information session/workshops have taken place for the members of the meeting:

Date	Subject
	Nil

Options Considered Ngā Kōwhiringa Whaiwhakaaro

4.16 The following reasonably practicable options were considered and are assessed in this report:

4.16.1 Grant the easement described in the recommendations (preferred)

4.16.2 Grant Orion's alternative easement location at Waltham Park

4.16.3 Decline the easement

Options Descriptions Ngā Kōwhiringa

4.17 **Preferred Option:** Grant the easement described in the recommendations

4.17.1 **Option Description:** Grant a new 5.5sqm easement to Orion over Council land at the western edge of Waltham Park, approximately 60 metres south of Bunyan Street.

4.17.2 Option Advantages

- Allows construction of 'Dallington Bridge' on the City to Sea Pathway to proceed, as the kiosk removal is on the critical path for that project.
- Strengthens the local electricity network in the Waltham area, and builds capacity for housing and other purposes
- Staff have reviewed both Waltham Park sites supplied by Orion and recommend this option as having the lowest visual impacts. The kiosk here would be somewhat screened by vegetation and have a built form backdrop.

4.17.3 Option Disadvantages

- There is a small risk that some members of the public may not like power utility kiosks on reserves/parks. These are however very commonplace and tend to be an accepted part of the urban fabric so we are not expecting any significant opposition.

4.18 **Alternative Option:** Grant Orion's alternative easement location at Waltham Park

4.18.1 **Option Description:** Grant a new 5.5sqm easement to Orion over Council land at the western edge of Waltham Park, approximately 30 metres south of Bunyan Street.

4.18.2 Option Advantages

- As per the preferred option

4.18.3 Option Disadvantages

- Staff have reviewed both Waltham Park sites supplied by Orion and believe that this option has higher visual impacts. It would be seen against a backdrop of grass as opposed to vegetation, so would likely stand out and be more visible.

4.19 Alternative Option: Decline the easement

4.19.1 Option Description: Decline the easement.

4.19.2 Option Advantages

- Would remove any visual impact risks of a new power kiosk at Waltham Park

4.19.3 Option Disadvantages

- The Dallington Bridge contract would need to be put on hold while a new easement offset location is found
- The need for a new kiosk to strengthen the local power network in the Waltham area would remain
- The Framework agreed in principle with Orion would be undermined, by a failure to agree the first site.

Analysis Criteria Ngā Paearu Wetekina

- 4.19.1 The scope and scale of the proposed land swaps.
 - 4.19.2 The need for efficiency and effectiveness.
 - 4.19.3 Establishing a collaborative partnership process with Orion as a Council “family” member.
 - 4.19.4 Minimising public spend.
 - 4.19.5 Facilitating delivery of the OARC Regeneration Plan.
- 4.20 Supporting the electrical capacity needs of the community that has resulted from changes to the District Plan and intensification.

5. Financial Implications Ngā Hīraunga Rauemi

Capex/Opex Ngā Utu Whakahaere

	Recommended Option	Option 2 – Alternative site	Option 3 - Decline
Cost to Implement	NA	NA	NA
Maintenance/Ongoing Costs	NA	NA	NA
Funding Source	NA	NA	NA
Funding Availability	NA	NA	NA
Impact on Rates	NA	NA	NA

6. Considerations Ngā Whai Whakaaro

Risks and Mitigations Ngā Mōrearea me ngā Whakamātautau

- 6.1 There is a small risk that some members of the public may not like power utility kiosks on reserves/parks. This is however a common practice with the Council and Orion work closely to ensure the impact is minimised and in accordance with the Reserves Act i.e. the Reserve is not materially altered or permanently damaged; and the rights of the public in respect of the reserve are not likely to be permanently affected.
- 6.2 The utilities install and/or removal will be managed under a business-as-usual approach by the Council or Orion contractors.

Legal Considerations Ngā Hīraunga ā-Ture

- 6.3 Statutory and/or delegated authority to undertake proposals in the report:

- 6.3.1 The Community Board holds delegation to grant an easement over Council owned land governed under the Reserves Act 1977. This authority cannot be sub delegated by the Community Board.
- 6.3.2 The authority to surrender easements is delegated to the Property Consultancy Manager or Head of Facilities and Property.
- 6.3.3 When granting an easement over a reserve, the Minister of Conservation's approval is required under Section 48 (1) the Reserves Act 1977. The Chief Executive has been delegated that authority on behalf of the Minister of Conservation. Typically, when seeking decisions to grant an easement the decisionmaker passes a resolution recommending the Chief Executive exercise that commensurate delegation.
- 6.4 Other Legal Implications:
 - 6.4.1 Under the Local Government Act Section 78 consideration to the views and preferences of persons likely to be affected by, or to have an interest in, the matter need to be considered. In this instance the decisions in this report have been assessed as low significance in relation to the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined based on the negligible impact on the public's use and enjoyment of the easement location at Waltham Park.
 - 6.4.2 Under the Reserves Act 1977 Section 48 (2) public notification is required with a process to hear and determine objections unless the land to be affected is not materially altered or permanently damaged and the rights of the public in respect of the reserve are not likely to be permanently affected. This is the case in this situation.

Strategy and Policy Considerations Te Whai Kaupapa here

- 6.5 The required decision:
 - 6.5.1 Aligns with the [Christchurch City Council's Strategic Framework](#). In particular, to deliver the OARC Regeneration Plan, as shown in the example this decision would allow decisions to be made that facilitate the construction of the planned Dallington walking and cycling bridge and an appropriate and resilient electricity network across the city. Both which helps to deliver on the strategic priority:
Be an inclusive and equitable city
Be an inclusive and equitable city which puts people at the centre of developing our city and district, prioritising wellbeing, accessibility and connection.
 - 6.5.2 Is consistent with Council's Plans, Policies and practices. There is no policy regarding granting easements or transfer of land over reserves to an external organisation, but it is common practice if alternative solutions have been investigated and are not practicable.
- 6.6 This report supports the [Council's Long Term Plan \(2024 - 2034\)](#):
- 6.7 Parks, Heritage and Coastal Environment
 - 6.7.1 Activity: Ōtākaro Avon River Corridor (OARC)
 - Level of Service: 6.8.12.1 Progress integrated Green Spine programme (Green Spine, Council-led capital investment – Parks, Water and Transport) as per the Implementation Plan - 90% of approved work programmes delivered in the year funded

Community Impacts and Views Ngā Mariu ā-Hāpori

- 6.8 The decisions in this report have been assessed as low significance in relation to the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined because the easement resolution sought is:
- Not significant
 - Aligned with the Council's strategies and outcomes.
 - Generally procedural and administrative.
- 6.9 Due to the minor impact of the decision, community views have not been sought.
- 6.10 The decision affects the following wards/Community Board areas:
- 6.10.1 Waihoru Spreydon-Cashmere-Heathcote Community Board
- 6.11 The Community Board view is being sought in this report.

Impact on Mana Whenua Ngā Whai Take Mana Whenua

- 6.12 The decision does not involve a significant decision in relation to ancestral land, a body of water or other elements of intrinsic value, therefore this decision does not specifically impact Mana Whenua, their culture, and traditions.
- 6.13 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.
- 6.14 This is due to the minor nature of the proposal. In addition, the swap proposal is to facilitate and support:
- 6.14.1 Already agreed projects in the Ōtākaro Avon River Corridor, and delivery of the Regeneration Plan.
- 6.14.2 Orion's roll out, maintenance and repair of electricity infrastructure to the city.

Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi







- 6.15 The decisions in this report are likely to:
- 6.15.1 Be neutral regarding adaptation to the impacts of climate change.
- 6.15.2 Contribute positively to emissions reductions, by facilitating implementation of the OARC Regeneration Plan which has strong ecological and environmental outcomes. In particular, this decision will facilitate improved connections along the City to Sea Pathway - an active transport facility. Increased usage of this route will lower the city's emissions.

7. Next Steps Ngā Mahinga ā-muri

- 7.1 If approved, staff will carry out the activities endorsed in this report, ie:
- 7.1.1 Facilitation of an easement to Orion over Council land at Waltham Park.
- 7.1.2 Arranging surrender of Orion's easement over Council land at Dallington.
- 7.2 This will facilitate the immediate commencement of the Council-managed construction of the Dallington Bridge, the final walking/cycling bridge associated with the City to Sea Pathway. The new kiosk at Waltham Park would then be installed according to Orion's programme, likely later this year.



Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A  	OARC - Orion CCC Agreement 27 May 2021	25/664886	55
B  	Waltham Park Easement Proposal	25/592510	77
C  	Land Interest Register	25/555585	80

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

Document Name – Location / File Link
Not applicable

Signatories Ngā Kaiwaitohu

Authors	David Little - Manager Residential Red Zone Angus Smith - Manager Property Consultancy Bridie Gibbings - Manager Operations - Parks Development
Approved By	Bruce Rendall - Head of Facilities & Property Rupert Bool - Acting Head of Parks



Dated 27 May 2021

ORION NEW ZEALAND LIMITED
("Orion")

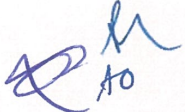
CHRISTCHURCH CITY COUNCIL
("Council")

**OTAKARO AVON RIVER CORRIDOR
AGREEMENT**

**Christchurch
City Council** 

CIVIC OFFICES • 53 HEREFORD STREET • CHRISTCHURCH 8013 •

TELEPHONE (03) 941-8999


to



AGREEMENT

DATED this 27th day of May 2021

PARTIES ORION NEW ZEALAND LIMITED ("Orion")
AND CHRISTCHURCH CITY COUNCIL ("Council")

BACKGROUND

- A** The Crown and the Council have entered into the Global Settlement Agreement dated 23 September 2019 ("GSA") under which, amongst other matters, the Crown has agreed to transfer to the Council the former residential red zoned land which was acquired by the Crown from the private owners in the Otakaro Avon River Corridor in Christchurch after the 2010/2011 Canterbury earthquakes.
- B** The extent of the area known as the Otakaro Avon River Corridor is as shown on the plan attached to this agreement as Schedule 1 (the "OARC").
- C** To promote and facilitate the regeneration of the OARC after the 2010/11 earthquakes, the Crown has agreed in the GSA that Land Information New Zealand ("LINZ") will undertake at the cost of the Crown a land titles reconfiguration and amalgamation process to reconfigure the approximately 5,500 Crown owned land titles and to stop redundant legal roads in the OARC ("Reconfiguration Process") using its powers in the Greater Christchurch Regeneration Act 2016 ("GCRA").
- D** Orion has electricity reticulation network assets installed in the OARC including:
- i) poles, cables, wires, lines, conductors, communication cables and associated equipment;
 - ii) substations, kiosks, transformers, control and switch gear, and associated equipment; and
 - iii) other works;
- ("Orion Electricity Assets").
- E.** Recognising the need to facilitate and support the regeneration of the OARC in an efficient and cost effective manner (including minimising and optimising the expenditure of public funds by public bodies), the parties have agreed that the Reconfiguration Process, including the stopping of legal roads, should proceed in a timely manner before the Crown's powers in the GCRA are repealed.
- F.** The parties acknowledge that the stopping of legal roads would leave Orion Electricity Assets without adequate legal protection or rights of access. The parties agree that it is necessary and appropriate to extend the statutory protections and rights that apply to the Orion Electricity Assets.
- G** Accordingly, the parties have agreed as set out in this agreement.

TERMS OF THIS AGREEMENT

In consideration of the above and of the mutual covenants contained in this agreement, the parties agree as follows:

1 PLAN

The parties acknowledge that:

- (a) the cable plan in Schedule 2 to this agreement shows records of Orion Electricity Assets as at the date of this agreement; and
- (b) the cable plan does not record all Orion Electricity Assets and that the nature and the position of Orion Electricity Assets may differ to what is shown in the plan.

2 CONSENT TO STOPPING OF ROADS IN THE OARC

Orion consents to the stopping of any legal road in the OARC by LINZ using its powers in the GCRA as part of the Reconfiguration Process subject to the provisions of this agreement.

3 EXISTING STATUTORY AND OTHER RIGHTS ACKNOWLEDGED

3.1 The Council acknowledges and accepts:

- (a) the statutory protections and rights contained in sections 22 and 23 of the Electricity Act, and in the other sections contained in Part 3 of the Electricity Act as are applicable, will continue to apply to Orion Electricity Assets fixed or installed before 1 January 1993 including in any legal road in the OARC which is stopped as part of the Reconfiguration Process or otherwise; and
- (b) the rights and obligations of Orion under any easement, covenant, lease, licence, agreement or other right of access, occupation or use over land comprised in the OARC whether held by or granted to Orion or the Council for the benefit of Orion ("Access Rights") shall continue in effect in accordance with the terms of the Access Rights.

3.2 The parties acknowledge and accept that:

- (a) sections 32 and 33 of the Electricity Act apply in respect of Orion Electricity Assets installed before 1 January 1993 in any legal road in the OARC; and
- (b) section 35 of the Electricity Act will apply in respect of Orion Electricity Assets installed before 1 January 1993 in any legal road in the OARC which is stopped as part of the Reconfiguration Process or otherwise.

4 CONTRACTUAL EXTENSION OF ORION'S ELECTRICITY ACT RIGHTS

4.1 In respect of any Orion Electricity Assets that were fixed or installed in the OARC on or after 1 January 1993, including in any legal road in the OARC which is stopped as part of the Reconfiguration Process or otherwise, the parties agree as a matter of contract:

- (a) Orion will be deemed to have the same protections and rights as are contained in sections 22 and 23 of the Electricity Act as set out in Schedule 3 to this agreement as though those Orion Electricity Assets are existing works;
- (b) sections 32 and 33 of the Electricity Act as set out in Schedule 3 to this agreement will be deemed to apply to those Orion Electricity Assets installed in any legal road in the OARC as though those Orion Electricity Assets are existing works;



- (c) section 35 of the Electricity Act as set out in Schedule 3 to this agreement will be deemed to apply to those Orion Electricity Assets installed in any legal road in the OARC which is stopped as part of the Reconfiguration Process or otherwise as though those Orion Electricity Assets are existing works; and
 - (d) the other sections of Part 3 of the Electricity Act as set out in Schedule 3 to this agreement will be deemed to apply to those Orion Electricity Assets as appropriate according to their tenor and wording.
- 4.2 Where access to any land in the OARC that is owned by Orion or by the Council for the benefit of Orion ("Orion Land") or that is subject to any Access Rights ("Access Rights Land") is by a legal road which is stopped as part of the Reconfiguration Process or otherwise, the parties agree as a matter of contract that Orion will be deemed to have the same protections and rights as are contained in section 23 of the Electricity Act as set out in Schedule 3 to this agreement as though the Orion Land and Access Rights Land are existing works.
- 5 **APPLICATION OF THIS AGREEMENT TO STATUTORY RIGHTS AND CONTRACTUAL EXTENSION OF STATUTORY RIGHTS**

The parties shall give effect to the provisions of this agreement when exercising any statutory rights under the Electricity Act and any contractual extension of those statutory rights under this agreement.
- 6 **NATIONAL CODE FOR UTILITY OPERATORS ACCESS TO TRANSPORT CORRIDORS**

The parties acknowledge and accept any rights and obligations under the National Code for Utility Operators Access to Transport Corridors (the "Code") in relation to the Orion Electricity Assets which shall apply subject to the provisions of this agreement.
- 7 **WORK AFFECTING ORION ELECTRICITY ASSETS**
 - 7.1 The Council shall consult with Orion on any proposed action in relation to any works in the OARC by or permitted by the Council that would or could affect Orion Electricity Assets or Orion undertaking any line function services in relation to Orion Electricity Assets, or the identification of the location of any Orion Electricity Assets including by the removal of any formed roads or kerbs or footpaths, ("Project Works"), including:
 - (a) providing Orion with all information relevant to the proposed action or Project Works sufficient to enable Orion to assess the potential impact on Orion Electricity Assets or Orion undertaking any line function services in relation to Orion Electricity Assets;
 - (b) allowing Orion a reasonable opportunity to consider such information and provide information to the Council on the potential impact; and
 - (c) consider in good faith all information provided by Orion.
 - 7.2 The parties shall enter into an agreement to record the terms on which any Project Works will be undertaken, which agreement shall:
 - (a) be consistent with Orion's rights acknowledged or granted under this agreement;
 - (b) provide for the grant and registration of easements at the cost of the Council in favour of Orion over the land in the OARC that is the subject of the Project Works which is not Orion Land or legal road:
 - (i) on which Orion Electricity Assets are located (together with the area either side Orion usually requires for the relevant Orion Electricity Assets) on Orion's standard terms for the relevant Orion Electricity Assets; and/or

- (ii) over which Orion reasonably requires access to access, maintain and operate the relevant Orion Electricity Assets on Orion's standard terms for a right of way, and

- (c) otherwise be on such terms as the parties shall agree;

("Project Agreement").

Project Works shall not be undertaken other than in accordance with a Project Agreement.

8 PROTECTION OF ORION ELECTRICITY ASSETS

8.1 Without limiting any other provision of this agreement the following terms shall apply in respect of any Orion Electricity Assets in the OARC not located on Orion Land or subject to an existing easement in favour of Orion.

- (a) the Council will not, without the prior written permission of Orion, construct, erect, place or plant, or permit to be constructed, erected, placed or planted:
 - (i) over any underground Orion Electricity Assets any reinforced concreting, swale, building, structure/improvement, tree, shrub, service pipe, fence, or non-dissecting kerb; and
 - (ii) over or under any above ground Orion Electricity Assets, or within two metres of any tower or pole (including any support tower or pole), foundation, stay wire or conductor (measured from the maximum extent of its movement), any building, structure/improvement, tree, shrub, or fence.
- (b) the Council will not, without the written permission of Orion, keep, store or stockpile, or permit to be kept, stored or stockpiled, within two metres of any tower or pole (including any support tower or pole), foundation, stay wire or conductor (measured from the maximum extent of its movement), any vehicle, portable buildings, mobile plant, containers, excavated soil or other materials, rubbish or debris, or other materials or items.
- (c) Orion shall not be required to repair, make good or replace anything that is in breach of clause 8.1(a) that is damaged or removed by Orion during the course of exercising its rights or performing its obligations including in relation to laying, constructing, erecting, installing, operating, inspecting, maintaining, repairing, removing, modifying, adding to, replacing or upgrading any Orion Electricity Assets.
- (d) Orion may exercise its rights and perform its obligation by its agents, contractors and employees.
- (e) Orion may at any time access:
 - (i) the Orion Electricity Assets; and
 - (ii) any vehicular or pedestrian access routes over any adjacent land owned by the Council or over which the Council's invitees have a right of access,

with equipment, implements, machinery, plant, tools and vehicles, for the purposes of laying, constructing, erecting, installing, operating, inspecting, maintaining, repairing, removing, modifying, adding to, replacing or upgrading any Orion Electricity Assets. For these purposes Orion may dig up the Orion Electricity Assets and may place material that is dug up on the land adjoining the Orion Electricity Assets. Orion shall, at its cost, fill any excavations and leave the surface of any land it has dug up level. Orion

shall, at its cost, restore, as nearly as practical to its former condition, the surface of any land it has dug up.

- 8.2 The Council will on request by Orion grant and register an easement over any land in the OARC which is not Orion Land or legal road:
- (a) on which Orion Electricity Assets are located (together with the area either side Orion usually requires for the relevant Orion Electricity Assets) on Orion's standard terms for the relevant Orion Electricity Assets; and/or
 - (b) over which Orion reasonably requires access to access, maintain and operate the relevant Orion Electricity Assets on Orion's standard terms for a right of way.

Orion will meet the survey costs, Orion's own legal costs, and the Council's reasonable legal costs, in relation to the creation of any such easement.

9 THIRD PARTY INTERESTS

- 9.1 Where the Council permits a third party to occupy or use any land within the OARC on which any Orion Electricity Assets are located or which is used by Orion to access any Orion Electricity Assets, the Council will ensure that it notifies such third party of the obligations contained in clauses 4, 7 and 8 of this agreement and will incorporate those obligations into the relevant lease or licence with that third party and take all reasonable steps to enforce those obligations expeditiously.

10 HEALTH AND SAFETY

Each party must comply with the provisions of the Health and Safety at Work Act 2015 in relation to the Orion Electricity Assets on the OARC.

11 NO INTEREST IN LAND

- 11.1 Orion shall not register a caveat on any land in the OARC in respect of its rights under this agreement except as provided for in clause 11.2.
- 11.2 Orion may lodge a caveat over its interests in any relevant land in the OARC that falls under the provisions of clause 8.2 once Orion has made a request in respect of that land under clause 8.2.

12 TERM OF AGREEMENT

This agreement will continue in full force and effect until the parties agree otherwise.

13 INTERPRETATION

- 13.1 Where words or terms defined in section 2 of the Electricity Act and are used in this agreement, those definitions will apply to those words or terms in this agreement.
- 13.2 The provisions of the Electricity Act in effect as at the date of this agreement shall apply as between the parties as referred to in this agreement and shall not be affected by any variation to or repeal of the Electricity Act.

14 THE COUNCIL ACTING AS TERRITORIAL AUTHORITY

Orion acknowledges that:

- (a) the Council, in its capacity as a territorial authority, is required to carry out its statutory functions under the Resource Management Act 1991, the Local Government Acts 1974 and 2002 and the Reserves Act 1977 in accordance with the provisions of those statutes;



- (b) the granting by the Council of any consent or approval by the Council as territorial authority under either of those Acts will not of itself be deemed to be a consent or approval by the Council under this agreement; and
- (c) the Council is bound by statutory obligations to exercise its powers, including discretionary powers and duties under any of those Acts without regard to any relationship it may have with Orion under this agreement, or otherwise.

15 **ENTIRE UNDERSTANDING**

This agreement embodies the entire understanding and whole agreement between the parties. Any previous representations, warranties, agreements and statements whether express or implied with reference to the subject matter of this agreement are merged herein.

16 **NO WAIVER**

No right under this agreement shall be deemed to be waived except by notice in writing signed by each party. A waiver will not prejudice rights in respect of any subsequent breach.

17 **GOVERNING LAW**

This agreement is governed by the laws of New Zealand. The parties agree to submit to the non-exclusive jurisdiction of the Courts of New Zealand.

18 **SEVERABILITY**

If any one or more of the provisions contained in this agreement are declared invalid by an order, decree or judgment of any Court of competent jurisdiction, this agreement will be read as if such provision had not been inserted. Where this action results in undue hardship on either party or constitutes a substantial deviation from the general intent and purpose of the parties as reflected in this agreement, a Variation rectifying such anticipated consequences will be entered into by the parties.

19 **NOTICES**

19.1 All communications under this agreement which are required to be in writing shall be sent by mail with postage prepaid, email or by hand delivery to the address for notices set out below:

- (a) **Council** – Property Consultancy Manager, Christchurch City Council, PO Box 73014, Christchurch.
- (b) **Orion** – Orion New Zealand Limited, PO Box 13896, Christchurch 8141.

or as advised by either party to the other after this agreement is entered into.

19.2 A notice is deemed to have been served:

- (a) in the case of personal delivery, when received by the party;
- (b) in the case of posting by ordinary mail, on the third working day following the date of posting;
- (c) in the case of email, when sent to the email address provided.

19.3 Notice served by a party after 5.00pm on a working day, or on a day which is not a working day, will be deemed to have been served by that party at 9.00am on the next succeeding working day.


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- 19.4 Any period of notice required to be given under this agreement will be computed by excluding the day of service.

20 DISPUTE RESOLUTION

- 20.1 In the event of a dispute, disagreement or difference of opinion arising under the Agreement as to:

- (a) the meaning or application of any part of this agreement; or
- (b) any other matter arising from this agreement;

the party claiming that a dispute has arisen must issue a Dispute Notice in writing to the other party, specifying the nature of the dispute. On receipt of such a notice, the parties shall endeavour to resolve the dispute amicably and promptly and meet within 10 working days.

- 20.2 If the dispute is not resolved within 20 working days of a party's or their nominee's receipt of a Dispute Notice, the dispute must be referred to senior officers of the parties or their nominees, who must meet and endeavour to resolve the dispute.

- 20.3 If the parties do not resolve the dispute within 5 working days of a failure by senior offices to resolve the dispute, a party or their nominee may, by written notice to the other, refer the dispute to mediation if the parties agree.

- 20.4 If the parties do not resolve the dispute at mediation, or do not agree to mediation then within a further 5 working days the parties may refer the matter to arbitration in accordance with the Arbitration Act 1996. The arbitration will take place on the following terms:

- (a) a single arbitrator be appointed. If the parties fail to agree on an arbitrator, the President of the Arbitrators and Mediator Institute of New Zealand Incorporated shall appoint the arbitrator;
- (b) no person who has participated in an informal dispute resolution of the Dispute shall act as arbitrator;
- (c) the place of arbitration shall be Christchurch;
- (d) the arbitrator will proceed promptly to deliver an award. The parties shall co-operate fully with the arbitrator;
- (e) the arbitrator's decision in respect of findings of fact shall be final and binding, and the appeal rights under Clause 5 of the Second Schedule of the Arbitration Act 1996 are expressly excluded;
- (f) each party shall bear its own costs in arbitration and (in the absence of an arbitrator's award to the contrary) shall pay the costs of the arbitrator in equal shares.

- 20.5 The parties shall continue to perform all their obligations under this agreement while awaiting the Arbitrators determination. Neither party shall be obliged to pay any money which is the subject of the dispute.

- 20.6 Neither Orion nor the Council may commence any court or arbitration proceedings relating to a dispute unless it has complied with the sub-clauses above relating to dispute resolution (except where either of them seeks urgent interlocutory or injunctive relief).



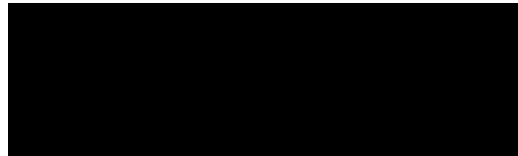
SIGNED for and on behalf of the
CHRISTCHURCH CITY COUNCIL
under delegation by

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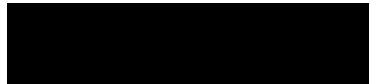


SIGNED for and on behalf of
ORION NEW ZEALAND LIMITED
by it attorney/attorneys

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STEVEN JOHN MACDONALD ATTORNEY



ANN ROBYN OWEN ATTORNEY

Item 9

Attachment A


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SCHEDULE 1

Otakaro Avon River Corridor Plan

OTAKARO AVON RIVER CORRIDOR PLAN

Item 9


Attachment A

SCHEDULE 2

Orion Cable Plan

Item 9

Attachment A


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SCHEDULE 3

Clause 3.1

Section 22

22 Protection of existing works

Any existing works, lawfully fixed to or lawfully installed over or under any land that is not owned by the person that owns the works, shall continue to be fixed or installed until the owner of the works otherwise decides, and no person other than the owner of the works shall have any interest in any such works by reason only of having an interest in the land.

Section 22A

22A Owners of land not responsible for maintenance

- (1) An owner or occupier of land on which any existing works are situated is not required by this Act to maintain existing works, or to maintain tracks for the purpose of providing the owner of the works with access to the existing works.
- (2) This section does not limit or override any new or existing legally binding agreement that provides for an owner or occupier of the land to be responsible for any maintenance.

Section 23

23 Rights of entry in respect of existing works

- (1) Any person that owns any existing works may enter upon land for the purpose of gaining access to those works and may perform any act or operation necessary for the purpose of—
 - (a) inspecting, maintaining, or operating the works;
 - (b) in the case of works the construction of which had not been completed before 1 January 1988 (in the case of works owned by the Corporation) or before 1 January 1993 (in the case of works owned by any other electricity operator), completing the works.
- (2) A certificate signed by the owner of any existing works containing a statement that any specified works were constructed (in whole or in part) before 1 January 1988 (in relation to works owned by the Corporation) or before 1 January 1993 (in the case of works owned by any other person) under the authority of the Electricity Act 1968 (or any Act repealed by that Act) or the Electric Power Boards Act 1925 or the Local Government Act 1974 or the Public Works Act 1981 or any local or private Act shall be admissible in evidence in any proceedings and shall, in the absence of proof to the contrary, constitute proof of that statement.
- (3) In this section, **maintenance** includes—
 - (a) any repairs and any other activities for the purpose of maintaining, or that have the effect of maintaining, existing works; and
 - (b) the carrying out of any replacement or upgrade of existing works as long as the land will not be injuriously affected as a result of the replacement or upgrade.
- (4) Further rights of entry, which concern the use of existing works to deploy and use fibre optic cable for telecommunications purposes, are provided for in the Telecommunications Act 2001 (*see* sections 155ZR to 155ZZH of that Act).

Section 23A

23A Line owner must give written notice of intention to maintain or complete existing works

- (1) An owner of existing works that intends to enter upon land for the purpose of maintaining or completing the works under section 23 must give reasonable notice (at least 10 working days before entry) of its intention to do so to the owner or occupier of the land.
- (2) The notice must be in writing, and must specify—
 - (a) the location of the proposed entry and work; and
 - (b) the reasons for the entry and work and the nature of the work to be undertaken; and
 - (c) the date and time of entry; and
 - (d) the length of time that the owner of the works expects to be on the land.



Section 23B

23B Line owner must give notice of intention to inspect or operate existing works

- (1) An owner of existing works that intends to enter upon land for the purpose of inspecting or operating the works under section 23 must give reasonable notice of its intention to do so to the owner or occupier of the land.
- (2) The notice may be given by telephone or in any other manner that the owner of the works thinks appropriate.

Section 23C

23C Notice in emergencies

- (1) An owner of existing works is excused from giving notice as required by section 23A or section 23B if—
 - (a) entry upon the land is necessary in circumstances of probable danger to life or property; or
 - (b) entry upon the land is immediately necessary to maintain the continuity or safety of the supply and distribution of electricity.
- (2) However, in either case, the owner of the existing works must give notice to the owner or occupier of the land as soon as practicable and to the extent that the circumstances permit (and no later than 5 working days after entry).

Section 23D

23D Land owner may set reasonable conditions on line owner's entry

The owner or occupier of the land may set reasonable conditions relating to the timing of entry under section 23 and the access route, but those conditions may not—

- (a) delay the entry by more than 15 working days; or
- (b) require monetary or other consideration; or
- (c) otherwise defeat the ability of the owner of the works to exercise effectively the powers in section 23.

Section 23E

23E Agreements preserved

Sections 23A to 23D do not limit or override any new or existing agreement that is legally binding on the owner or occupier of the land and the owner of the works.

Section 23F

23F Disputes about land access

- (1) The owner or occupier of land, or the owner of the works, may refer any dispute under sections 23 to 23E to the Environment Court.
- (2) The objector must, as soon as practicable after making a written objection, serve a copy of the objection on the other party to the dispute.
- (3) Within 1 month after receiving a copy of the objection or within any further period that the Environment Court allows, the other party to the dispute must send to the Environment Court and serve on the objector a reply to the objection containing matters that are appropriate having regard to the objection made and to any practice directions issued by the Environment Court.
- (4) The Environment Court must inquire into the objection and, for that purpose, may conduct a hearing at any time and place it appoints.
- (5) The Environment Court must give not less than 15 working days' notice of any time and place so appointed to the objector and to the other party to the dispute.
- (6) The Environment Court has power to make a declaration as if the proceeding had been brought under sections 310 to 313 of the Resource Management Act 1991.
- (7) The findings of the Environment Court are binding on the objector and the other party to the dispute.
- (8) The Environment Court may award those costs that it considers just either in favour of or against either party.
- (9) Subject to sections 299 to 308 of the Resource Management Act 1991, no appeal lies from any declaration of the Environment Court under this section.

Section 30

30 Charging for access to road reserve

- (1) Notwithstanding anything in this Act or in any other enactment, no local authority or other body or person having jurisdiction over any road shall require the payment, by or on behalf of any electricity operator, of any amount of or in the nature of rent in respect of any works constructed in, on, along, over, across, or under that road.
- (2) Nothing in subsection (1) applies in respect of a rate that is assessed under the Local Government (Rating) Act 2002.
- (3) In this section, the term road has the meaning given to it in section 2, but also includes a motorway within the meaning of the Government Roadway Powers Act 1989.

Section 32

32 Local authority, etc, may require works to be moved

- (1) Where any works (being works to which section 22 applies or works constructed pursuant to section 24) are fixed to or installed over or under any road, the local authority or other body or person having jurisdiction over that road may at any time, by notice in writing, require the owner of the works to raise, lower, or otherwise alter the position of those works.
- (2) If the owner of the works refuses or fails within a reasonable time to do the work required under subsection (1), the person requiring the work to be done may, after giving the owner of the works written notice of that person's intention to do so, do the work or have the work done by some other person.
- (3) The notice required by subsection (2) shall be given at least 15 working days before the work commences.


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Section 33

33 Cost of work required under section 32

- (1) Subject to subsection (2), the reasonable cost of all work required to be done under section 32(1) shall be paid by the person that requires the work to be done.
- (2) Where any work is required to be done under section 32(1) by reason that the works to which the work relates—
 - (a) were constructed contrary to any provision of—
 - (i) this Act or any regulations made under section 169; or
 - (ii) the Electricity Act 1968 (or any enactment repealed by that Act); or
 - (iii) the Electric Power Boards Act 1925; or
 - (iv) the Local Government Act 1974 or the Local Government Act 2002; or
 - (v) the Public Works Act 1981; or
 - (vi) any local or private Act; or
 - (vii) any regulations made under any enactment, or under any enactment of any of the classes of enactment, referred to in any of subparagraphs (ii) to (vi); or
 - (b) are in a dangerous or unsafe condition,—
the cost of the work shall be paid by the owner of the works.
- (3) Where any person requires any work to be done under section 32(1), no claim by or against that person for betterment shall be allowed in respect of that work.
- (4) Where a controlling authority (being the New Zealand Transport Agency or the agent of the Minister of Transport) requires any work to be done under section 32(1) in relation to any works, subsections (1) to (3) of this section shall apply subject to the following provisions:
 - (a) in all cases the cost of all fittings that are used in the carrying out of the required work (other than fittings used only during the course of construction) shall be paid by the owner of the works;
 - (b) where—
 - (i) as a consequence of the requirement, the owner of the works elects to fix works to, or install works over, under, or through, a roading structure that is being, or is to be, constructed or altered; and
 - (ii) the cost of that construction or those alterations is increased by reason that those works will be fixed to, or installed over, under, or through, that roading structure,—
an amount equal to the amount by which the cost, to the controlling authority, of that construction or those alterations, as the case requires, is so increased shall be paid to the controlling authority by the owner of the works;
 - (c) where, as a consequence of the requirement, the owner of the works relocates the works and reconstructs them to specifications different from those of the original works, the owner of the works shall pay the difference between—
 - (i) what it would have cost to relocate and reconstruct the works as near as reasonably practicable to their original specifications (excluding any costs to which paragraph (a) would have applied), taking into account—
 - (A) any restrictions or conditions imposed by or under any enactment in relation to the relocation and reconstruction; and
 - (B) the location of the original works and the alternatives reasonably available to the owner of the works; and
 - (ii) the actual cost of the relocation and reconstruction (excluding any costs to which paragraph (a) applies),—
where the amount calculated in accordance with subparagraph (i) is less than the amount calculated in accordance with subparagraph (ii).
- (5) Subsections (1) to (4) shall apply subject to any agreement between the person requiring the work to be done and the owner of the works to which that requirement relates.
- (6) The amount of any payment that is required to be made under this section shall be determined in each case—
 - (a) by agreement between the person liable for the payment and the person to whom it is payable; or
 - (b) failing such agreement, by arbitration under the Arbitration Act 1996, with 1 arbitrator to be appointed by each party and an umpire to be appointed by those arbitrators before entering upon their reference.

Section 35

35 Owners and occupiers of private land may move works

- (1) Subject to subsection (2), the owner or occupier of any private land or buildings into, through, over, or against which any works to which section 22 applies have been constructed may, at that person's own expense, on giving written notice to the person that owns the works, move those works and reconstruct or replace them, subject to the work being lawfully carried out and to such reasonable conditions as the owner of the works may reasonably impose.
- (2) No works may be moved, reconstructed, or replaced under subsection (1) without the consent of the person that owns the works, but that consent shall not be unreasonably withheld.
- (3) The notice required by subsection (1) shall be given at least 15 working days before the work to move the works commences.



Orion

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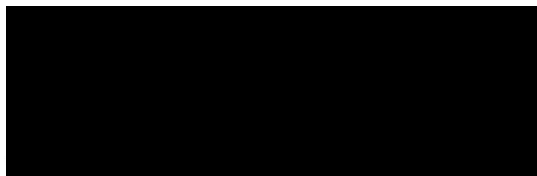
Attachment A

Certificate of Non-Revocation of Power of Attorney.

I, Steven John MacDonald of Christchurch, Attorney, hereby certify:

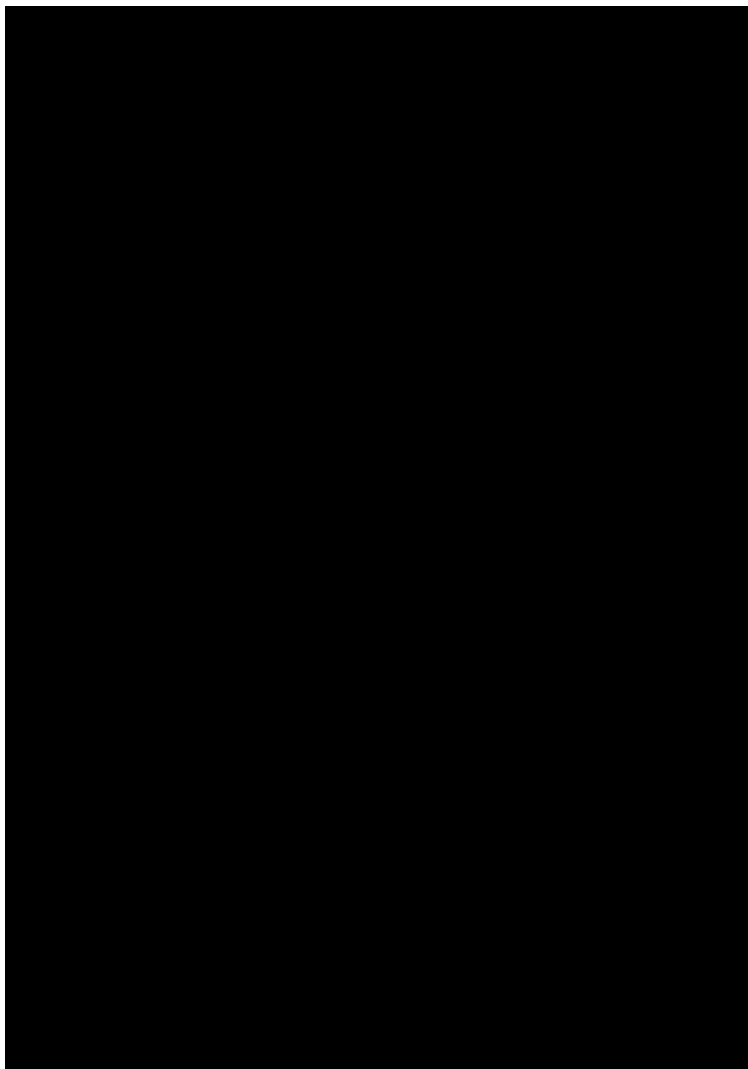
1. That by deed dated 28 September 2020 **ORION NEW ZEALAND LIMITED** appointed me one of its attorneys on the terms and subject to the conditions as set out in the said deed, which was deposited in the Land Registry Office at Christchurch as Number 11894998.1.
2. That at the date hereof I have not received any notice or information of the revocation of that Appointment.
3. That I have the appropriate delegation to execute the document, or have been advised by a person with the appropriate delegation that the document should be executed, in accordance with the terms of the power of attorney dated 28 September 2020.

Signed at Christchurch this 27 day of May. 2021.



S J MacDonald

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Christchurch 8141
+64 3 363 9898
oriongroup.co.nz



Orion

Certificate of Non-Revocation of Power of Attorney.

I, Ann Robyn Owen of Christchurch, Attorney, hereby certify:

1. That by deed dated 28 September 2020 **ORION NEW ZEALAND LIMITED** appointed me one of its attorneys on the terms and subject to the conditions as set out in the said deed which was deposited in the Land Registry Office at Christchurch as Number 11894998.1.
2. That at the date hereof I have not received any notice or information of the revocation of that Appointment.
3. That I have the appropriate delegation to execute the document or have been advised by a person with the appropriate delegation that the document should be executed, in accordance with the terms of the power of attorney dated 28 September 2020.

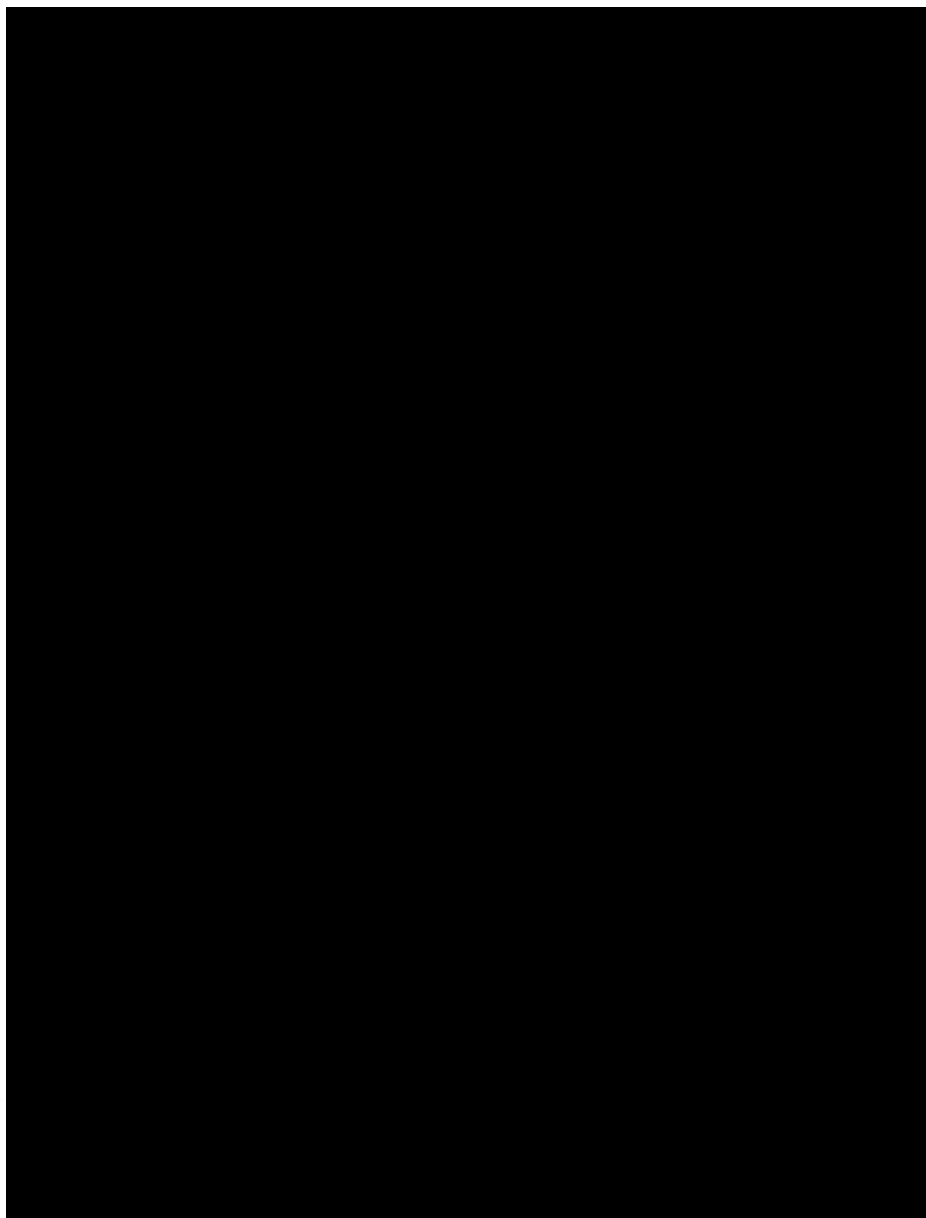
Signed at Christchurch this 27th day of May 2021.

.....
A R Owen.

Orion New Zealand Ltd
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Christchurch 8141
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oriongroup.co.nz

Item 9

Attachment A



SCHEDULE 1

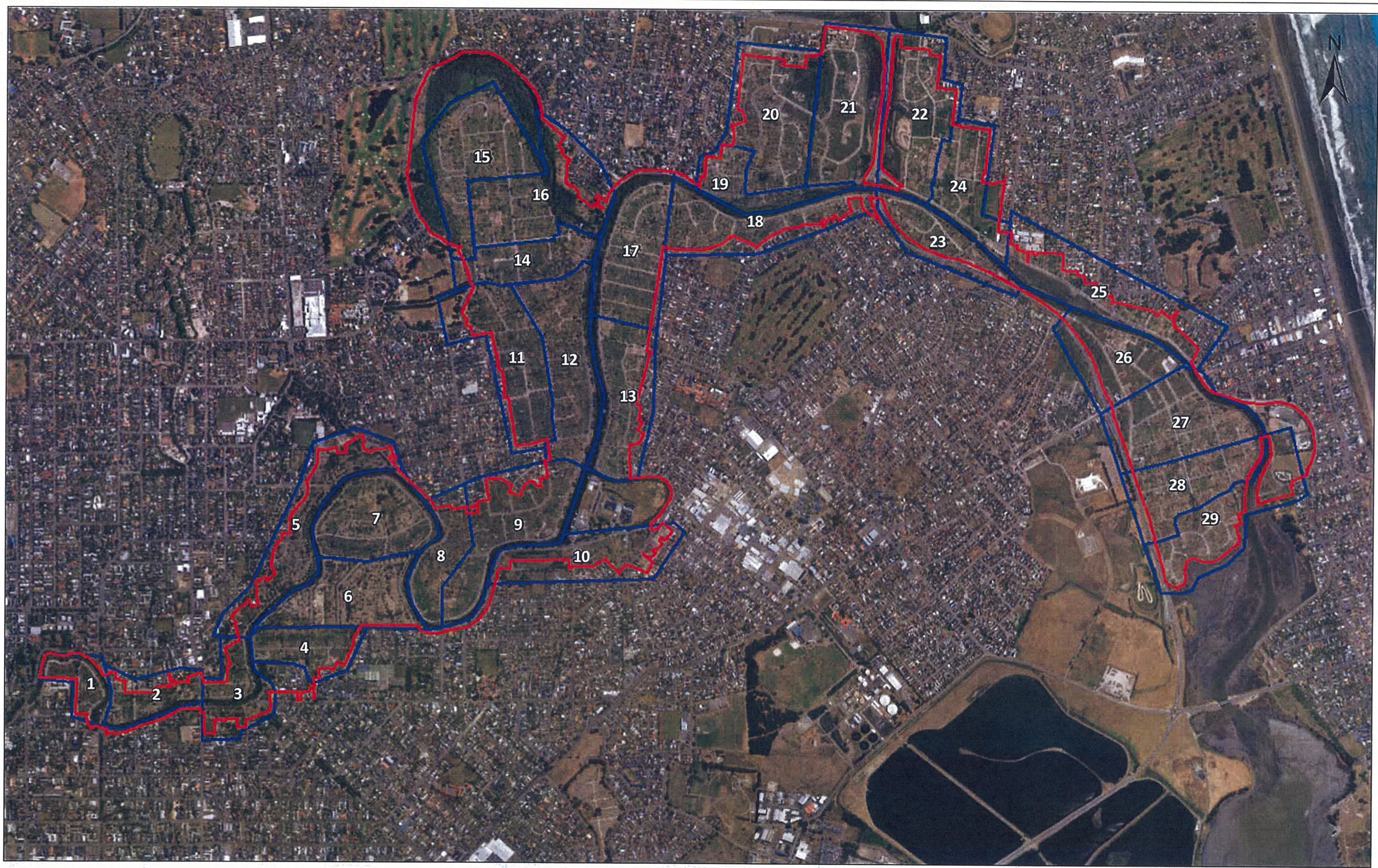
Ōtākaro Avon River Corridor Plan

26/05/2021

Ōtākaro Avon River Corridor Agreement

Orion & CCC





Property boundaries and aerial imagery sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas. Areas are approximate and subject to survey.
This map was produced with ArcGIS Online (Esri).

Otakaro Avon River Corridor (OARC) - Scheme Plan Areas

Red: OARC boundary
Blue: Scheme Plan Area boundary

PREPARED BY	TPG REF
The Property Group	
DATE	SHEET
28/7/2020	1 OF 1
A3 Scale: 1:18,056	

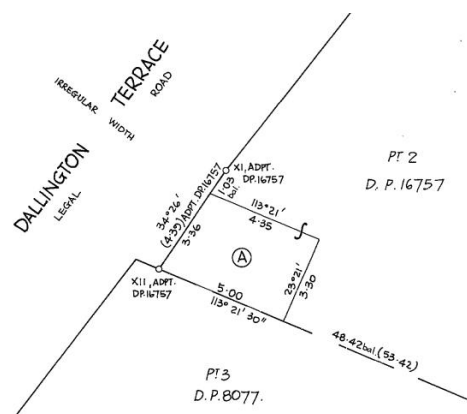
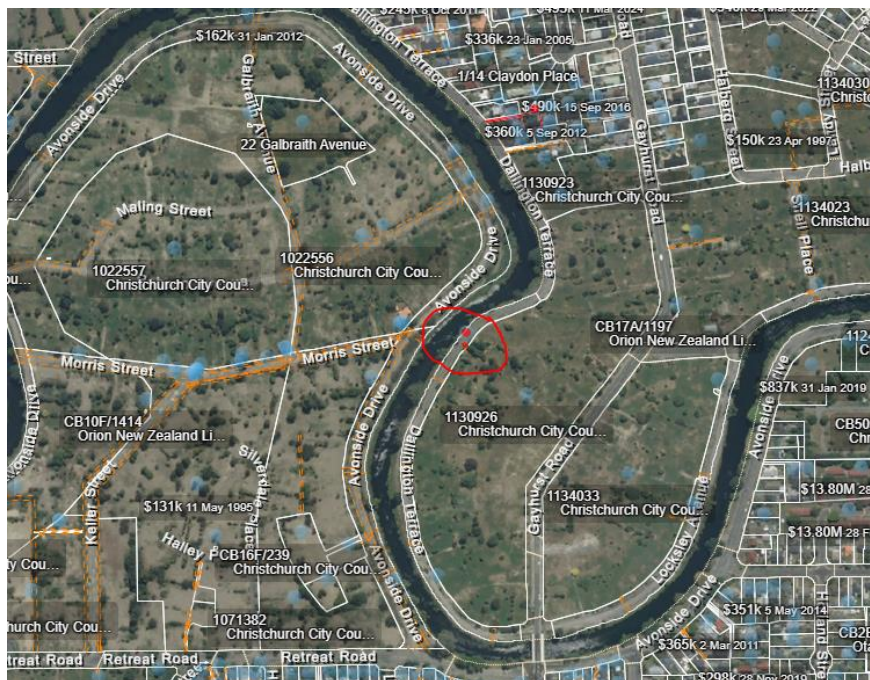
0 0.85 km

#1 Land Interest Exchange

This is the first land interest exchange under the proposed framework that staff would immediately exercise their delegation on.

Easement to be Surrendered – Existing Orion interest in Council Land

Location Plan



Easement to be Granted – To create a new Orion interest in Council Land

The second location set out below was one of two options put forward at Waltham Park by Orion and is recommended by staff due to having lower visual impact, being softened by the adjacent planting and building behind. The alternative (immediately below) which is not supported by staff was around 40m closer to Bunyan Street. Staff felt that this location was more obvious, being set in grass rather than planting.

Alternative option not supported



Utility boxes are relatively common in parks, and we do not receive many complaints about them – they appear relatively well accepted as a necessity of urban life. For context, Waltham Park already has two; one on Domett Street, and a larger one at the corner of Wilsons Road and Fifield Terrace.

There is an upcoming playspace renewal at Waltham Park, but this has been discussed with that team and the easement/kiosk does not appear likely to cause any issues to that project.

Supported Proposal Location Plan



Detailed location. 2.5m (lengthways) by 2.2m deep



LAND INTEREST REGISTER – Sector 4 Kiosk Removal– ES466321F

The parties will complete any acquisition, grant, transfer, surrender, exchange, or variation to the land interests provided for below including by the registration of the same with Land Information New Zealand.

Any land interest to be acquired, granted or transferred shall be acquired, granted or transferred free from any encumbrance or other interests or obligations (including any building line restriction, charge, covenant, easement, encumbrance, leasehold interest or memorial, whether registered or unregistered).

Where the “Compensation/Exchange” provided for is expressed to be “Future exchange” then the party receiving the existing interest (whether by transfer or surrender or otherwise) shall provide to the other party an interest or interests of the same type and having the same total area without charge or other payment by way of exchange for the existing interest received (to the intent, by way of example, that if Orion is surrendering to the Council an existing easement having an area of 100m² then Orion shall be entitled to be granted future easements by the Council having total areas of 70m² and 30m² without further consideration payable by Orion to the Council). The party disposing of the existing interest (whether by transfer or surrender or otherwise) shall nominate the future interest or interests to which this provision shall apply.

Any Compensation/Consideration is expressed exclusive of any Goods and Services Tax (GST) payable and which shall be paid in additions. Any Compensation/Consideration to be paid in cash shall be paid on or before the 20th of the month following receipt of a GST tax invoice.

Unless otherwise agreed in writing any interest to be granted to Orion shall be granted on Orion’s standard terms for interests of the same type at the time of grant.

Where no time for the completion of any action is provided for then that action shall occur as soon as reasonably practicable following completion of the Reticulation Works.


Title Sites to be transferred to CCC

Title ref:	Site ID	Design plan reference	Dimension of footprint of interest and resulting area	Compensation/Exchange	Time of transfer
N/A					

Title Sites to be transferred to Orion

Title ref:	Site ID	Design plan reference	Dimension of footprint of interest and resulting area	Compensation/Exchange	Time of transfer
N/A					

Existing Orion easements to be surrendered

Instrument No.	Site ID	Dimension of footprint of interest and resulting area	Compensation/Exchange	Time of surrender
Transfer A153268.1 currently registered against RT1130926	C148/22		Exchange	Contemporaneous with granting of new Easement referred below

New easements to be granted to Orion

Site ID/Description as per design	Design Plan Reference	Dimension of footprint of interest and resulting area	Compensation/Exchange	Time of grant
Waltham Park (Options 1 or 2)	Refer annexed Location Plans	2.5m2 x 2.2m2	Exchange	Contemporaneous with surrender of existing Easement referred above

Leasehold sites to be transferred to CCC

Title ref:	Site ID	Design plan reference	Dimension of footprint of interest and resulting area	Compensation/Exchange	Time of transfer
N/A					

Leasehold sites to be transferred to Orion

Title ref:	Site ID	Design plan reference	Dimension of footprint of interest and resulting area	Compensation/Exchange	Time of transfer
N/A					


Statutory Rights to be retained (in respect to assets installed prior to 1 January 1993)

Site ID/Description as per design	Design Plan reference/Historical Cable Plan
NIL	

Statutory Rights to be relinquished (in respect to assets installed prior to 1 January 2023)

Site ID/Description as per design	Design Plan reference/Historical Cable Plan	Dimension of footprint of right and resulting area	Compensation
NIL			

Council and Orion sign this Land Interest Register to record their agreement that it records the interests in land relevant to the Reticulation Works and the actions to be taken in relation to those interests.

<p>Signed on behalf of the Orion by:</p> <p></p> <p>Signature</p> <p>Name: Wendy Hughes Position: Land Legal Advisor (Projects)</p>	<p>Signed on behalf of the Council by:</p> <p>_____</p> <p>Signature</p> <p>Name: Position:</p>
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OPTION 1



OPTION 2



10. Sumner Valley Riding School Trust - proposed new lease

Reference Te Tohutoro: 25/195296

Responsible Officer(s) Te Pou Matua: Felix Dawson, Leasing Consultant, Jason Tickner, Parks and Recreation Planner

Accountable ELT Member Pouwhakarae: Andrew Rutledge, General Manager Citizens and Community

1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is to consider the application for a new ground lease by the Sumner Valley Riding School Trust for part of Sumnervale Reserve.
- 1.2 The report is staff initiated to address the lease expiry and in response to the Sumner Valley Riding School Trust request for a new lease

2. Officer Recommendations Ngā Tūtohu

That the Waihoru Spreydon-Cashmere-Heathcote Community Board:

1. Receives the information in the Sumner Valley Riding School Trust - proposed new lease Report.
2. Grant a ground lease to Sumner Valley Riding School Trust pursuant to the Reserves Act 1977, for a lease period of 15 years including renewals for an area of approximately 4.3ha on Sumnervale Reserve being part of Lot 5 DP17405 and Lot 17 DP17015, RS15420 as shown generally on the plan described as Attachment A of this report.
3. Approve the construction of:
 - a. Two hay sheds, one horse shelter and a storage shed marked 'G' 'H' 'I' 'J' on the plan shown in Attachment A of this report
 - b. An all- weather arena marked 'F' on the plan shown in Attachment A of this reportSubject to compliance with all regulatory requirements and final approval of design and location by the Manager Parks
4. Notes that
 - a. That the decision in this report is assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy.
 - b. That appropriate consultation has been undertaken and the results of that support this proposal.
5. Requests that the Manager Property Consultancy do all things necessary and make any decisions at his sole discretion that are consistent with the intent of this report to implement the resolutions above including completing final negotiations and administering the terms and conditions of the new lease.

3. Executive Summary Te Whakarāpopoto Matua

- 3.1 The Sumner Valley Riding School Trust (SVRS) has operated from Sumnervale Reserve since 1994. The current lease has expired and has been holding over. A new lease has been

requested for security of tenure and to enable application for external funding to construct an all-weather arena together with utility buildings.

- 3.2 Parks Unit staff consider that the site is suited to continued use in the nature of a riding school noting that an area of the current lease is excluded for regeneration purposes.
- 3.3 A public tender process was undertaken inviting proposals with only one received from SVRS.
- 3.4 A new lease and approval for the buildings is proposed on the basis that SVRS has a track record of providing a popular and well supported community service.

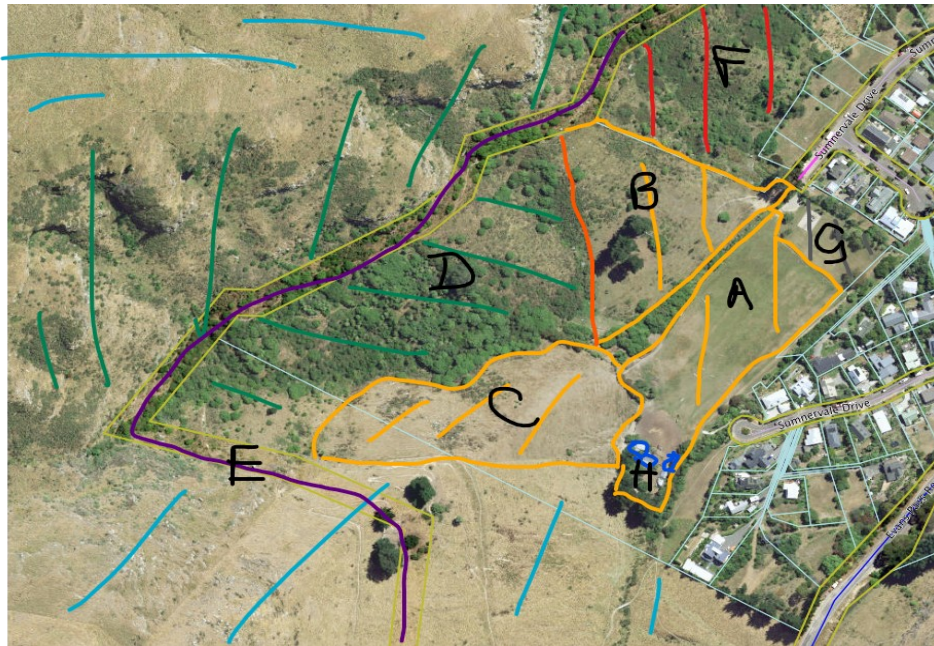
4. Background/Context Te Horopaki

The Property

- 4.1 Sumnervale Reserve is located at 43 Sumnervale Drive as shown in red below. It is held as Recreation Reserve pursuant to the Reserves Act 1977.



- 4.2 The reserve contains an area of 7.6ha. SVRS have leased part of the site since 1994 generally in the area as shown 'A-C' below. This involves a training/grazing area shown 'A', two hillside grazing blocks 'B-C' and includes three (3) Council-owned buildings used as a hay shed, tack shed and office at the south end shown as 'H'. There is also a children's playground shown 'G' and an area of regenerating native bush marked 'D'. The reserve is neighbouring the Regional Park Farm shown in "blue". The Captain Thomas Track shown 'E' runs between the Sumnervale Reserve and the Regional Park Farm.



Sumner Valley Riding School

- 4.3 SVRS began in the late 1980s as a horse trekking operation and developed into a riding school giving lessons initially with two horses and a first lease on Sumnervale Reserve in 1994. With increased popularity the school has grown to keep four horses, seven ponies and one donkey, with around thirty regular students.
- 4.4 Lessons are offered to all ages including those with special needs and disabilities, although the core service is to local children attending after school lessons from 3.00-5.30. The priority has been to provide a welcoming and safe environment for students and their families with an emphasis on improving self-worth and developing a strong work ethic.



- 4.5 Horse riding lessons involve all aspects of owning a horse and includes:
- Horse care: catching, grooming saddling and bridling a horse,
 - Horse riding: dressage, jumping, trekking, games, groundwork

- 4.6 SVRS also supports student's education with an affiliation to 'View Hill Pony Club' supporting students to gain Pony Club certificates to enable competing in Pony Club competitions. Secondary students also gain credits for NCEA through gateway programmes.
- 4.7 The school is a family run operation with an owner operator working full time and a part-time worker, the daughter of the owner. The school runs on a low-income basis with limited return, low wages and minimal profit. The staff work additional jobs to provide sufficient living income. The school has recently been registered as a charity.

Request for Proposal Process

- 4.8 SVRS lease for area A-C above has been holding over for a number of years. They have requested a new lease to provide ongoing certainty and to enable fund raising for building improvements.
- 4.9 Parks Unit staff have reviewed the open space in Sumner and consider that there is sufficient open space and recreation areas. On that basis they support continued use of Sumnervale Reserve for an activity in the nature of a riding school particularly given its popularity in the community. A portion of the hill grazing area next to Lease Area 'B' has been recommended for removal and incorporation into the existing regeneration zone marked 'D'.
- 4.10 A Request for Proposal (open tender) process was undertaken in accordance with Council policy requirements for an open transparent and public process making areas A-C available. It was advertised in the public notices of the Press on 10 August 2024, the Bay Harbour News, on 21 August 2024 and on the Council website from 10 August 2024. A sign was erected on site. No enquiries and only one proposal was received. The SVRS proposal was complying in key elements and assessed in accordance with the assessment criteria considering:
- Key Aspects of the Proposal-Project Plan
 - Personnel and Track Record
 - Funding Plan and Financial Resources
 - Health and Safety/Sustainability

The Proposal

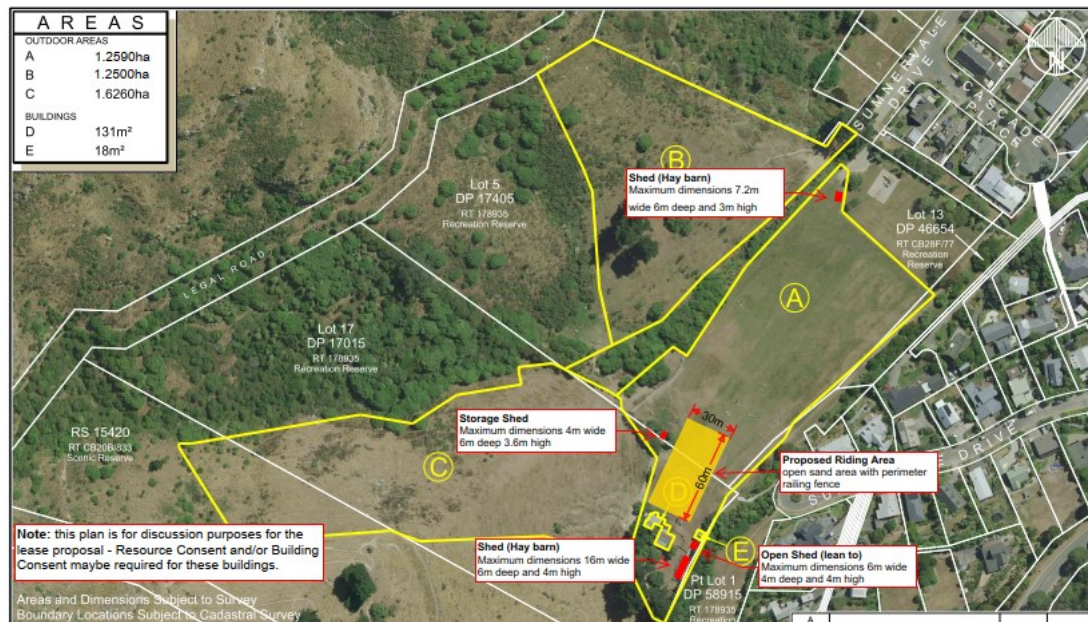
- 4.11 The school is essentially proposing to continue with the existing scale of operation and service as outlined in para 4.3-4.7 above with the following operating hours:
- 9am- 10.00 am- feeding and checking stock
 - 10.00am- 3.00pm private lessons
 - 3.00pm- 5.30pm after school lessons
 - 5.30pm- 6.00pm – feeding and packing up
 - 6.00pm-8.00pm occasional evening lessons in summer
 - 5.00am start and 6.00pm finish on competition mornings

Requested construction of arena and buildings

- 4.12 **Arena:** To improve the operation the school has requested approval to develop a fenced in all-weather arena near the existing buildings at the south end of the reserve as shown below. The arena will be laid in sand and will help operation as follows:
1. creates a more contained environment for beginners
 2. provides a competition surface for advanced riders
 3. use in summer when ground is hard prevents animal injuries

4. use in winter when ground is wet and sometimes unusable will also prevent animal injuries

- 4.13 **Buildings:** The construction of two new hay sheds and an open shed for horse shelter - one near the main buildings and one at the north end of the training block, refer below. This will provide better and more efficient storage of hay some of which is currently lost to weather due to lack of effective storage. An equipment storage shed as shown will provide better shelter for equipment.



Assessment of proposal

- 4.14 Staff have reviewed the proposal as a whole and consider that SVRS have sufficient track record and experience to continue operation as is and although it runs on a tight financial basis, there is a long track record of managing in this way with minimal risk to Council in terms of costs if the school should fail financially. Staff also consider that the requested buildings and arena are reasonable requests and will improve operation of the school generally. They are supported by staff subject to the requirement to meet all regulatory requirements. SVRS intend to raise funds by way of application for external funding.

Proposed Lease

- 4.15 The SVRS meets the Council's requirements as a suitable lessee

- Registered charity
- Proven track record of service to the community
- Historical use and investment on site
- Financially stable

- 4.16 Key lease terms are:

- Building and ground lease, 4.3ha(approximately). Note that a small portion of block C is on regional park land and Regional park staff have been engaged in this process.
- Maintenance of buildings and fences tenant responsibility.

Note that a structural report is currently being undertaken for the Council buildings. Initial feedback is that risk is low. Lease terms will reflect permitted level of use.

- Public access retained
- Initial lease term 10 years with one right of renewal of five years
- Rent calculated as base rent plus % of turnover. Current base rent \$2346.00 plus GST. Base rent proposed is \$2,865.00 plus GST.
- Refer Attachment B for additional terms arising from public engagement

Options Considered Ngā Kōwhiringa Whaiwhakaaro

4.17 The following reasonably practicable options were considered and are assessed in this report:

4.17.1 Enter into a new ground lease

4.17.2 Do not enter into a ground lease and retain for open space.

4.18 The following options were considered but ruled out:

4.18.1 Do nothing: SVRS requires certainty to enable it to plan future use and raise funds for improvements. To do nothing is to leave a well-functioning community organisation in limbo.

4.18.2 Approve lease but do not approve construction of improvements: not feasible, SVRS have been planning for an all-weather arena for a number of years to enable operation of the school safely in both very dry or very wet conditions. The proposed buildings will assist in effective running of the school and will not significantly intrude on the amenity value of the reserve as a whole

Options Descriptions Ngā Kōwhiringa

4.19 **Preferred Option:** Enter into a new ground and building lease

4.19.1 **Option Description:** Enter into a new ground and building lease on similar terms as current.

4.19.2 Option Advantages

- Consistent with policy of dealing with new lease applications
- Provides certainty for the SVRS
- Provides certainty for community that school will continue
- Consistent with the public use of the reserve

4.19.3 Option Disadvantages

- Full access to public space is restricted by the operation of the school.
- If SVRS performance declines becomes underutilised, the land could be tied up in an arrangement that no longer delivers value to the community. Refer assessment of risk para 6.1.

4.20 Do not enter into new lease and retain for open space

4.20.1 **Option Description:** Do not approve a new lease and make available for open space. This would involve the improvements being removed from the leased area, the land reverting to open grassed space with ongoing maintenance carried out by the Council.

4.20.2 Option Advantages

- More reserve space made available

4.20.3 Option Disadvantages

- Popular community service will not continue to operate
- There is no evidence of demand for additional open space in that area.
- Council will incur cost to clear and maintain.

Analysis Criteria Ngā Paearu Wetekina

4.21 The options were assessed taking into account the benefits of open space and use of the property for the school as against open space for passive use and potential regeneration planting.

5. Financial Implications Ngā Hīraunga Rauemi

Capex/Opex Ngā Utu Whakahaere

	Recommended Option	Option 2 -Do not enter into lease and retain for open space
Cost to Implement	Cost to Implement- Preparation of lease and public advertising costs to be recovered from tenant	Cost to clear site estimated at \$25,000
Maintenance/Ongoing Costs	Maintenance undertaken by tenant No capital costs to be incurred by Council	\$2,000.00/annum approx (mowing site/weed control)
Funding Source	X	Operational budget
Funding Availability	X	no

6. Considerations Ngā Whai Whakaaro

Risks and Mitigations Ngā Mōrearea me ngā Whakamātautau

6.1 There is a risk of the lessee failing to continue operating successfully and maintain the premises. The risk is assessed as low. The lease could be terminated if the school ceases to function. Financial consequences would be minor and operational issues could be rectified. The likelihood of these consequences occurring is considered low based on the organisation's previous track record.

Legal Considerations Ngā Hīraunga ā-Ture

6.2 Statutory and/or delegated authority to undertake proposals in the report:

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

"To grant leases of recreation reserves in accordance with this section"- section 54 Reserves Act 1977.

"To grant leases and licences of scenic reserves in accordance with this section"-section 56 Reserves Act 1977.

"Approve the location of, and construction of, or alteration or addition to, any structure or area on parks and reserves provided the matter is within policy and budget set by the Council.

6.2.2 Reserves Act 1977-Lease entered into pursuant to section 54 (a)- (c), s56 1 (a)-(b) Reserves Act 1977.

6.3 Other Legal Implications:

6.3.1 Local Government Act 2002-Decision Making including consideration of community views

6.3.2 Reserves Act 1977, Public notification in accordance with s54, 56 s119 and s120

6.3.3 Department of Conservation approval pursuant to instrument of delegation to CE

Strategy and Policy Considerations Te Whai Kaupapa here

6.4 The required decisions:

6.4.1 Align with the [Christchurch City Council's Strategic Framework](#). In particular the strategic priority of "Be an inclusive and equitable city...prioritising well-being, accessibility and connection". SVRS has a long history of providing support and accessibility to the local community, young students in particular who have found their identity by caring for the horses and being part of the horse community

6.4.2 Have been assessed as low significance based on the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined by considering the number of people affected, the level of impact on those affected and the low cost to Council associated with entering into the lease.

6.4.3 Are consistent with Council's Plans and Policies.

- Lease Policy for the Creation of New leases and Extension Requests Prior to Expiry-Property:

"tenant for property sought through an open transparent and public process.."

applies in this case for an application for a new lease. An RFP process was run inviting tenants for this use.

- Physical Recreation and Sport Policy 2002:

Recognises the benefits of physical recreation and sport to individuals and the community as a whole. Benefits include:

"contribution to personal health and well-being, human development, quality of life, healthy families and communities. The policy includes goals that encourage participation by encouraging availability and accessibility of facilities and activities

6.5 This report supports the [Council's Long Term Plan \(2024 - 2034\)](#):

6.6 Communities & Citizens

6.6.1 Activity: Recreation, Sports, Community Arts and Events

- Level of Service: 7.0.3.1 Support citizen and partner organisations to develop, promote and deliver recreation and sport in Christchurch - 4,000 hours of staff support provided per annum

Community Impacts and Views Ngā Mariu ā-Hāpori

6.7 Public consultation started on Tuesday 23 September 2024 and ran until Tuesday 23 October 2024. An email was sent to 11 key stakeholders, including emergency services and local schools. The consultation was posted on the Sumner Community Facebook page, inviting submissions on the Lets Talk webpage <https://letstalk.ccc.govt.nz/Sumnervale-Reserve-proposed-new-lease>.

- 6.8 Consultation leaflets were delivered to approximately. 100 nearby homes on 23 September 2024. Leaflets were also available at the Sumner Library.
- 6.9 Participants were invited to rate the proposal out of 5 stars and provide additional comments on the proposal for consideration.

Summary of Submissions Ngā Tāpaetanga

- 6.10 A quick poll was conducted on the Let's Talk webpage for those who were time poor and did not want to fill out the full survey. The proposed lease received:
- 195 x 5-star ratings (96%)
 - 5 x 4-star ratings (2.4%)
 - 1 x 3-star rating(0.4%)
 - 2 x 1-star ratings (0.9%)
- 6.11 Written comments were also received by 91 participants of which one was a community organisation and are available at <https://letstalk.ccc.govt.nz/Sumnervale-Reserve-proposed-new-lease>
- 6.12 The majority of participants who provided comments supported the lease being awarded to Sumnervale Riding School (79 written responses, 88%) for the following reasons:
- The riding school is considered a great asset to the community, with some noting how they give back to the local community by participating in and supporting local events and initiatives.
 - The riding school, and the activities carried out by it, are good for participants (riders) health and wellbeing, provide joy to participants and helps to foster friendships between riders.
 - The riding school teaches good life skills to both children and adults.
- 6.13 There were two comments expressing concern around management style and treatment of users. These have been conveyed to SVRS who have taken them on board. Some health and safety matters were also raised which have been taken up with SVRS and will be incorporated into the Health and Safety Plan.
- 6.14 The following table sets out a summary of key issues raised by eight participants with staff response

Issues – number of submissions		Ref	Response and recommended mitigation
Horse manure not being cleaned up off roads and reserves	4	26883 26899 27215 28144	<p>This issue has been raised with the SVRS and a notable improvement has been observed since the this time.</p> <p>The SVRS system for cleaning manure dropped when trekking outside of the lease area is to take note of the location where dropped and return later for pick up. The option of pick up while trekking has been considered but is not feasible. The lease will have a clear and enforceable condition relating to this issue.</p> <p>Members of the community can also contact SVRS should there be an issue and they will address it as a matter of priority. This is currently the procedure with</p>

			<p>residents messaging SVRS if manure has not been cleaned up. SVRS have made a local Facebook message acknowledging the issue, advising of the pickup system and inviting the community to ring the school numbers with any concerns.</p> <p>If there are ongoing issues, Council's leasing team can be contacted, and the matter will be followed up formally as per the proposed lease conditions.</p>
Lack of opportunity for adult riders to participate	1	26897	This is an operational matter that is a decision of the riding school. Council cannot require the leases to take on adult riders. The Council and community are generally happy with the focus of the operation on young students and those with special needs. This keeps staff operating at capacity. Some adult lessons are currently provided.
Request to graze and ride personal horses on site	1	26897	The site is not large enough or produce sufficient feed to allow additional private grazing and riding on the site.
Site should be retained for a High School	1	26902	There has been no indication from the Ministry of Education for occupation of this site via the Lease process. If in the future the Ministry did show interest it would have to go through the relevant processes of: community consultation, Council decision, zone re-designation, revocation of reserve status. This could be accommodated within the lease renewal process if a change of use is required.
Horses grazing outside lease area impacting on native plant restoration and Captain Thomas pathway users (i.e. insufficient fencing)	2	26936 27194	This has been observed by Council officers during site visits and discussed with the SVRS. To resolve, Council will install/repair damaged boundary fences and SVRS will maintain these boundary fences to ensure horses are not grazing beyond the lease area. This will be a condition of the lease should it be granted.
Riding schools are a commercial business and should operate on their own land and not be subsidised by rate payers	1	27057	Although historically the school has operated as a business it has always run on a low-income basis with limited return, low wages and minimal profit. SVRS are now registered as a charitable trust which better reflects the nature of the operation and the lease is proposed on that basis. Leasing to a trust for a community-based purpose is consistent with the Council's general approach to leasing on reserves.
Riding Horses/Training in the red zone area at end of Finnsarby Place (unofficially	1	27215	This area is not part of the lease area and is managed as part of the Red Zone. Horse riding is not generally permitted

known as Finnsarby park) over the winter causing damage and unevenness in Park/red zone area			
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- 6.15 Sustainable Ōtautahi Christchurch submitted in favour to the award of the new lease for Sumner Valley Riding School to continue their operation on the basis of it being a great asset for sports, recreation, and for the community. However, they identified the lease as an opportunity to promote, install and maintain best practise for the management of the property's overland flow paths and protection and enhancement it's adjacent waterways that flow to Sumner Beach. Their recommendations and the officer's response are as follows:

Sustainable Ōtautahi Christchurch Suggestions (refer plan in para 4.2)	Officers Response
The all-weather riding arena to be of a permeable surface. Existing disturbed soil in Area A outside the existing buildings, as potential point-source for contamination, to be remediated to avoid sediment and E. coli reaching the stream.	The proposed arena will address the issue of the large, exposed dirt area currently in this location and will be a permeable surface (sand) arena.
A small, constructed wetland with reeds that tolerate both wet and dry conditions to form a stormwater treatment/retention device proposed near existing buildings and riding area in Area A, to remediate zinc contamination and sedimentation prior to discharge to the ephemeral stream which flows to Sumner Beach.	In recent years efforts have been made to fence and plant the ephemeral drain on both sides of the facility. At this stage it is not considered necessary nor is it budgeted to install further stormwater treatment at the head of this catchment.
Lower eastern corner in Area B, as a horse holding area, to have a surface that minimises soil pugging, erosion, and sedimentation and E. coli from entering the ephemeral waterway immediately down slope. A buried stormwater pipe or a raised open swale design to convey uphill runoff, designed and maintained to avoid sedimentation from the holding area from entering the waterway downstream (see photos attached-showing a dislodge exposed pipe)	<p>The following are the recommended mitigation and management measures for the holding/feeding area identified:</p> <ul style="list-style-type: none"> • Proposed to limit access to part of area due to rock fall risk. • Install of silt fencing/sediment cloth along base of fence line to capture any sediment • Proposed to use wood chip as surface to reduce soil pugging and sedimentation. • Require improved management practices as a lease condition to limit the pugging issue and sediment run off. This will include rotating feed areas during times of increased soil moisture. • If the rock fall hazard is mitigated and the area can be used, a culvert will be required to direct stormwater under the holding

	<p>areas and reduce risk of sediment getting into the waterway.</p> <p>It has been noted also that the main drain has already been planted and fenced to reduce impact.</p>
Horse manure continued to be collected and taken off site on a regular basis.	<p>Manure from the arena area and feed areas will continue to be collected and made available to the public taken off site as part of the management of the activity.</p> <p>Manure management will also be included in the conditions of the lease.</p>
Horse manure removed from streets and community areas/walkways the same day as the horses are in these areas.	This was raised by other members of the community and has been addressed in the above submission table.
The proposed hay sheds and equipment shed buildings are small in scale and in character with the existing.	The buildings proposed for approval are considered to be of appropriate scale and size.
Weed control is carried out, notably gorse, bone seed, hawthorn and thistles when occur on the hill sides.	SVRS will be required to manage exotic weeds onsite as a condition of the lease. This is also in their best interest as any weed growth will reduce grazing capacity on the balance of the lease.

Impact on Mana Whenua Ngā Whai Take Mana Whenua

- 6.16 The decision does not involve a significant decision in relation to ancestral land, a body of water or other elements of intrinsic value, therefore this decision does not impact Mana Whenua, their culture, and traditions.
- 6.17 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.
- 6.18 The proposal was forwarded to Te Aporei Whakawhanaunga a Tiriti, Treaty Partnerships Team for comment on 13 September 2024 and they have responded that there are no issues. An accidental discovery protocol will be included in the lease for any ground works.





Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi

- 6.19 The proposals in this report are unlikely to contribute significantly to adaptation to the impacts of climate change or emissions reductions.
- 6.20 The proposal to enter into a new lease for an existing use does not have an impact on climate change as there is limited carbon footprint associated with leasing itself and there is no change to current emissions. In terms of the activities associated with the lease: there is a carbon footprint associated with keeping and feeding horses. This should be balanced against the local nature of the operation and the short travelling time for most of the school users. The school has provided a number of energy and waste management initiatives to support good environmental practice such as carpooling to competitions, bulk deliveries of feed, manure and rainwater collection

7. Next Steps Ngā Mahinga ā-muri

- 7.1 Subject to Community Board approval, Property staff are to undertake final negotiation of lease terms and complete documentation and administration of the new lease.

Attachments Ngā Tāpirihanga

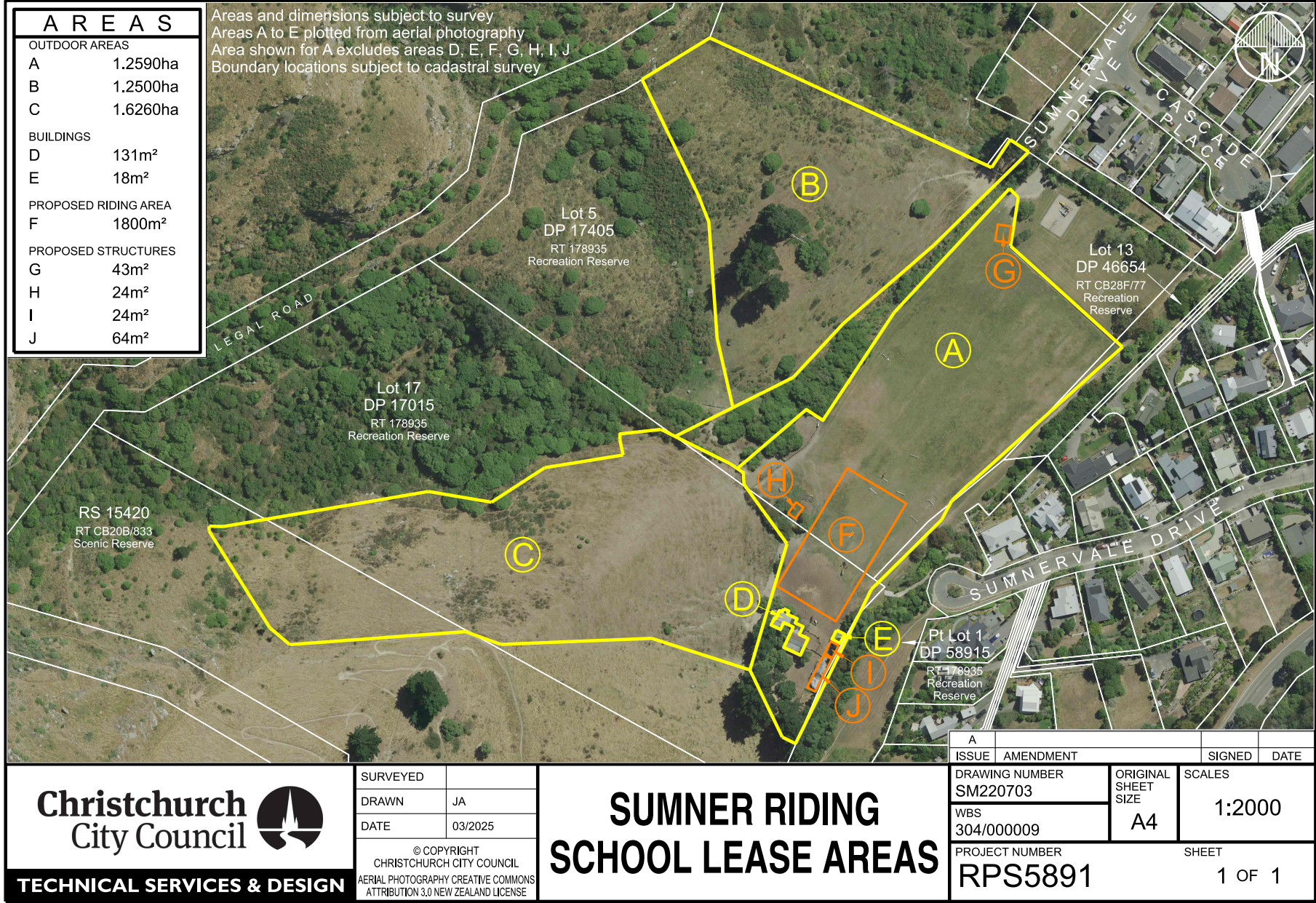
No.	Title	Reference	Page
A  	Sumner Riding School Lease Plan	25/475890	98
B  	Proposed amendments to Sumner Riding School Lease arising from Engagement	25/490130	99

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

Document Name – Location / File Link
Not applicable

Signatories Ngā Kaiwaitohu

Author	Felix Dawson - Leasing Consultant
Approved By	Kathy Jarden - Team Leader Leasing Consultancy Angus Smith - Manager Property Consultancy Al Hardy - Manager Community Parks Rupert Bool - Acting Head of Parks



Proposed amendments to Lease arising from Engagement

1. The management and removal of horse manure both on the public roads, parks and beaches, as well as in feeding areas within the lease. This condition should include the process if complaints are received by Council
2. Fencing condition for boundary regarding maintenance responsibility of the lease holder.
3. Condition requiring the lease holder to gain any Building and/or Resource consent for the buildings proposed under the lease.
4. Sediment control conditions and mitigation measures including but not limited to silt fence, feeding avoidance areas, management practices and surfacing in feed areas (woodchip or other)
5. Avoidance of rock fall area (i.e. cannot use pen at end of Sumnervale road).

Note: If the rock fall hazard is mitigated and the area is approved for use, a culvert will be required to direct stormwater under the holding areas and reduce risk of sediment getting into the waterway.
6. Exotic weed control condition and requirement of the lease holder
7. Building size, scale and colour conditions to the approval of Parks Manager
8. H&S plan requirement and shall address, but is not limited to, rock fall avoidance areas, use of vehicles onsite (in particular 4 wheeler motorbikes) horse rider safety and supervision
9. Accidental discovery protocol for any ground works

11. Addington Farm - Proposed Lease at Addington Park

Reference Te Tohutoro: 25/207053

Responsible Officer(s) Te Felix Dawson, Leasing Consultant

Pou Matua: Jason Tickner, Parks and Recreation Planner

Accountable ELT

Member Pouwhakarae: Andrew Rutledge, General Manager Citizens and Community

1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is for the Waihoru Spreydon-Cashmere-Heathcote Community Board to consider the application for a ground lease by the Addington Farm Trust for part of Addington Park.
- 1.2 The report is staff initiated to address a request for a lease and follows a Request for Proposal process.

2. Officer Recommendations Ngā Tūtohu

That the Waihoru Spreydon-Cashmere-Heathcote Community Board:

1. Receives the information in the Addington Farm - Proposed Lease at Addington Park Report.
2. Grant a ground lease to Addington Farm Trust pursuant to the Reserves Act 1977, for a lease period of 10 years including renewals for an area of approximately 1912sqm of Addington Park being part of Pt RS 72 as shown generally as areas A – E on the plan described as Attachment C of this report.
3. Approve construction of garden area including fencing and removable shade houses generally in accordance with the design shown in Attachment E.
4. Approve construction of a storage shed and chiller as shown in Attachment C, on the areas identified as D-E together with renovation of the changing shed block generally in accordance with the layout shown in Attachment E subject to final approval of the Parks Manager and completion of all regulatory requirements.
5. Notes that the decisions in this report are of low significance in relation to the Christchurch City Council's Significance and Engagement Policy 2019. While this project has a considerable amount of interest and positive impact on the local community and future users of the community gardens, the significance was determined by the size of the proposal, potential effects on the wider district and cost to Council.
6. Requests that the Manager Property Consultancy do all things necessary and make any decisions at his sole discretion that are consistent with the intent of this report to implement the resolutions above including completing negotiations for, and administer, the terms and conditions of the new lease.

3. Executive Summary Te Whakarāpopoto Matua

- 3.1 The Addington Farm Trust (the Trust) is a community garden based in Addington since 2018. It functions as a community hub for education and a means of community connection and belonging through the growing of vegetables.

- 3.2 The Trust approached the Council on the 14 September 2023 with a request to expand its current operation on a site at the end of Addington Park.
- 3.3 Staff have assessed the park which is primarily used for community sport, and support the expansion for community garden purposes. This is on the basis that it would help activate an unused area of the park and would not significantly impact on its use for sport.
- 3.4 Rather than treat this approach as an unsolicited proposal to depart from policy and deal unilaterally, a Request for Proposal process was undertaken inviting use for community garden purposes. The Trust presented the only proposal.
- 3.5 Staff have worked with the Trust to agree in principle the proposed garden area and development of the changing rooms by the Trust, which will incorporate upgraded public toilets and a space for joint use by sports clubs when using the playing fields.
- 3.6 Public consultation on the proposed lease received widespread support from the local community.
- 3.7 A lease to the Trust is proposed for the area shown in **Attachment C**.

4. Background/Context Te Horopaki

The Property

- 4.1 Addington Park is located at 468 Barrington Street on the corner of Barrington Street and Jerrold Street North as shown in red below. It is held as Recreation Reserve pursuant to the Reserves Act 1977.



- 4.2 The Park has a small carpark and access point off Barrington Street marked "B" below and two paved pathways marked "C" leading to the other access point off Meredith Street. The Park is an established sports park used by Cashmere Technical Football Club in the winter and Lacrosse in the summer.
- 4.3 A Council changing room and toilet facility is at the south-east end of the property as shown in blue below. It contains two changing rooms with showers and two public toilets. The

changing rooms are seldomly used and are no longer fit for purpose. The toilets have been the target of anti-social behaviour in recent times and are currently closed to the public.



Addington Farm

- 4.4 The Addington Farm Trust (the Trust) is a community garden based in Addington since 2018, initially set up as part of the Spreydon Community Ministries Trust. It was registered as an independent charitable trust in 2022 with the charitable purposes as:
- “(a) supporting the people who live in Addington by establishing and maintaining urban gardens which are open to the public for the benefit of the community.*
 - (b) organising and participating in environmental projects.*
 - (c) advancing education by holding seminars, workshops and tutorials so that skills and knowledge can be shared”*
- 4.5 The Trust functions as a community hub for education and a means of community connection and belonging through the growing of vegetables. It provides a focus for community members, many of whom live in high density apartments and some who are disadvantaged and/or unemployed. It currently runs afternoon working bees three days per week with one morning session as well. There is a solid core of thirty plus volunteers with an average of ten attending each session. The working bees are facilitated by a part time Garden Co-ordinator who also runs workshops and seasonal events providing education and community support.
- 4.6 Volunteers receive produce after each session. Any surplus is supplied for community food distribution through the Addington Te Kura Taumatua, generally about two bags per week. Around 18 bags per week are also sold locally through the community vegetable bag programme, providing a small income to help sustain the Trust and its work.
- 4.7 The Trust currently operates from a limited site of around 500 sqm at the rear of two residential sections in Parlane Street approximately two blocks from Addington Park. The site has uncertainty of tenure with a short notice period for termination, is limited in terms of activity because of its proximity to residential neighbours and is also undersized with limits on expansion.



- 4.8 The Trust have demonstrated through the existing operation that there is demand for an expanded service and have been looking for a more suitable site since 2022. A number of alternative sites in the area were viewed but considered not suitable.
- 4.9 The area at the south end of Addington Park was considered their first preference, and the Trust undertook a number of community communications leading to a presentation to the local Community Board in September 2023 and a formal request to the Parks Unit on 26 March 2024.

Suitability of site for community garden

- 4.10 Parks Unit staff in conjunction with Sport and Recreation staff have considered the suitability of the site for this purpose of a community garden.
- 4.11 The southern corner and changing rooms/toilets have been subject to ongoing anti-social behaviour and vandalism. There have been a number of police reports and community complaints received. Council asset management officers have identified the need to make the toilet block safer and reconsider the use and layout of the change facility. This was highlighted in a 2020 Crime Prevention Through Environmental Design (CPTED) report, which noted that community activation of the area would encourage ownership of the park and reduce negative behaviours.
- 4.12 Staff also consider that the area at the south end of the playing field is underutilised for sport purposes - although a sufficient run off area behind the field is still required.
- 4.13 On the basis of the above, staff recommended inviting proposals for community use of the area as requested by the Trust.

Request for Proposal Process

- 4.14 A Request for Proposal (open tender) process was undertaken in accordance with Council policy requirements for an open transparent and public process. It was advertised in the public notices of the Press, on 31 October and on the Council website. A sign was erected on site. No inquiries were made and only one proposal was received. The Trust proposal was complying in key elements and assessed in accordance with the assessment criteria considering:
- Key Aspects of the Proposal-Project Plan
 - Personnel and Track Record
 - Funding Plan and Financial Resources
 - Health and Safety/Sustainability

The Proposal

- 4.15 The Trust propose to continue with the same format and structure as their current garden, but with increased opportunities arising from the larger site. Key elements are:
- Kai Security Garden - for working bees
 - Accessible raised garden beds area - part of kai security garden but providing foraging opportunities for those with disabilities
 - Kaitiaki plots - specific plots to be offered to local schools/preschools and community groups
 - Foraging Loop - to encourage casual interaction from community with the garden
 - Kura focused climate change response activities - education workshops on site using existing building when re-furnished
- 4.16 The proposal includes organised (volunteer working bee) and casual use (Kaitiaki plots/foraging) of the garden and has potential to encourage increased community ownership of that part of the park with reduction of negative behaviours. The proposed garden layout concept is shown below:



- 4.17 The Trust also has an ambitious plan to refurbish the building for general use by volunteers and workshops/community events. The Council supports the plan subject to the provision of a bookable shared space for sports clubs who use the sports fields. The Council will re-furbish the two public toilets and re-roof the building with existing renewal funding. All additional renovation will be at the Trust's expense. Fundraising by the Trust will be required, so initially the property will be used in its existing condition. A proposed chiller and storage shed on the north side of the building are also proposed.
- 4.18 The accessway between the garden and building will remain accessible to the public.
- 4.19 The site plan, community garden layout and building plan are included in **Attachment E**.
- 4.20 Staff consider that the Trust have sufficient track record and personnel capacity to successfully expand to the larger site as set out above and in the full proposal set out in **Attachment A**. Since receiving the proposal staff have worked with the Trust and have agreed in principle to a revised garden layout as shown above and modified building design as shown in **Attachment E**.

Proposed Lease

4.21 The Trust meets the Council's requirements as a suitable lessee

- Registered charity
- Proven track record of service to the community
- Financially stable

4.22 Key lease terms are:

- Ground lease, 1917sqm (approx)
- Initial lease term 5 years with one right of renewal
- Rent calculated in accordance with current fees and charges, nominal rent

4.23 The following related memos/information were circulated to the meeting members:

Date	Subject
5/02/2025	Addington Park – Addington Farm Lease Engagement Memo

Options Considered Ngā Kōwhiringa Whaiwhakaaro

4.24 The following reasonably practicable options were considered and are assessed in this report:

- 4.24.1 Enter into a land and building lease
- 4.24.2 Do not enter into a lease and retain for open space.

4.25 The following options were considered but ruled out:

- 4.25.1 Do nothing: The Trust requires a decision to enable it to plan future use with certainty.
- 4.25.2 Propose a different configuration of the garden area and/or building use. The staff have negotiated with the Trust on a use of the land and building that achieves a balance between trust activities and use for sporting and passive use of the reserve.
- 4.25.3 Alternative site options in the area were considered by the Trust with analysis provided and reviewed by staff. Options considered (but excluded) include Cornelius Reserve, Mountfort Park, Simeon Park, St Marys Church Square, Sacred Heart School, Addington Te Kura Taumatua, private land. Refer **Attachment B** for detail.
- 4.25.4 Demolish the building because of historical antisocial issues and build alternative toilets on a different site: Re-use of existing facilities as proposed is a more sustainable option from an environmental perspective, provides a resource for the Trust and increased security for the refurbished public toilets as proposed.

Options Descriptions Ngā Kōwhiringa

4.26 **Preferred Option:** Enter into a land and building lease

4.26.1 **Option Description:** Enter into a lease to enable construction of the community garden as negotiated with staff and shown in **Attachment E** and use of the changing room building for Trust use with the provision for shared use with sports clubs. Public Toilets to be upgraded by Council.

4.26.2 **Option Advantages**

- Provides improved opportunity for community to engage with this type of activity
- Provides certainty for the Trust

- Activates an underutilised area of the reserve and is likely to reduce incidents of anti-social behaviour
- Consistent with policy of dealing with new lease applications
- Consistent with the public use of the reserve

4.26.3 Option Disadvantages

- Restricts use of land for sport activity and other passive use
- If the Trust's performance declines and the land becomes underutilised, it could be tied up in an arrangement that no longer delivers value to the community.

4.27 Other Option: Do not enter into new lease and retain the open space

4.27.1 **Option Description:** Do not approve a new lease and retain the area as open space. This would involve upgrade of existing toilets and retention of existing changing sheds

4.27.2 Option Advantages

- Area remains available for passive recreational use.
- Both changing rooms remain available for use.

4.27.3 Option Disadvantages

- The area at the end of sports field is not maximised for community benefit
- The low activation of the changing sheds and anti-social behaviour is likely to continue
- Council will incur cost to maintain and repair vandalism

Analysis Criteria Ngā Paearu Wetekina

4.28 The options were assessed taking into account the benefits of open space and use of the property for sports against the benefit from having a community-based activity on the site including activation of the underutilised changing sheds.

5. Financial Implications Ngā Hīraunga Rauemi

Capex/Opex Ngā Utu Whakahaere

	Recommended Option	Option 2 -Do not enter into lease and retain for open space
Cost to Implement	Cost to Implement- Preparation of lease and public advertising costs to be recovered from tenant	Nil
Maintenance/Ongoing Costs	Renovation to be undertaken by the tenant. Maintenance undertaken by tenant Building Insurance- \$3100/annum- Currently covered for whole toilet. Cost of insurance covered by Council under existing policy	\$500 - \$1000 per annum approx. (mowing) \$1,000 - \$5,000 per annum approx. (building vandalism)
Funding Source	Operational budget	Operational budget

Funding Availability	yes	yes
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- 5.1 Note that as part of the proposal the Council will undertake planned capital work on the roof and an upgrade of two public toilets. This was planned and budgeted toilet upgrade work that will be undertaken in conjunction with the proposed Trust renovation.

6. Considerations Ngā Whai Whakaaro

Risks and Mitigations Ngā Mōrearea me ngā Whakamātautau

- 6.1 There is a risk of the lessee failing to continue operating successfully and maintain the premises. Financial consequences would be minor and operational issues could be rectified. The likelihood of these consequences occurring is considered low based on the organisation's previous track record.
- 6.2 There is also a risk, given the history at the site, that despite the increased social activity arising from the Trust work, antisocial activity will continue at the public toilets, and this will have a negative impact on the workers of the Trust at the site. This has been discussed with the Trust who are aware of the risk which is assessed as medium both in impact and likelihood to occur. Mitigation of the effects would be to close the toilets to the public, which could be considered if required. The Trust are also in the process of preparing a security plan should the lease application be successful.
- 6.3 A further risk is the garden proximity to the sports field. The lease location exposes garden users to the risk of balls from the sports field damaging crops and/or injuring volunteers working on the site.

To mitigate this risk, a minimum setback between the football goal/location of rugby posts to the boundary of the lease is established of no less than 16m with a 1.2m high fence to be installed along this boundary. Addington Farm can manage the use of areas close to the sport field boundary should balls reach the garden area during game days.

In addition to these mitigations, and to ensure the continued and unimpeded use of the sports fields is not impacted, it is also recommended that the 'no-complaints' condition is included in the Addington Farm lease to recognised that the site is and will continue to be an active sports field. Based on these mitigations the risk, is assessed as low.

Legal Considerations Ngā Hīraunga ā-Ture

- 6.4 Statutory and/or delegated authority to undertake proposals in the report:

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

"To grant leases of recreation reserves in accordance for farming, grazing afforestation and other purposes"- section 73 Reserves Act 1977

"Approve the location of, and construction of, or alteration or addition to, any structure or area on parks and reserves provided the matter is within policy and budget set by the Council."

- 6.4.2 Reserves Act 1977-Lease entered into pursuant to section 73 Reserves Act 1977.

- 6.5 Other Legal Implications:

- 6.5.1 Local Government Act 2002-Decision Making including consideration of community views

- 6.5.2 Reserves Act 1977, Public notification in accordance with s73, s119 and s120

6.5.3 Department of Conservation approval pursuant to instrument of delegation to CE

Strategy and Policy Considerations Te Whai Kaupapa here

6.6 The required decisions:

- 6.6.1 Aligns with the [Christchurch City Council's Strategic Framework](#), in particular the strategic priority of "Be an inclusive and equitable city...prioritising well being, accessibility and connection". The Trust has a track record of providing support and accessibility to the local community.
- 6.6.2 Are of low significance in relation to the [Christchurch City Council's Significance and Engagement Policy 2019](#). While this project has a considerable amount of interest and positive impact on the local community and future users of the community gardens, the significance was determined by the size of the proposal, potential effects on the wider district and cost to Council.

6.6.3 Is consistent with Council's Plans and Policies.

- Lease Policy for the Creation of New leases and Extension Requests Prior to Expiry-Property:
"..tenant for property sought through an open transparent and public process.." applies in this case for an application for a new lease. An RFP process was run inviting tenants for this use.
- Food Resilience Policy 2014, refer in particular outcomes of Closeknit and self-reliant communities, Lifelong learning, Stewardship of public places

6.7 This report supports the [Council's Long Term Plan \(2024 - 2034\)](#):

6.8 Parks, Heritage and Coastal Environment

6.8.1 Activity: Parks and Foreshore

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

Community Impacts and Views Ngā Mariu ā-Hāpori

6.9 Consultation started on 14 February 2025 and ran until 18 March 2025.

6.10 Consultation details including links to the project information shared on the [Kōrero mai | Let's Talk web page](#) were advertised via:

6.10.1 An email sent to nine key stakeholders, including local sports groups, schools, neighbouring organisations and community advocacy groups.

6.10.2 A post on [Addington Farm](#) social media.

6.10.3 Signs installed next to Addington Park entrances and at the play space.

6.10.4 Advertised in the Press Newspaper

6.11 The [Kōrero mai | Let's Talk web page](#) had 507 views throughout the consultation period. Paper submission forms were delivered to Addington Farm on 10 March to share with locals with limited online access.

Summary of Submissions Ngā Tāpaetanga

6.12 Submissions were made by five recognised organisations and 90 individuals. [All submissions are available on our Kōrero mai webpage](#). All submissions supported the lease proposal, including the changing rooms and toilets for the following reasons:

- Improves community connection and wellbeing (36)
- Toilets will be unisex and separated (23)
- Increases food security in the area (22)
- Involves the local community in the process of food growth (15)
- Improves the overall feel and accessibility of the area (14)
- Deters anti-social behaviour and make the park safer (22)
- Increases social and environmental sustainability in the area (10)
- Makes underutilised land more productive (8)

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

6.13.1 Waihoru- Spreydon-Cashmere Community Board

Impact on Mana Whenua Ngā Whai Take Mana Whenua

- 6.14 The decision does not involve a significant decision in relation to ancestral land, a body of water or other elements of intrinsic value, therefore this decision does not impact Mana Whenua, their culture, and traditions.
- 6.15 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.
- 6.16 The proposal was forwarded to Te Aporei Whakawhanaunga a Tiriti, Treaty Partnerships Team for comment on 26 January 2025 and they have not identified any issues.













Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi

- 6.17 The proposals in this report are unlikely to contribute to adaptation to the impacts of climate change and emissions reductions.
- 6.18 In terms of the activities associated with the lease, there is a low carbon footprint associated with the use as it is locally focussed. The Trust activities add positively to the impacts of climate change through the carbon sequestration derived from plants produced and planted and the proposal also reduces the carbon emissions associated with 'food miles' though the providing local grown fruit and vegetables in the community they are consumed. The Trust also have a strong focus on recycling and reuse both in its activities and public education.

7. Next Steps Ngā Mahinga ā-muri

- 7.1 Subject to Community Board approval, Property staff are to undertake final negotiation of lease terms, complete documentation and administration of the new lease.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A  	Addington Farm Proposal - 2025	25/671357	112
B  	Addington Farm-alternative sites considered	25/267626	127
C  	Addington Farm Lease area at Addington Park	25/539487	128
D  	Addington Farm letters of support	25/670674	129
E  	Addington Farm Proposed Community Garden Layout and Building Plan	25/546980	138
F  	Addington Park - Addington Farm Engagement Memo	25/547860	143

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

Document Name - Location / File Link
Not applicable

Signatories Ngā Kaiwaitohu

Authors	Felix Dawson - Leasing Consultant Jason Tickner - Parks & Recreation Planner Kiran Skelton - Engagement Advisor
Approved By	Kathy Jarden - Team Leader Leasing Consultancy Angus Smith - Manager Property Consultancy Al Hardy - Manager Community Parks Rupert Bool - Acting Head of Parks

Addington Farm

Response to Proposal
Council Land-496 Barrington Street
Lease for community garden use

Part A – Acknowledgement

1. We, being the Respondent named below, acknowledge and agree:
 - (k) that we are interested in participating in this RFP process;
 - (l) that we understand that the Council is not bound to accept the lowest priced, highest scoring or any Proposal received.
2. We understand that no legal or other obligations shall arise between the Respondent and the Council in relation to the conduct or outcome of the RFP process.
3. We attach the information required to be submitted with this Response (as set out in the Key Information checklist in **Appendix 1**), and confirm that all such information is complete and accurate.
4. We nominate the following person to communicate on our behalf in relation to the RFP process and our Response:

Name of Respondent:	Addington Farm
Name and position of contact person:	William Le Heux, Farm Manager
Contact person's address:	
Contact person's telephone number:	
Contact person's email address:	
Signed by authorised signatory of the Respondent:	
Name and title of authorised signatory:	William Le Heux - Farm Manager
Date:	22 November 2024

Part B – Profile of Organisation

Respondent organisational profile	
Full legal & trading name:	Addington Farm
GST number(if registered):	N/A
Legal status of Respondent:	Charitable Trust
Registration number:	9429050409754
Charitable Trust number:	CC60073
Physical address & address for service:	31 Parlane Street, Addington, Christchurch 8024
Email	hello@addington.farm
Year established	2018

Purpose of Group & Main Objectives

Addington Farm seeks to grow a community of gardeners and gardens by sharing skills and knowledge. Our vision is to see the people and place of Addington thriving and growing in tūmanako.

Addington Farm | RFP for lease – 496 Barrington Street

We are committed to creating spaces of belonging where people of diverse backgrounds can connect and learn alongside each other. Throughout the weeks and years there are many ways for locals to connect with others, participate in the mahi and learn new skills. We host working bees three times a week and have an influx of attendees when we hold workshops and special events. We share the food we grow with our volunteers and through local vege bags.

History

The Addington Farm was established in 2018 by a group of locals and was initially a part of the Spreydon Community Ministries Trust (SBCMT). In 2022 Addington Farm established itself as an independent charitable trust.

Current Operations

The Addington Farm provides a hub for education, connection, belonging and better well-being outcomes. This happens through the following:

- **Working bees:** held three days a week, these are spaces for volunteers to connect with others, participate in mahi and learn new skills while bridging the connection between land and plate. **Volunteers leave with produce, access to free seedlings and support for their own gardens.**
- **Workshops and events:** one-off workshops, seasonal celebrations and interactive tours that are designed to educate and make gardening accessible for people.
- **Vege use:** We share the produce we grow with volunteers, through our community food distribution partner Addington Te Kura Taumatua, and through local vege bags.

Trustees/Board members

The current Board of Trustees members are: Chelsea Lewis-Greenham, Annie Huang, Grace Le Heux, Cody Smith, Sophie Bond (Chair).

Total number of paid workers – part time/full time

The Addington Farm employs one part time Farm Manager (William Le Heux). Key responsibilities include:

- Head Gardener
- H&S oversight
- Working bee co-ordinator
- Fundraising and vege sales

Total number of volunteer workers – part time/full time

Addington Farm has approximately 2-3 dozen weekly volunteers who connect in, support and participate in different capacities.

Part C – Key Aspects of the proposal – project plan-45%

Key Aspects of Proposal – 20%

1. Proposed use including outline and structure of activities & the number of people involved

We propose establishing a community garden in Addington Park to create a vibrant space that fosters community connection, learning, and sustainability.

This garden will empower individuals by promoting food security, skill sharing and inclusivity, while enhancing increasing biodiversity and beautification. Bringing neighbours together in a shared activity strengthens

Addington Farm | RFP for lease – 496 Barrington Street

community bonds, improves wellbeing and sparks further positive initiatives across Addington. There would be five key parts to this garden:

- **Kai security garden:** Four working bees per week will occur in this space, facilitated by a Garden Coordinator. The focus will be on growing veges for local whānau, volunteers and food banks. We estimate approximately 30-40 weekly volunteers.
- **Accessible raised garden beds area:** Easy access raised beds for growing kai, flowers and herbs. We estimate approximately 10-15 weekly volunteers.
- **Kaitiaki plots:** Small plots of the community garden would be available for local whānau or local organisations (e.g. the local kindergarten) to kaitiaki. We estimate approximately 15-30 weekly gardeners.
- **Foraging loop:** Open seven days a week the large foraging garden space will be full of perennial vegetables, fruit, flowers and herbs. We estimate approximately 30-60 weekly foragers collecting kai, fruit and flowers.
- **Kura-focused climate change responsive activities:** Seasonal activities run in partnership with local kura focusing on climate change responses and education. We estimate approximately 30-60 weekly tamariki.

3. Hours of use

We anticipate different hours of use for the different areas of use, as outlined below. The anticipated hours of use may occasional change to accommodate unanticipated needs:

- **Building:** We will use the building interior primarily during daylight hours for working bees, which will be supervised by our Garden Coordinators. We anticipate hosting occasional workshops and cooking classes in the evenings before 8:30 p.m.
- **Foraging loop, accessible raised beds and kaitiaki plots:** We anticipate these will be used during daylight hours seven days a week.
- **Kai security garden and working bees:** We will primarily work in the garden and host working bees on Mondays, Tuesdays and Wednesday 10 a.m. – 4 p.m. and Saturdays 10 a.m. – 12 p.m.

We anticipate that all of the above activities will serve the community as a crime prevention measure that increases safety and reduces anti-social behaviours.

4. Detail on any sale of goods

Kai from the foraging loop and accessible raised garden beds would be foraged any time during the week. Produce from the kai security garden would be harvested, and washed during working bees each week. This produce would be made available for locals, volunteers and food security programs. Some of the produce would be distributed through a vege bag program.

Individuals would not be allowed to grow and sell vegetables for personal gain. As a charitable organisation, we will sell some vegetables to cover the costs of maintaining the community garden.

5. On site development plans

We propose the following on site development plans:

- **Water supply and irrigation:** Water sourced from the on-site water supply.
- **New trees and shelterbelt:** Planting to be consistent with the CCC Urban Forest Plan
- **Soil testing and improvements:** We propose using a Soil Agronomist to determine the park's existing soil health. Once the test results are analyzed along with improvement recommendations, we propose implementing the recommendations during the establishment phase improvements.

To sustain the gardening activities, we would establish the following:

- | | |
|--|--|
| • Lockable seedling propagation tunnel | • Composting area |
| • Lockable tool storage area (new storage shed) | • Seedling potting bench area |
| • Vege washing area (within the existing building) | • Walk-in chiller (to meet the requirements of our food safety plan and NP1 certification) |
| • Hand washing area | |

Addington Farm | RFP for lease – 496 Barrington Street

- Security camera and motion detector lighting focused on the tool shed and chiller

To sustain volunteer and community participation, Addington Farm will establish the following:

- Create a large indoor meeting space that includes a small kitchen. (Pavillion Building)
- Create an indoor space activities room for gardening-focused activities and participation with a hand washing station. (Pavillion Building)
- Install a small office space for the two garden co-ordinators to utilise. (Pavillion Building)
- Picnic table within the garden space
- Include a sports locker in the corner of the room that is available for the sports groups to utilise (CCC to pay for this).
- Public toilet access

We do not intend to place furniture nor equipment on the veranda or on walking paths to ensure that the public has easy access.

6. Building plans

We propose that CCC complete an upgrade of the Pavilion Building. CCC staff have indicated that the toilets are not fit for purpose and will be upgraded and redesigned to be two external access, anti-vandalism style toilets, which will be open to the public and managed by CCC. CCC has indicated that the roof will be replaced.

Addington Farm proposes that, as part of the upgrade project by Council, the internal showers be removed. The existing shower cubicles create visual barriers, limiting clear lines of sight within the rooms and contributing to a negative perception of the space. Additionally, the building's small footprint is divided into three cramped, dark rooms that are unsuitable for sports or community groups to use for gatherings or meetings. To address these challenges, we request that CCC remove the showers and the internal block walls, creating an open, versatile space that better serves the needs of the community. As part of the renewal we propose that CCC install a single internal access toilet cubicle.

Once CCC removes the existing showers and opens up the space, we will complete the building fit out. We will fit it out so that it becomes a functional and welcoming hub tailored to the needs of our community garden volunteers and sports groups. By reconfiguring the layout, the building will not only better support our gardening initiatives but also become a versatile, user-friendly space for the sports field groups who regularly utilize the area.

Sports groups approved by CCC for field use will be given a building key for accessing the activities room and storage locker on the weekends.

Building fit-out inclusions:

- New windows and glazed sliding external doors supplied and installed.
- All timber framed internal walls, including the office dividing wall, and activities room wall. Lined and paint finished.
- Kitchenette supply and installation. Internal doors supplied and installed.
- Activities room flooring: 1 x floor drain to be installed in the activities room and then the floor will be painted.
- Meeting room flooring: Commercial sheet vinyl supplied and installed.
- Fit out of the activities room.

If CCC does not complete the following works Addington Farm will consider implementing a plan B option.

Addington Farm | RFP for lease – 496 Barrington Street

CCC upgrade work: Removal of the showers, internal block work walls, associated structural improvements, and installation of a single cubicle internal access toilet.

Plan B Option: This would look like Addington Farm utilizing the existing layout space as-is in the short to medium term. We don't think it is feasible to secure funding from external funders to pay for the removal of defective showers and the associated structural improvements of a CCC-owned public building asset. Funders see this improvement as the responsibility of the asset owner, CCC. Funders we have approached have indicated that they want to fund internal fit-out items such as new windows & a new kitchenette but are unwilling to fund the removal of the showers. If CCC was unwilling to pay for the shower removal work in 2025, Addington Farm would advocate via the Waihoru Community Board for CCC to pay for this removal work in 2026.

Short-term plan B arrangement:

A small activities room would be installed in the northeast changing room. A small tea and coffee space would be installed in the southwest changing room. The internal block work and showers would remain. An internal access toilet would not be installed. Addington Farm recognizes that this option would significantly reduce the usability of the community garden & create increased hazards due to reduced visibility. Clear visibility for enclosed building spaces increases a sense of safety for people participating and reduces the potential for bullying, abusive behavior, or theft.

Assessment of compliance obligations and how these will be met:

We will ensure that all compliance issues that arise as part of Addington Farm's proposal are fully satisfied, such as:

- Related to the Building Consent (BC) requirements for the fit out of the building, as described above. We understand that the Council is interested in a one-only BC for both the upgrade of this Council asset and Addington Farm's fit out proposal. The major building code compliance issues we envisage will be related to the upgrade of the Toilets (Council), the new roof watertightness (Council), structural upgrade of the Council asset, if deemed to be required (Council), Fire engineering (Council), electrical safety (Council)
- Health and Safety during construction: The BC for the building will include conditions for the contractors, engaged by Council, to fully satisfy all H&S on site, including traffic management and site protection.
- Addington Farm is responsible for BC compliance for the other accessory buildings on site, if required. This is likely to apply for the Seedling Tunnel House which is 80m² in size.
- Garden area: Addington Farm is responsible to fully assess the existing soil for possible contamination and to prepare a mitigation plan dealing with any contaminated soil, if present.

7. Fencing plans

We propose two fences within the community garden space.

- Seedling tunnel security fencing: 1.8m high-security fencing surrounding the 7m x 12m seedling tunnel house. Adequate gates and locking mechanisms will be utilised
- Dog fencing: 1.2m high as per the landscape plan. This will reduce people's fears that unmanaged and potentially dangerous dogs could approach them at any time. Four gates will allow easy access for people travelling through the park.

We propose the following signage on the fences:

- Dogs on leash signs – eight signs on the perimeter of the community garden area
- General garden information signs – two signs positioned at two of the main gates
- Mural – one large colourful, positive and educational mural painted on the outside of the existing building. Addington Farm to work with CCC staff to ensure the mural content proposal is appropriate.

Addington Farm | RFP for lease – 496 Barrington Street

Food Resilience Policy Alignment – 20%

Meeting the Council Food Resilience Policy

Our proposal meets the Council Food Resilience Policy objective through the following ways:

- **A thriving social environment:** We seek to grow a community of gardeners and gardens by sharing skills and knowledge and creating spaces of belonging where people of diverse backgrounds can connect and learn alongside each other
- **A thriving economic environment:** The food we grow is shared with our volunteers and through Addington Te Kura Taumatua.
- **A thriving physical environment:** Our proposal aims to meet the physical needs of the local community with various accessible gardens: foraging loop open to the community 24/7 and accessible raised garden beds.

Through the above ways, Addington Farm has provided healthy, affordable and locally grown food for all people in the local community since 2018.

Meeting the eight Food Resilience Policy outcomes

Our proposal meets the Food Resilience Policy outcomes through the following ways

1. **Health and well-being:** We currently provide access to free and low cost vegetables to the local community through our weekly vege share program. We will expand access to free vege and fruit through the proposed 24/7 publically accessible foraging loop.
2. **Close knit and self-reliant communities:** We will encourage and welcome locals to participate in the new community garden. Through increased social connections and access to produce, this will increase community cohesion and resilience, as well as self-reliance.
3. **Lifelong learning:** We will continue to share gardening knowledge through our working bees and the visibility of the gardens. This will increase the collective shared knowledge locally.
4. **Thriving local food economy:** The weekly vege bag program and vege distribution will contribute to sustaining the new community garden. It will increase the accessibility to local vegetables. We currently employ one part-time Garden Manager and have the capacity to expand this role and add roles as needed to support ongoing growth.
5. **Resilient and sustainable food system:** To minimize our carbon footprint, we share and sell our produce to the local community and surrounding neighbourhood. Localised food production is resilient as it is independent of complex supply chains.
6. **Stewardship of public spaces:** Our proposal includes kaitaki plots for whanau, individuals or community groups to use. We have already received some expressions of interest for these. Working collaboratively with other locals increases the shared sense of ownership over public spaces, while also increasing their value. One of Addington Farm's values is: Kaitiakitanga: "We seek to care for the mana of the whenua in a way that ensures the next generation can find more worms".
7. **Celebrating our garden city heritage:** This new community garden speaks to the heritage of Christchurch as the 'garden city'. We want to celebrate the role that gardens have in connecting people to one another, to the whenua, to their neighbours, and to the past and future.
8. **Growing a beautiful and bio-diverse garden city:** We practice companion planting to encourage the best outcome for our produce. This will add beauty and diversity to a shared space.
- 9.

Part D – Personnel & Track Record – 40%

Personnel – 20%

Four groups make up our personnel for the proposed community garden. This structure ensures the garden operates effectively, fostering collaboration and community engagement.

- **Addington Farm Governance Board:** The governance board provides strategic oversight and leadership for Addington Farm. Their key responsibilities include:
 - Developing and maintaining the farm's mission, vision, and long-term plans
 - Ensuring compliance with regulations and funding requirements

Addington Farm | RFP for lease – 496 Barrington Street

- Managing budgets and securing resources for sustainable operations
 - Building relationships with CCC, local organizations, and stakeholders
 - **New Māra Kai Subcommittee:** The subcommittee plays a vital role in planning and project management for the new community garden. Their responsibilities include:
 - Developing detailed project plans and managing timelines for the new community garden.
 - Preparing funding applications and securing grants to support the establishment.
 - Organizing resources and logistics for the ongoing project.
 - Coordinating with stakeholders to ensure the garden aligns with community needs
 - Monitoring progress and ensuring projects are completed on time and within budget
 - **Garden Co-ordinators (two staff members):** Once the garden is established the two Garden Coordinators will jointly manage day-to-day garden operations. Each co-ordinator will work 16 hours/week during working bee open times with some hours outside of working bee hours. Their duties will include:
 - Organizing volunteer activities and schedules
 - Managing resources, tools, and supplies needed for gardening
 - Providing guidance and training to volunteers to ensure smooth operations
 - Implementing H&S and food safety
 - **Volunteer Gardeners:** We estimate approximately 55 volunteer gardeners will engage with the community garden each week, primarily during working bee hours. These volunteer gardeners are the heart of the community garden, contributing their time and skills to:
 - Planting, maintaining and harvesting crops to support the farm's goals
 - Creating a welcoming and vibrant environment for the community
 - Collaborating with the Garden Co-ordinators to maintain a thriving garden
- All volunteers will adhere to a Volunteer Code of Conduct.

Board of Trustees					
Chelsea Lewis-Greenham <ul style="list-style-type: none"> ● leads the farm inclusion group ● BA Supply Chain management, and Maori & indigenous studies ● experience in coordinating community events 	Annie Huang <ul style="list-style-type: none"> ● Member since 2022- Conjoint Bachelors of Business and Laws ● Passionate about Community relationships and tauwi/non-Māori people as active tangata Tiriti partners 	Grace Le Heux <ul style="list-style-type: none"> ● Part of the group who started Addington Farm. On the BOT since 2018. ● Over a decade of not-for-profit experience 	Cody Smith <ul style="list-style-type: none"> ● 5+ years in accounting firms ● 3 years for Big Brothers Big Sisters ● Qualified Chartered Accountant 	Sophie Bond <ul style="list-style-type: none"> ● Board Chair ● Over a decade experience working in the not-for-profit space. ● Journalist, editor and communications manager 	Janet Loh Wu <ul style="list-style-type: none"> ● Volunteer representative to the BOT ● Local leader in the community
New Māra Kai Subcommittee					
William Le Heux Subcommittee co-ordinator <ul style="list-style-type: none"> ● Subcommittee co-ordinator ● Farm manager since 2018. ● Co-founder of Addington Farm. ● Bachelor of Engineering 	Stuart Manning Building Project Manager/Architect <ul style="list-style-type: none"> ● 30+ years in construction sector, project management experience ● ANZIA Registered Architect ● B.Arch Bachelor of Architecture (Hons) 	Mel Lee Communications and Funding <ul style="list-style-type: none"> ● Experienced social media communicator. ● Administration ● Horticulture background 	Joan Nanartowicz Policy and Proposal Writer <ul style="list-style-type: none"> ● 15+ years as a technical and tender writer ● BA Computer Science & MS Technical Comms 		

Previous Experience – 20%

Addington Farm operates over four private properties - each with a formal lease. We have a great reputation for looking after the plots and meeting leases' expectations.

31 & 29 Parlane Street, Addington - leased since 2018

These two adjoining properties are where the primary farm operations occur. The primary farm operations include:

- Propagating seedlings
- Growing vegetables

Addington Farm | RFP for lease – 496 Barrington Street

- Processing vegetables
 - Hosting community workshops
- The facilities on the two properties include:
- Vegetable beds
 - Composting boxes
 - Two tunnel houses
 - An enclosed meeting space, vegetable washing area and walk-in chiller
 - A storage shed
- 24 Poulson Street and 21 Collins Street, Addington**
- We use these secondary properties for growing vegetables only.

References

Part E – Funding Plan & Financial Resources – Pass/Fail

Funding Plan

1. Initial Spend

Addington Farm has budgeted an initial spend of \$152,191.16 to establish the new garden over nine months and fit out the pavilion building. This initial spend includes:

- Food safety registration, soil testing, and building consent for the auxiliary buildings
- Vegetable garden landscaping including tractor work and soil remediation
- Garden equipment including irrigation, storage shed, tunnel houses, seedling table and standard garden tools
- Security fencing and dog fencing
- Security camera system
- Building fit out
- One Garden Establishment Co-ordinator: 20 hours/week for the nine-month establishment process. Upon garden establishment we will disestablish the Garden Establishment Co-ordinator role and employ two part-time Garden Co-ordinators.)

2. Ongoing operational costs

We expect the following ongoing operational costs:

- Two paid part-time garden co-ordinators
- Costs related to providing goods and services such as garden supplies, seeds, vegetable purchases, hospitality, insurance, IT expenses, tools, and equipment

3. Proposed income/revenue

Our proposed income and revenue will come from the sale of seasonal produce grown in the new community garden, with supplementary income from donations, grants and interest earned. Addington Farm is currently financially sufficient using this income model and we expect that the new community garden to maintain the same financial sufficiency.

4. Proposed source of funds

To cover the initial set-up costs outlined in the Garden Establishment and Building Fit Out budgets Addington Farm will approach the following organisations for funding. We determined that we meet the criteria required for grant/fund consideration:

- Rata Foundation \$30-50k
- Waihoru Spreydon-Cashmere-Heathcote Community Board \$10-50k
- Christchurch City Council Sustainability Fund \$10-30k
- Lottery Grants Board \$30-50k
- Catalytic Foundation \$5-10k
- Community Organisations Grant Scheme \$20-30k
- Aotearoa Gaming Trust \$20-30k
- David Ellison Charitable Trust \$5-10k
- Roy Owen Dixey Charitable Trust \$5-10k

Addington Farm | RFP for lease – 496 Barrington Street

Financial Position

Addington Farm has operated self-sufficiently over the past three financial years, through maintaining an adequate level of seasonal vegetable sales and donations received. As at the end of the most recent quarter, being the three months ended 30 September 2024, Addington Farm had cash reserves of \$42,670. In the event that no income is earned, these reserves will allow the garden to continue in its current capacity for approximately nine months based on total expenses incurred in the last financial year.

Please refer to the attached Statement of Solvency for additional information.

Part F – Health and Safety/Sustainability – 15%

Health and Safety – 7.5%

Addington Farm has an established Health and Safety Plan that the Farm Manager and all volunteers adhere to in the existing gardens. To date, there have been no significant health and safety incidents. We will provide our Health and Safety Plan upon request.

Sustainability – 7.5%

1. **Energy Efficiency Management:**
 - Addington Farm manages energy efficiency through minimal energy use. The chiller will be the primary electricity consumer.
 - Most of the garden tools are hand powered with minimal petrol-run tools.
2. **Solid waste reduction**
 - Addington Farm currently reduces solid waste by composting all organic waste produced by the farm in composting piles and a worm farm.
 - Any recyclable items go into the curb-side recycling bin.
3. **Water use reduction**
 - Keeping soil covered to stop evaporation.
 - Minimising irrigation through pre-dawn automated watering. This means reduced evaporation and moisture loss from wind.
 - Caring for the soil so that it has a high organic content ratio. This means that when it rains, the soil can hold onto the moisture for longer.
 - Actively monitoring for potential leaks, and then working to quickly fix any.
4. **Other ways to mitigate environmental impact:**
 - The new garden will mitigate environmental impact by creating a garden habitat for birds and bugs and through natural carbon sinking.
 - Increasing biodiversity within shared public spaces
 - Reducing food miles and increasing communal food security
 - Helping to protect and sustain local natural resources

Addington Farm | RFP for lease – 496 Barrington Street

Appendices and Additional Information

Appendices

- Appendix 3 - Financial Declarations (attached separately)
- Appendix 4 – Statement of Departures (below)
- Appendix 5 – Conflict of Interest Declaration (attached separately)
- Appendix 6 – Health and Safety Pre-Qualification and Declaration (attached separately)

Additional Information

- Addington Farm Building Fit Out Preliminary Design
- Proposed Ongoing Operational Costs & Income
- Proposed Source of Funds & Financial Position
- Statement of Solvency
- Confirmation of CA Membership
- Addington Park Pavilion Building Upgrade & Fit Out Proposal
- Addington Park Community Garden Landscape Plan
- Addington Park Community Garden Context Map V1
- Addington Park Community Garden Building Fit Out Budget V1
- Addington Park Community Garden Site Establishment Budget V1 – Budget 2.0
- Addington Park Community Garden Ongoing Operational Costs & Income V1 – Budget Variance

Appendix 4 – Statement of Departures

Please list below all departures from the standard requirements of the RFP and list all assumptions on which your Proposal is based.

Please list any changes you request to the Council's Agreement. Under no circumstances will further changes to the contract terms be considered which are not listed below.

Departures from the requirements of the RFP documents are described in the attached table.

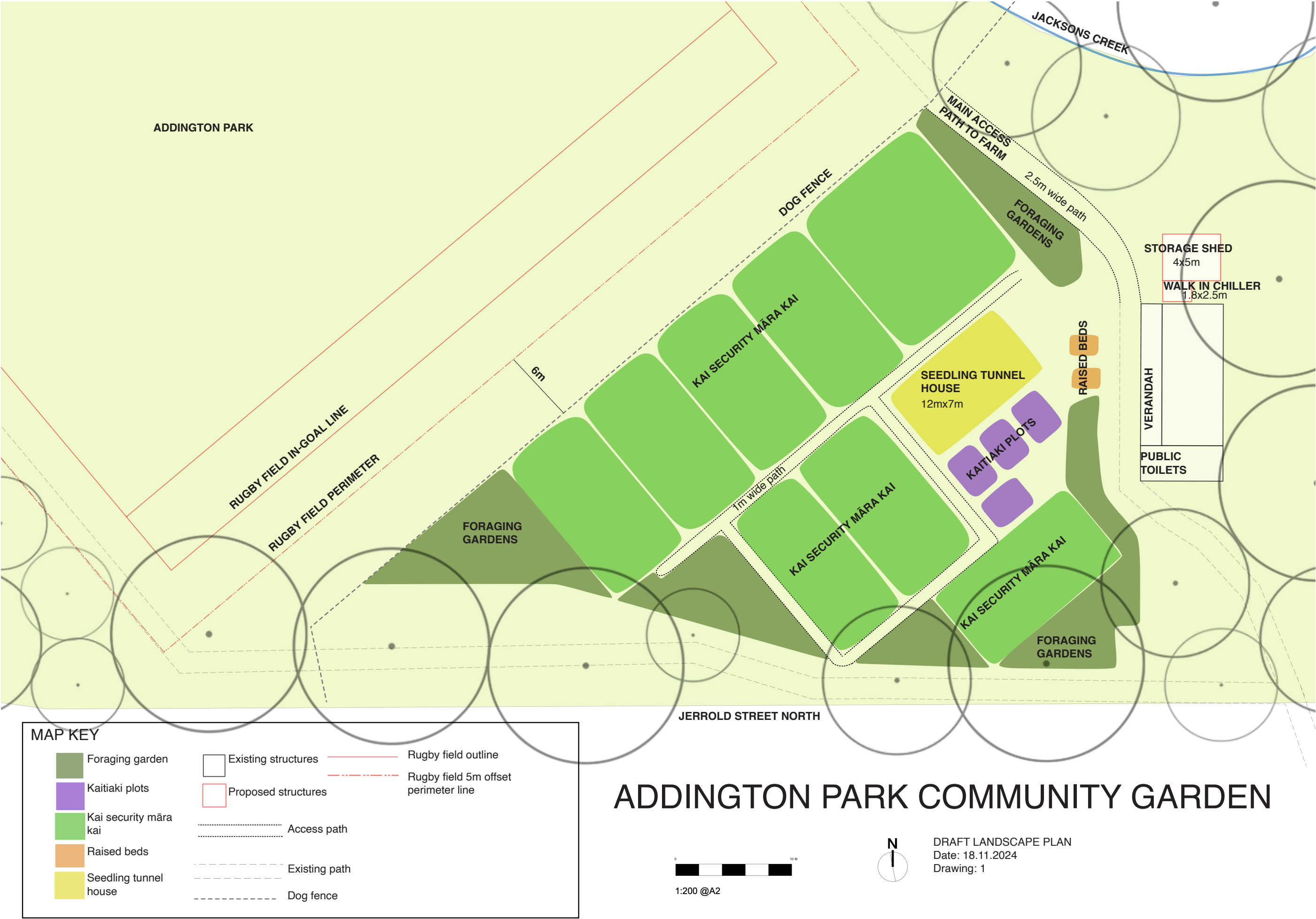
Description of the Departure:	RFP Document reference:	Proposal reference:
We propose CCC complete the building upgrade including the demolition of the internal walls and the demolition of the 2x shower areas. In addition, we assume that the Council building/asset is handed over in the lease agreement fully structurally compliant and electrical safety certified.	1.2 Property Condition/Limitations of use	Part C, #6
<p>The presented community garden plan does not align with the limited 1023m2 area offered in the 1.2 Location and Description of the Property section of the RFP. We understand that the main reason CCC offered a much-reduced land area was due to concerns that our original proposal would infringe on the rugby field playing space.</p> <p>Miriam Buhler, a Landscape Architect, has developed a new landscape plan for the community garden. The plan includes a regulation-size rugby field, designed in accordance with World Rugby's standards. The field's dimensions are as follows: a playing length of 94 meters, an in-goal length of 6 meters, and a 5-meter perimeter area offset. Additionally, the community garden is positioned 6 meters away from the rugby field's perimeter for optimal space and accessibility. We believe that the proposed garden area will be large enough to meet the needs of the community, providing space for local residents to access healthy, locally grown food. The proposed size is crucial to ensuring the</p>	1.2 Location and Description of the property	Part C, #1

Addington Farm | RFP for lease – 496 Barrington Street


garden is large enough to serve the entire local community, promoting food security and providing a valuable resource for all.		
We wish to depart from the Draft Lease Agreement 5.1 b) regarding the tenant paying for water. We propose that CCC pays for all water usage.	Draft Lease Agreement 5.1 b)	Part C, #5

The assumptions on which the Proposal is based are described in the attached table

Assumptions:	Proposal reference:
Addington Farm to pay for water source infrastructure	Part C, #5
CCC to pay for the shower removal, building structural upgrades, roof replacement and toilets upgrade.	Part C, #6
CCC to provide free curbside recycling and rubbish collection	Part C, #6
Addington Park Community Garden will not pay any rates for the land use	n/a
CCC to pay for the one-only Building Consent application for the processing of both the Council-associated building upgrades, mentioned elsewhere in this proposal, and Addington Farm's associated building fit-out proposal	Part C, #5
The CCC will maintain the pre-existing trees in the area surrounding the community garden to ensure that branches do not encroach on the area/cause potential harm.	
Addington Farm will implement liability insurance to the value of \$2 million dollars before signing the lease agreement.	



 ADDINGTON FARM			
Addington Park Community Garden - Site Establishment Budget			
Category	Element	Description	Inc GST
Set up staff wages	Site set up and establishment co-ordination wages	Cover cropping, irrigation set up, site establishment co-ordination. Working bee co-ordination for perenial plants planting - 9 month at 20hrs/ week	\$20,016.00
Testing & consents	Food safety registration	Food safety registration NP1 CCC for a second site	\$97.00
Testing & consents	Soil testing	Soil testing - soil profile + contaminants	\$862.50
Testing & consents	Building consent	Building consent exemption (commercial) for the new seedling tunnel house	\$880.00
Soil improvements	Tractor work for soil remediation	Tractor work: Contractor on site + equipment hire. (3x half days allowed for).	\$1,175.00
Soil improvements	Soil health improvement seed	Cover cropping seed	\$250.00
Soil improvements	Organic compost - 60mm spread compost	Organic compost - 60mm spread compost	\$5,040.00
Soil improvements	First 3 months of crop seeds	First 3 months of crop seeds.	\$450.00
Built structures	Tool and equipment storage shed	5x4m storage shed + roller door + concrete pad	\$6,050.00
Built structures	Seedling tunnel	Purchased and Installed 6x12m tunnel house	\$19,651.00
Built structures	Seedling table	Big table for seedling propagation	\$400.00
Built structures	1.8m high security fencing	Security fencing around the tunnel house area + gates + padlocks - 42m allowed for	\$8,447.46
Built structures	1.2m dog fencing	Dog fencing + gates - 90m allowed for	\$17,550.00
Built structures	Security camera system	Security camera system	\$2,000.00
Built structures	Garden signage	Garden signage - dogs on leash signs x8, general garden information signs	\$1,800.00
Equipment	Tools	Hand garden tools (weeding tools, trowels, forks)	\$800.00
Equipment	Lawn mower	Lawn mower	\$550.00
Equipment	Weedwacker x2	weedwacker x2	\$750.00
Equipment	Edge trimmer attachment x2	Edge trimmer attachment x1	\$300.00
Equipment	Rotary hoe	Rotary hoe	\$900.00
Equipment	Flail mower	Flail mower	\$3,700.00
Equipment	Fridge	Fridge (commercial size) 2x4m approx. Installation cost needs to included + power supply installation	\$13,500.00
Equipment	Fridge shelving	Walk in chiller shelving x2	\$720.00
Equipment	Frost cloth	Frost cloth 4mX15m x 10	\$1,380.00
Equipment	Seedling trays	Seedling trays for propagating seedlings for the gardens	\$584.20
Equipment	Crop tarpaulins	Crop tarpaulins	\$550.00
Miscellaneous	Perenial plants	Foraging garden landscaping - e.g perenial plants for 300m2 of area.	\$1,900.00
Miscellaneous	Irrigation system	Irrigation system: Control station, sumi soakers, landscape irrigation dripper pipelines for the foraging garden area	\$4,611.00
Miscellaneous	Mural for the front of the building	Large colorful mural that is positive and educational	\$2,200.00
Miscellaneous	Opening ceremony and mihi whakatau	Kai for the community & invited stakeholders + koha for those providing the blessing	\$800.00
Building fit out	Vege washing area + hand wash station	Vege washing area set up and handwashing station equipment	\$1,680.00
Building fit out	Building fit out	Windows, internal wall linings, finishings, kitchen, small office space - see the Building Fitout Budget	\$52,613.00
Addington Community Garden SubTotal (Inc GST)			\$152,191.16

 ADDINGTON FARM	
Addington Park Community Garden - Building Fitout Budget	
Leased Area: Activities and Meeting Rooms within the Addington Park pavillion building 5.2m x 12.2m	
	64m2 excluding Verandah
Proposed Fitout to existing building	
External fabric	\$10,664
New windows / exterior doors	\$10,664
Internal finishing	\$31,958
Internal walls 35m2	\$5,952
Interior doors x4	\$2,000
Floor finishes floor levelling, vinyl	\$3,968
Wall finishes paint	\$5,952
Ceiling finishes ply / paint	\$7,142
Fittings and fixtures	\$6,944
Services	\$3,372
Plumbing and drainage	\$2,579
Electrical	\$793
SubTotal	\$45,994
Prelims and Contingency	\$6,619
P&G	\$3,416
Margin	\$2,562
Contingency	\$641
Fit Out Total Cost For The Pavillion Building Leased Area :	\$52,613
	\$822.08 /m2
exclusions:	
GST	
External painting	
Public Toilets	
Internal concrete block walls demolition	
New roof	
Structural upgrade	
Professional and Compliance fees	
Fluctuation and inflation	



Proposed Ongoing Operational Costs/Income

Addington Farm

For the financial years ending 31 March

Account	2025 Budget	2026 Proposed Budget
Trading Income		
Grant Income	0.00	4,000.00
Donations - General	3,900.00	5,850.00
Sales	48,000.00	72,000.00
Total Trading Income	51,900.00	81,850.00
Cost of Sales		
Delivery Expenses	1,200.00	2,400.00
Gardening Supplies	300.00	600.00
Packaging	1,200.00	2,400.00
Seeds	1,020.00	2,040.00
Vegetable Purchases	4,800.00	9,600.00
Waste	360.00	720.00
Total Cost of Sales	8,880.00	17,760.00
Gross Profit	43,020.00	64,090.00
Operating Expenses		
ACC Levy	500.00	750.00
Bad Debts	500.00	500.00
Bank Charges	60.00	60.00
Collaborative Project Expenses	0.00	500.00
Depreciation	204.00	408.00
Hospitality	840.00	1,680.00
Insurance	1,750.00	2,000.00
IT Expenses	1,200.00	1,800.00
KiwiSaver	1,019.00	1,528.50
Light, Heat & Power	660.00	1,320.00
Marketing	120.00	500.00
Printing & Stationery	60.00	120.00
Salaries	33,915.00	50,872.50
Staff Development/Training	240.00	360.00
Sundry Expenses	180.00	360.00
Tools & Equipment	300.00	600.00
Volunteer Expenses	180.00	360.00
Staff Recruitment Costs	0.00	200.00
Total Operating Expenses	41,728.00	63,919.00
Net Profit	1,292.00	171.00

Methodology:

As part of Addington Farm's financial resilience strategy the community garden aims to be self-sustainable by selling seasonal produce through three core strands: vegetable bag sales, partnerships with affordable Food Access Groups and sales to local cafes.

The 2025 Budget column shows the figures agreed upon by the Board of Trustees with the underlying assumption that operations will continue as normal at the current Parlane St site for the 2025 financial year. With the expectation that the initial scope of the Addington Park project is approximately twice as large as current operations, the budgeted figures for the 2026 financial year have been increased by the following rates:

- Staffing expenses by 1.5x to account for estimated increase from 24hrs to 32hrs p/week of paid employees hours.
- All expenses related to garden operations by 2x to account for the increase in scope
- Bad debts, collaborate project expenses, insurance & marketing on a case-by-case basis to reflect an estimated upper-end of potential costs.
- Sales & donations by 1.5x as a conservative estimate to consider the potential that income does not increase in-line with scope changes due to aspects of initial set-up of operations.
- Leaving an amount of grant funding required of \$4k to cover on-going operational expenditure and break even during the first year of expanded operations.

Addington Farm- consideration of alternative sites

Parks

- Cornelius Reserve. Concerns: Small, contaminated land, large shady trees, basketball hoop proposal already made.
- Mountfort Park. Concerns: No toilets & it would be difficult to build a toilet block & building meeting space. Semi-small site. Large shady gum tree.
- Simeon Park. Concerns: Large shady trees. No toilet block or meeting space is available. Concerns around the contaminated land. Located on the other side of the motorway. Community severance issues.

Church

- St Marys Church square. Concerns: Not a viable option. No easy access toilets. Complexities working with the Anglican Church. Large shady trees. Semi-small site.

Schools

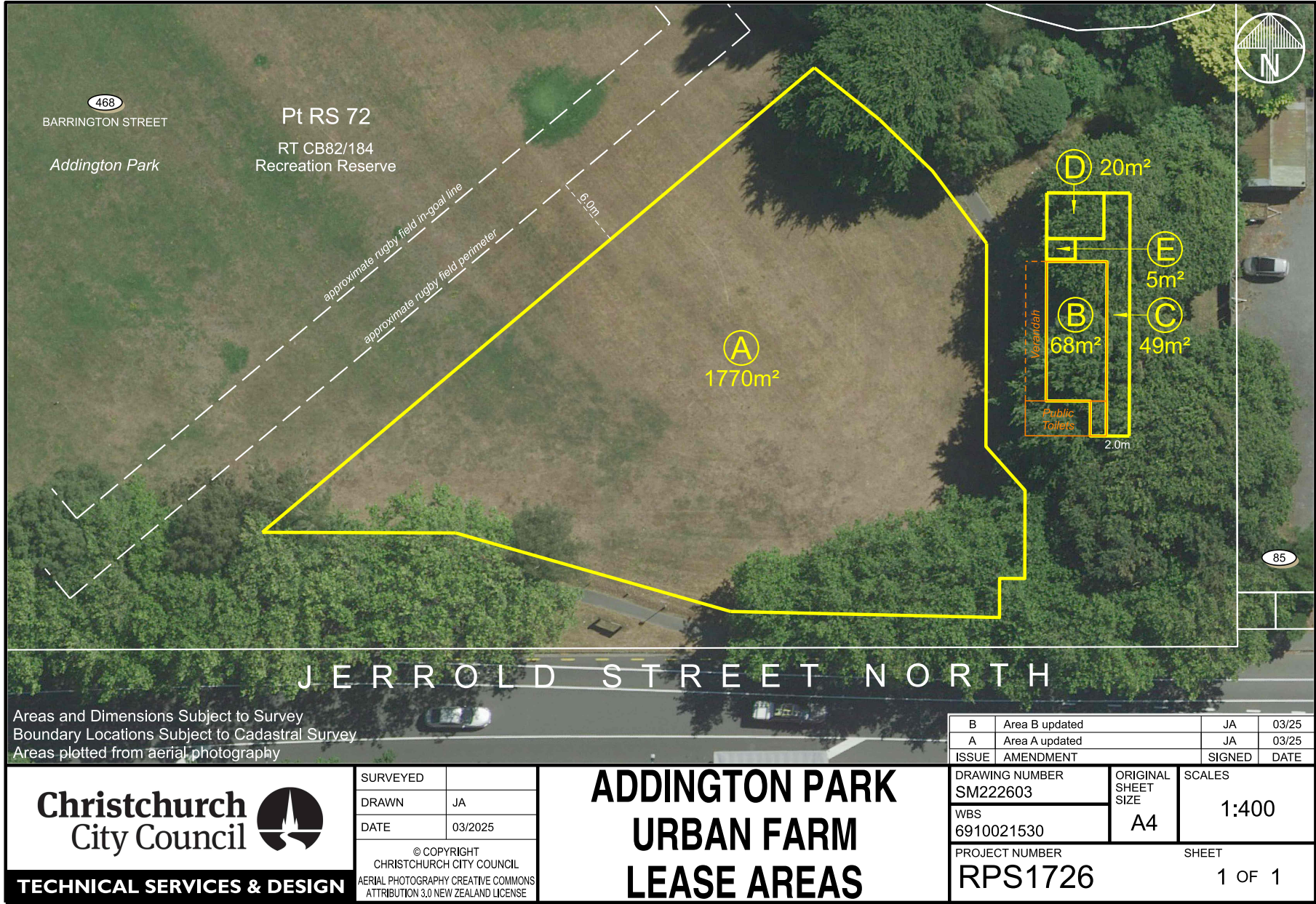
- Sacred Heart School. Concerns: Small school grounds. The principal was keen to prioritize the small amount of green space for games and sport.
- Addington Te Kura Taumatua. Concerns: Small school grounds. Located on the other side of the motorway. Community severance issues.

Private land

We have been very fortunate to have been provided backyard leases for 29 & 31 Parlane Street. These x 2 leases end before 2027 & have opt-out clauses that can be used at any time to evict the community garden setup before 2027. The landowners have not indicated any interest in extending the leases. No suitable new lease opportunities in Addington have emerged in recent years. Most of Addington has been in-filled with housing development. Private lease options are very dependent on the “goodwill” of a landowner and this makes them fragile arrangements. It would be very difficult to secure another private lease option that included toilet facilities. Addington Farm trust does not have financial means to buy land in Addington.

Land outside of Addington

such as parks, red zone land or private land. Our vision is to see the people and place of Addington thriving and growing in tūmanako. Proximity to Addington is really important to our kaupapa. We hope that our new community vegetable garden would be within walking access for everyone in Addington. A lot of locals in Addington have mobility challenges. Driving is often not an option, and busing can be expensive and time-consuming.





Manuka Cottage Addington Community House Inc.
P O Box 33025
Barrington 8244

70 Harman Street
Addington 8024

11 September 2023

To the Waihoru Spreydon-Cashmere-Heathcote Community Board,

On behalf of the community at Manuka Cottage Addington Community House Incorporated I wish to express our support for the Addington Park new māra kai project proposal which was initiated by Addington Farm volunteers.

The volunteers from Addington Farm suggested this idea at four different long term planning hui held by the Addington Farm in 2022 & 2023.

The new māra kai project would be suitable for Addington Park for the following reasons.

1. The park is accessible and close to hundreds of social housing units and short term accommodation rentals that typically have no backyard garden space available. These residents will significantly benefit from accessible māra kai space.
2. The park is big. Its 24,500m². The new māra kai space looks to utilise 1000m² of permanent vege beds which is less than 5% of the total park space. The size of the māra kai would allow it to feed hundreds of local households and whānau every week.
3. The soil is good. Minimal soil contamination has been identified which relate to paint line marking on the grass. Soil test pits have found rich dark soil full of worms.
4. The park has an under-utilised toilet block and changing sheds that could be transformed into a warm bustling community space.

Why this initiative would be good for the community?

- It would create nurturing spaces of connection and belonging which would contribute to a growing sense of safety and trust between locals.
- It would create climate change resilient food security for low-income Addington households.
- It would catalyse and support more gardens across Addington.
- It would support skill sharing and learning to develop more climate change adaptive gardeners in Addington.

Manuka Cottage has considered this initiative proposed by the Addington Farm volunteers and believe the benefits to the Addington Community are an opportunity to inspire, educate and encourage participation within their own local environment.

We are excited by the opportunity it presents for supporting a connected community.

Ngā mihi nui,

Cherylan Davies
Community Development Addington
Manuka Cottage Addington Community House Incorporated

manukacottage.addington@outlook.comcherylan.addington@citymission.org.nz



St Mary the Virgin

CHURCH SQUARE, CHRISTCHURCH

Postal: 21 Church Square,
Addington, Christchurch 8024

Email: anglicanstmary@gmail.com

Facebook: St Marys Addington

Web: stmarysaddington.org

18 September 2023

Support for the Addington Park new Mara kai project:

To the Waihoru Spreydon-Cashmere-Heathcote Community Board,

We are writing to express our support for the Addington Park new Mara kai project proposal which was initiated by Addington Farm volunteers. Addington Farm volunteers proposed this idea at four different long term planning hui held by the Addington Farm in 2022 & 2023.

The new Mara kai project would be suitable for Addington park for the following reasons.

1. The park is accessible and close to hundreds of social housing units and short-term accommodation rentals that typically have no backyard garden space available. These residents will significantly benefit from accessible Mara kai space.
2. The park is big. Its 24,500m². The new Mara kai space looks to utilise 1000m² of permanent vegetable beds which is less than 5% of the total park space. The size of the Mara kai would allow it to feed hundreds of local households and whānau every week.
3. The soil is good. Minimal soil contamination has been identified which relate to paint line marking on the grass. Soil test pits have found rich dark soil full of worms.
4. The park has an under-utilised toilet block and changing sheds that could be transformed into a warm bustling community space.

Why this initiative would be good for the community?

- It would create nurturing spaces of connection and belonging which would contribute to a growing sense of safety and trust between locals.
- It would create climate change resilient food security for low-income Addington households.
- It would catalyse and support more gardens across Addington.
- It would support skill sharing and learning to develop more climate change adaptive gardeners in Addington.

St Mary the Virgin, Addington has considered this initiative and we have agreed to support this initiative proposed by the Addington Farm volunteers. We are excited by the opportunity it presents for supporting a connected community.

Ngā mihi nui,
Your organisation

Yours sincerely

Gail Collier
People's Warden

Allan Hudson
Vicar's Warden

4/34 Spencer St
Addington

13 September, 2023

To the Waihoru Spreydon-Cashmere-Heathcote board, Tēnā koutou katoa.

I'm writing to support the Addington Farm as they explore the idea of expanding the farm into Addington Park.

On the 2nd September we ran a community clean up day for Addington Park. This was an informal gathering of neighbours. We cleaned the park and had a brainstorm about things we wanted to see in the park in the future. The themes that arose were that we wanted increased safety in the park, increased usage of the park by the local community, and increased opportunities for the community to plan what goes on in the park. There were lots of specific ideas about what could be done, and one of those was a community garden in the park.

We have formed a group to help look after our park and advocate for it. The Addington Farm is a valuable part of our community and having their presence in the park would help to solve many of the issues raised by the community.

We support their efforts and hope that you as a board facilitate a community co-design process for the park, which we would be delighted to be part of.

Nāku, nā

Jo Robertson
On behalf of the Addington Park community group.



Addington
Te Kura Taumatua

22 Brougham Street
Addington
Christchurch 8024
Ph 03 3662909
office@addington.school.nz

13 September, 2023

Ki te Waihoru Spreydon-Cashmere-Heathcote Community Board, Tēnā koutou katoa.

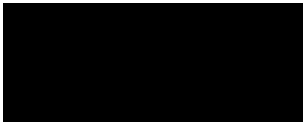
I am writing to express my support for the Addington Farm's request for a community co-design process for Addington Park. We believe that their long-term goal of having the farm operating in Addington Park is an excellent one.

The Addington Farm has been an important part of our community for the last 5 years, and we really appreciate the relationships we have formed with them. They have supported our kura by supplying our families with food, and also with sharing knowledge and seedlings for our garden.

As you know, the Addington community has issues in our local parks which make them feel unsafe for our families to use. We believe that having more community activities in Addington Park would make it more attractive to the community and reduce anti-social behaviour.

Addington Te Kura Taumatua supports the initiative proposed by the Addington Farm. We believe it will have positive impacts for our tamariki and our whole community.

Ngā mihi,



Jo Robertson

School-Community Liaison
Addington Te Kura Taumatua



CCGA
CANTERBURY COMMUNITY
GARDENS ASSOCIATION
EST. 2001

Canterbury Community Gardens Association - CCGA

www.ccgga.org.nz

13.09.23

Attention: Waihoru Spreydon-Cashmere-Heathcote Community Board

Letter of support: Addington Park māra kai project

Dear Community Board:

The Canterbury Community Gardens Association, CCGA, was established in 2021. The organisation is a collective group of over 50 Community Gardens and Food Forests in the Canterbury region.

The CCGA is writing to express **support** for the proposed **Addington Park māra kai** project proposed by the Addington Farm.

Our organisation aims to strengthen and nurture existing community gardens, support new initiatives, build stronger connected communities and create environments where people are welcome.

The CCGA support the new māra kai project for Addington Park for the following reasons.

The proposed garden would help meet the increased demand for fresh food in the Addington area. Whilst at the same time, it would offer opportunities for residents to grow and share food in a safe, central environment. The soil is rich, fertile growing land, with no evidence of contamination.

Community gardens are social centres where friendships flourish and memories are made. A community garden here would support skill and knowledge-sharing, and learning-related outcomes of growing food and climate change.

Addington Park is accessible and close to numerous social housing units and short-term accommodation rentals that typically have no backyard garden space available. Offering these people spaces to connect with others and grow food would provide a positive outcome for all involved.

1

Access to the buildings currently on site would be encouraged, as having a base for gatherings and amenities like toilets are crucial elements when setting up a community space. Therefore, it seems logical to make use of the changing sheds and toilet currently at the park.

The mature trees in the park provide natural shade and connection points for people to congregate. This initiative will create nurturing spaces of connection and belonging, which would contribute to a growing sense of safety and trust between locals.

The CCGA wish the team behind the proposal all the best; growing communities is something truly remarkable that needs broader support and recognition from the entire community.

Ngā mihi nui,

Rachel Vogan
Capacity Builder
Canterbury Community Gardens Association.

From: APPLEBY, Ian (Roy) [REDACTED]
Sent: 16 July 2024 2:24 PM
To: Stuart Manning [REDACTED]
Subject: RE: [EXTERNAL] Addington Community Garden: Mara Kai

Hiya Stuart,

As the Christchurch Metro Community Policing Supervisor, I fully support the type of activity your group's proposal advocates. It seems to me to have clear benefits for many local people and re purposes an area that has provided some difficulty to us from a Policing perspective. As such this initiative could be viewed as an excellent example of communities playing their part in crime prevention.

Transforming the changing sheds and toilets area from an unused space into a warm community hub suitable for hosting a variety of workshops and community gatherings, will certainly help provide a guardianship over an area (which it may not currently have) to an extent where members of the community can be and feel safe while they develop and then carry out many worthwhile endeavours.

This proposal has the potential to engage a community in activities which can bring people together and enhances social interactions that build people up delivering a sense of belonging in an area that can greatly benefit all by exemplifying good strong communities who have a pride in their area and care about what is happening around them.

Roy Appleby 8850

Senior Sergeant

Christchurch Metro Area Community Services.

Postal address
PO Box 28048
Woolston
Christchurch 8241
NEW ZEALAND



Clubrooms Address
Woolston Club
43 Hargood Street
Woolston
Christchurch

12th July 2024

Addington Park – Building upgrade

Cashmere Technical Football Club are the largest sports Club in the South Island. This year we have started using Addington Park for some of our youth and senior games on Saturday's. We have installed a set of senior posts with nets for our games and also for the community to use. There are some flood lights, but they are in very poor condition. Our long term plan is to get consent, and then funding, to upgrade the lights so we can use the park for winter evening training.

We fully support the up grade of the pavilion into a space that community groups can use. None of our players use the open showers and the idea of having a space where team's could gather after games is very appealing.

We are looking forwards to being part of the solution in getting Addington Park more used by the community.

Thanks,

Lisa Young



Lisa Young

General Manager, Cashmere Technical Football Club
p. [REDACTED] | w. ctfc.co.nz
f. facebook.com/cashmeretechnicalfootballclub/

Stadium: Garrick Park, Woolston Club, Hargood Street, Woolston, Christchurch

Telephone: (03) 974-1699 **E-mail:** info@ctfc.co.nz



14/09/2023

Letter of Support for a new māra kai in Addington Park

Dear Waihoru Community Board,

The team at Foodtogether Aotearoa strongly endorse the proposal to establish a māra kai in Addington Park.

Foodtogether Aotearoa is a social enterprise with an aim to connect communities around healthy kai. In the process of setting up a weekly fresh produce Pop-up at Addington Te Kura Taumata, we researched local food security and held a hui to bring the community together on this issue. We discovered what many locals know to be true: that Addington is a food desert, lacking in supermarkets, grocery stores and healthy food options but high in fast-food and convenience stores.

Our hui revealed great local enthusiasm for creating resilient neighbourhoods through establishing more local māra kai and equipping residents to learn how to grow their own food. We have seen the huge support that locals have for the Addington Farm and believe that establishing a māra kai in Addington Park would be another incredible asset for the area.

We hope that the Waihoru Community Board can facilitate a co-design process for a māra kai in Addington Park and see this excellent initiative on its way. This new māra kai would allow Addington increased food security and provide an opportunity for many to flourish.

Ngā mihi nui,

Sophie Bond and the Foodtogether Aotearoa Team

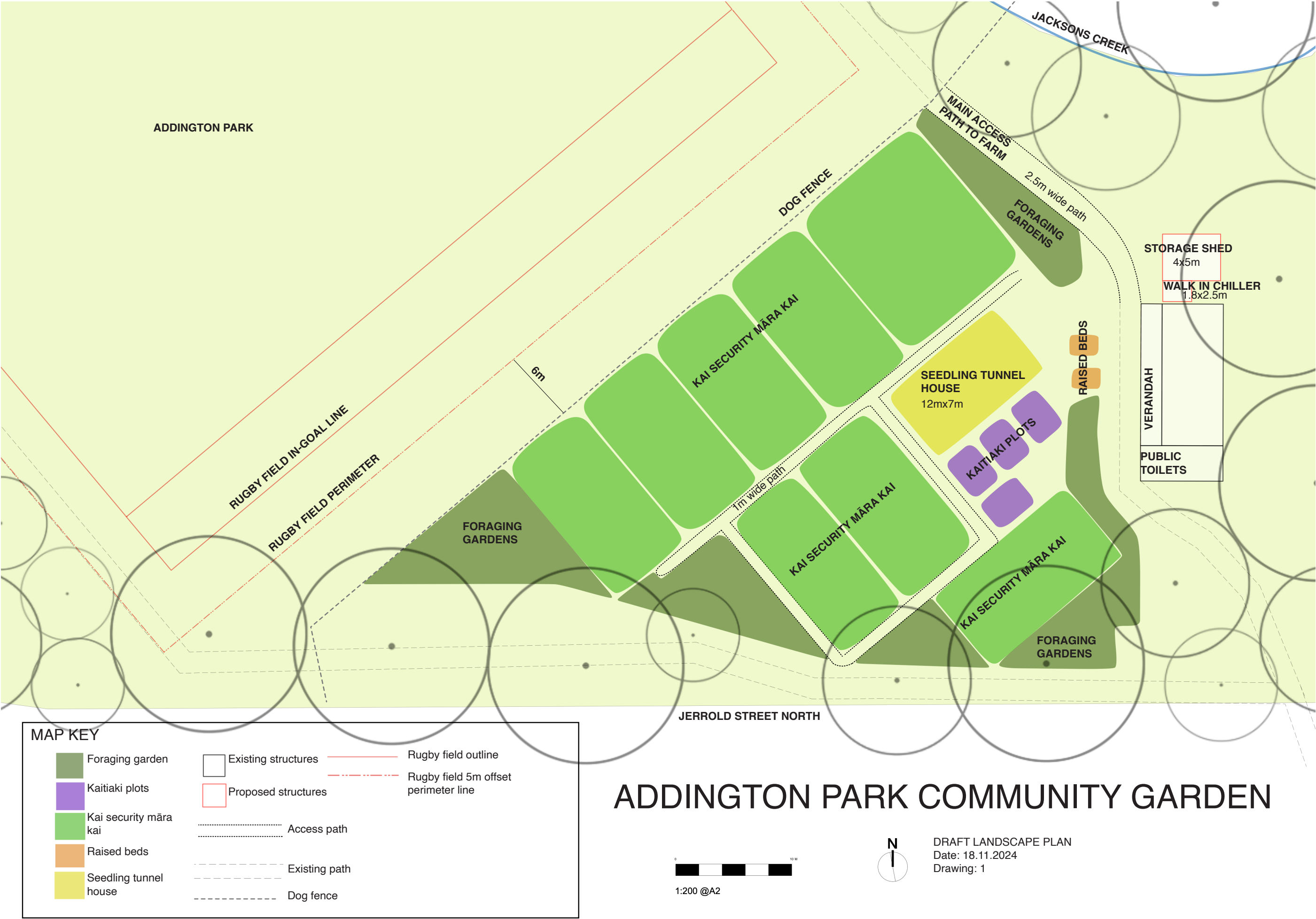


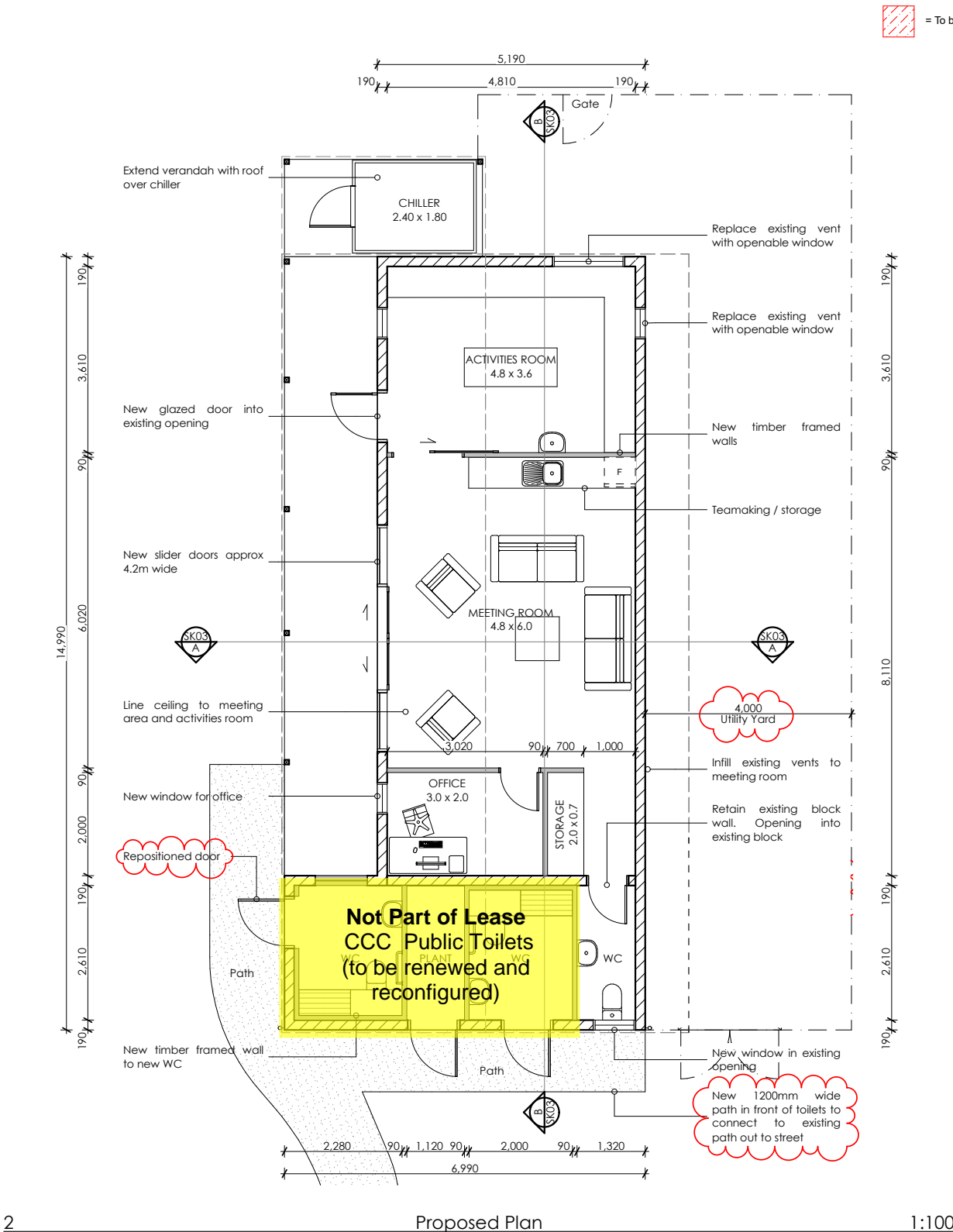
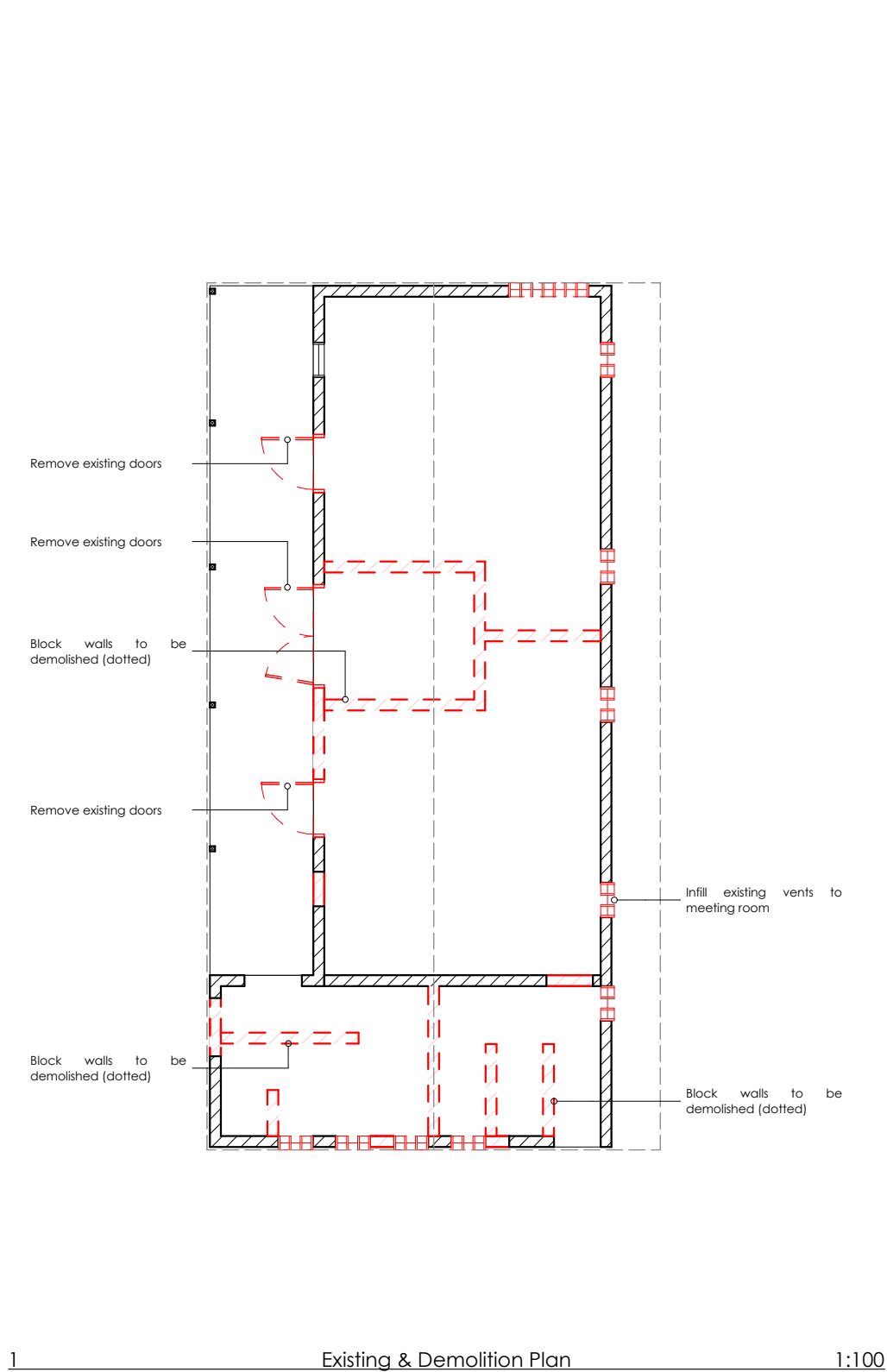
ADDINGTON PARK COMMUNITY GARDEN CONTEXT MAP



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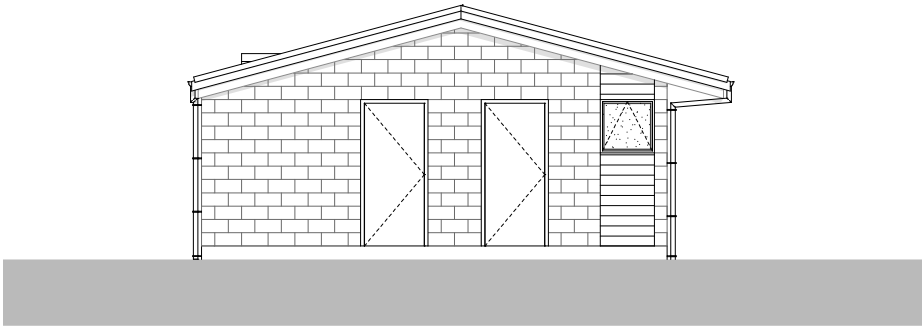
DRAFT LANDSCAPE PLAN
Date: 18.11.2024
Drawing: 2





CLIENT:	Addington Farm	REVISION	DATE	DESCRIPTION	JOB TITLE:
ADDRESS:	Cnr Barrington & Brougham Streets	A	16/10/2024	Concept	Addington Park Pavillion Upgrades
CITY:	Christchurch	B	21/11/2024	RFP Revision	LAYOUT NAME:
LOT:	--	C	11/03/2025	Revision C	Floor Plans
DP:	--				
ZONING:	Open Space Community Parks				

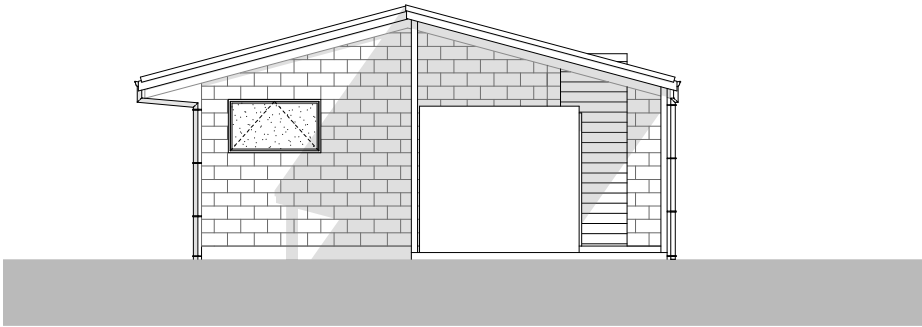
ISSUE:	Revision C	REVISION:
DATE:	11/03/2025	C
DRAWN BY:	LN	SHEET:
SCALE:	1:100	SK01
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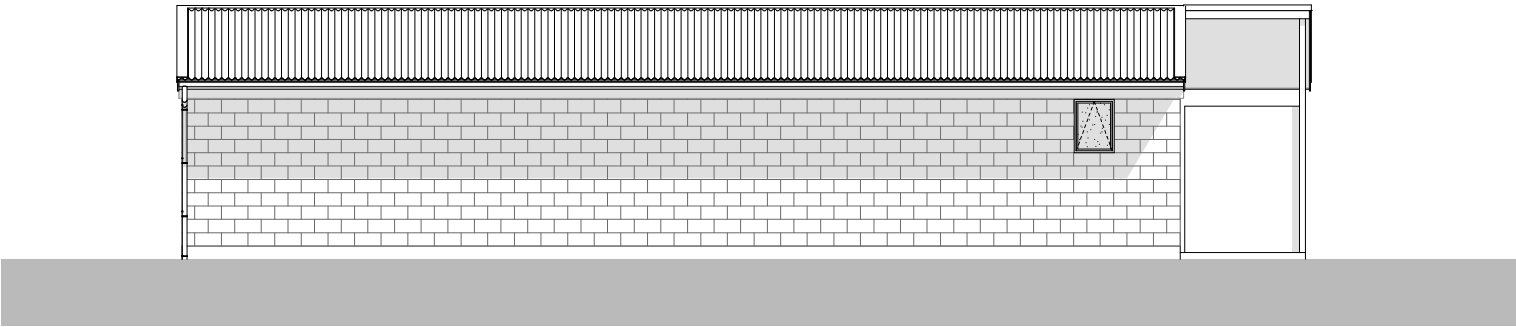
1 South Elevation 1:100



2 West Elevation 1:100

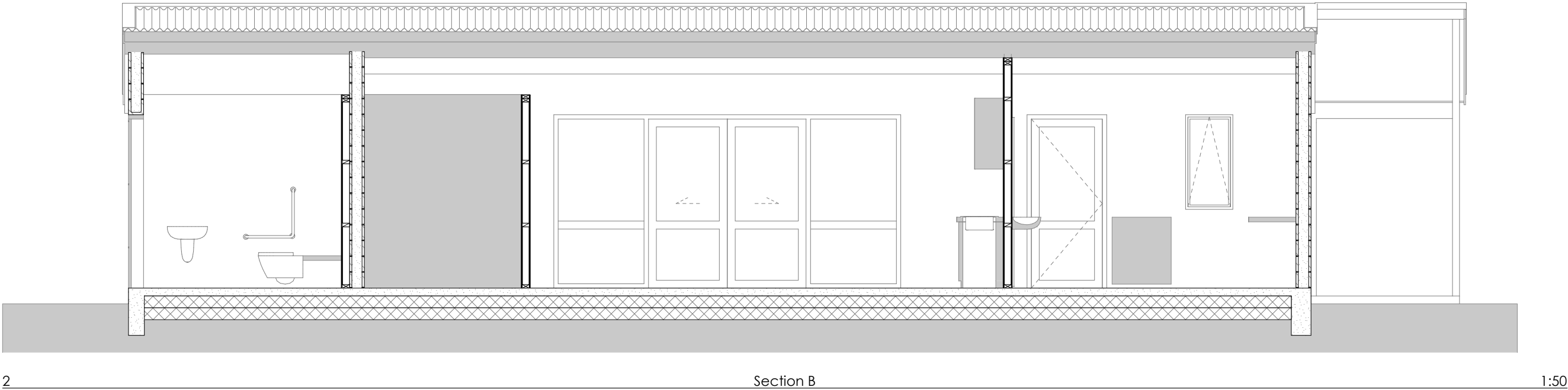
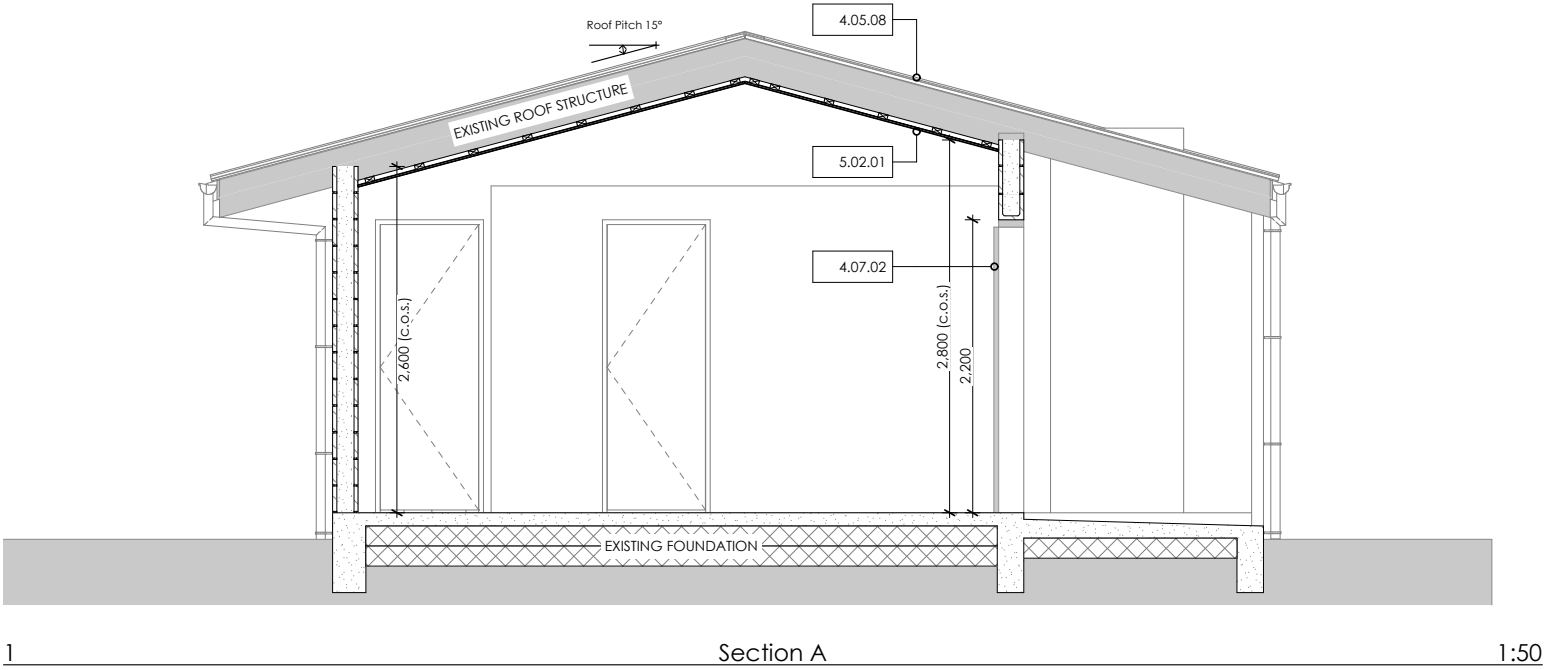


3 North Elevation 1:100



4 East Elevation 1:100

CLIENT:	Addington Farm	REVISION	DATE	DESCRIPTION	JOB TITLE:		ISSUE:	Concept	REVISION:
ADDRESS:	Cnr Barrington & Brougham Streets	A	16/10/2024	Concept	Addington Park Pavillion Upgrades		DATE:	16/10/2024	A
CITY:	Christchurch				LAYOUT NAME:		DRAWN BY:	LN	
LOT:	--				Proposed Elevations		SCALE:	1:100	SHEET:
DP:	--						Subject to council approval. All measurements to be confirmed on site by contractor prior to the commencement of work.		
ZONING:	Open Space Community Parks						© 2024. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without written permission of the designer.		
							SK02		



CLIENT:	Addington Farm	REVISION	DATE	DESCRIPTION	JOB TITLE:	 ADDINGTON FARM	ISSUE:	Concept	REVISION:
ADDRESS:	Cnr Barrington & Brougham Streets	A	16/10/2024	Concept	Addington Park Pavillion Upgrades		DATE:	16/10/2024	A
CITY:	Christchurch				LAYOUT NAME:		DRAWN BY:	LN	SHEET:
LOT:	--				Proposed Sections		SCALE:	1:50	SK03
DP:	--						<small>SUBJECT TO COUNCIL APPROVAL. ALL MEASUREMENTS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.</small>		
ZONING:	Open Space Community Parks					<small>© 2024. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without written permission of the designer.</small>			

Memos



Memo

Date: 5/02/2025
From: Jason Tickner – Parks and Recreation Planner
To: Waihoru Spreydon-Cashmere-Heathcote Community Board
Cc: Jess Garrett – Community Governance Manager (Waihoru)
Reference: 25/167402

Addington Park - Addington Farm Lease Engagement

1. Purpose of this Memo Te take o tēnei Pānui

- 1.1 The purpose of this memo is to advise the Waihoru Spreydon-Cashmere-Heathcote Community Board (the Community Board) of upcoming public consultation on a possible new ground lease to the Addington Farm on Addington Park.
- 1.2 This action is to fulfil the Community Board’s request from the Public Forum on the 14th September 2023:
“Refers the request [Addington Farm deputation] for consideration of the new māra kai request at Addington Park to staff for investigation, to work with the group, and report back to the Board.”
- 1.3 The information in this memo is not confidential and can be made public.

2. Update He Pānui

- 2.1 The Addington Farm have been operating across two private residential properties since 2019 and have proven to be a successful and community minded group for the Addington Community.
- 2.2 On the 14th September 2023 Addington Farm presented their strategic plan to the Community Board which included the lease of part of Addington Park.
- 2.3 The Community Board actioned council staff to investigate and work with the group to facilitate their request and report back to the Board.
- 2.4 Council officers have since undertaken a review of suitable locations for Addington Farm, undertaken the required internal consultation and determined that the southern portion of Addington Park is the most suitable location for the requested use.
- 2.5 On the 31st October 2024 a Request for Proposals (RFP) process was initiated for the site and publicly advertised for four weeks. Council officers received only one proposal, being that from Addington Farm. This proposal was generally complying with the requirements of the tender and was accepted as the successful proposal. The proposed plans are attached to this memo.

3. Next Steps Ngā Mahinga ā-muri

- 3.1 The next step in the process is that council officers will be undertaking public consultation on a proposed new ground lease with Addington Farm over part of Addington Park, for a community garden purpose.

Memos



- 3.2 If approved by the Community Board, the lease will be for an indicative area of 1,779m² as a ground lease for the establishment of a community garden, an additional 74m² ground lease for external storage and an indicative 64m² lease of the former changing room facility for repurposing as the Addington farm office, meeting room, workspace, and internal toilet. The indicative lease areas and community garden layout are attached to this memo.
- 3.3 The new lease will be in accordance with section 54 (1)(b) of the Reserves Act 1977 and is proposed to be for a term of three years (with two rights of renewal of three years each). Leases may be granted for a total period of up to 9 years in accordance with this provision.
- 3.4 Public consultation will occur from 14th February to 16th March 2025, in accordance with Reserves Act 1977 requirements to consult for 30 days.
- 3.5 A variety of engagement tactics will be used to target key stakeholders, sports groups, local community groups, park users and neighbouring properties. A statutory public notice will also be placed in The Press as required under the Reserves Act 1977.
- 3.6 Submissions received will be considered by staff and it is anticipated that a report seeking a decision on the proposed lease will then be presented to the Waihoru Spreydon-Cashmere-Heathcote Community Board by April 2025.

4. Conclusion Whakakapinga

- 4.1 Council officers will commence public consultation on the potential lease for Addington Farm and will report back with a recommendation to the Board for decision.

Attachments Ngā Tāpirihanga

No.	Title	Reference
A	Addington Community Garden Plan	25/270213
B	Addington Park Plan	25/270214
C	Proposed Lease Plan - Addington Farm	25/277209

Signatories Ngā Kaiwaitohu

Authors	Jason Tickner - Parks & Recreation Planner Kiran Skelton - Engagement Advisor
Approved By	Kelly Hansen - Manager Parks Planning & Asset Management Al Hardy - Manager Community Parks Rupert Bool - Acting Head of Parks

12. Waihoru Spreydon Cashmere Heathcote 2024-25 Discretionary Response Fund The Yarns Men for the Art of A Good Yarn Workshop Project

Reference Te Tohutoro: 25/549859

Responsible Officer(s) Te Pou Matua: Heather Davies Community Development Advisor

Accountable ELT Member Pouwhakarae: Andrew Rutledge, General Manager Citizens and Community

1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is for the Waihoru Spreydon-Cashmere-Heathcote Community Board to consider an application for funding from its 2024-25 Discretionary Response Fund from the organisation listed below.

Funding Request Number	Organisation	Project Name	Amount Requested	Amount Recommended
68531	The Yarns Men	The Art of A Good Yarn Workshop	\$7,925	\$7,000

- 1.2 There is currently a balance of \$56,740 remaining in the fund.

2. Officer Recommendations Ngā Tūtohu

That the Waihoru Spreydon-Cashmere-Heathcote Community Board:

1. Receives the information in the Waihoru Spreydon Cashmere Heathcote 2024-25 Discretionary Response Fund The Yarns Men for the Art of A Good Yarn Workshop Project Report.
2. Notes that the decisions in this report are assessed as low significance based on the Christchurch City Council’s Significance and Engagement Policy.
3. Approves a grant of \$7,000 from its 2024-25 Discretionary Response Fund to The Yarns Men towards the The Art of A Good Yarn Workshop Project for wages and venue hire. This amount includes \$2,000 from Shape Your Place Toolkit Fund for the Facilitator.

3. Key Points Ngā Take Matua

Strategic Alignment Te Rautaki Tīaroaro

- 3.1 The recommendations above are aligned with the Council's Strategic Framework and in particular the strategic priority of Building trust and confidence.
- 3.2 The recommendations are consistent with the Strengthening Communities Together Strategy.

Decision Making Authority Te Mana Whakatau

- 3.3 The Community Board has the delegated authority to determine the allocation of the Discretionary Response Fund for each community.
- 3.3.1 Allocations must be consistent with any Council-adopted policies, standards or criteria.
- 3.3.2 The Fund does not cover:

- Legal or environmental court challenges against the Council, Council Controlled Organisations, or Community Board decisions.
- Projects or initiatives that change the scope of a Council project or 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

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


Discussion Kōrerorero

- 3.7 At the time of writing, the balance of the 2024/25 Discretionary Response Fund is:

Total Budget 2024/25	Granted To Date	Available for allocation	Balance If Staff Recommendation adopted
\$126,010	\$69,270	\$56,740	\$49,740

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

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	Waihoru Discretionary Response Fund 2024/25 The Yarns Men, The Art of A Good Yarn Workshop Decision Matrix	25/565739	147

Signatories Ngā Kaiwaitohu

Author	Heather Davies - Community Development Advisor
Approved By	Jess Garrett - Manager Community Governance, Spreydon-Cashmere-Heathcote

2024/25 WAIHORU SPREYDON-CASHMERE-HEATHCOTE DISCRETIONARY RESPONSE FUND DECISION MATRIX

Organisation Name	Project	Request Budget	Staff Recommendation	Priority
<p>The Yarns Men</p> <p>Application Number: DRF24/25_021_SCH</p> <p>Physical address</p> <p>Funding History <i>(past three years)</i></p> <p>Nil</p>	<p>The Art of a Good Yarn Workshops</p> <p>Project purpose is to run a three-month pilot programme 'The Art of A Good Yarn Workshop' for men aged 18 to 65 in and around the St Martins area. It is a community led programme for men showing signs of loneliness or social isolation and participation is through referral. The weekly workshops run for 90 minutes and focus on three key areas; discovering personal values, overcoming 'monkey mind' and committed action.</p>	<p>Total Cost of Project: \$8,045</p> <p>Total Amount Requested: \$7,925</p> <p>Percentage of project requested: 99%</p> <p>Contribution sought towards:</p> <p>Facilitator - \$2,700 Peer Supporters - \$3,960 - Landsdowne Community Centre - \$540 Printed materials - \$725</p> <p>Other sources of funding:</p> <p>Garage Sale 5 April hopes to generate between \$500 and \$1,000</p>	<p>\$7,000</p> <p>That the Waihoru Spreydon-Cashmere-Heathcote Community Board approves a grant of \$7,000 from its 2024-25 Discretionary Response Fund to The Yarns Men towards The Art of A Good Yarn Workshop Project for wages and venue hire. This amount includes \$2,000 from Shape Your Place Toolkit Fund for the facilitator.</p>	<p>2</p>

<p>CCC Strategy Alignment</p> <p>Strengthening Communities Together Strategy</p> <p>Outcomes that will be achieved through this project</p> <p>1) Increased Social Connection – Men engage in meaningful conversations, reducing isolation and building friendships.</p> <p>2) Improved Well-being – Practical tools (e.g., handling “Monkey Mind”) lead to better mental resilience.</p> <p>3) Community Engagement – Participants connect with local GPs and each other, creating a support network beyond the workshop.</p>	<p>Staff Assessment</p> <p>The Yarns Men are based in Christchurch, their mission is to create opportunities for men to experience life through good conversation. They believe that providing a safe space for men to have open and honest conversations can reduce the number of suicides and improve mental health in communities. They aspire for zero suicide communities in New Zealand.</p> <p>The Yarns Men team consists of dedicated individuals who are passionate about creating a better future for men in New Zealand. They are trained in peer support; mental health first aid and suicide prevention. They also love a "good yarn".</p> <p>Social prescribing is about helping people to improve their health, wellbeing and social welfare by connecting them to community organisations and groups. This is a collaborative project with Pegasus Health. Using social prescribing, four medical centres in St Martins can refer men showing signs of loneliness or isolation to the workshop. Studies and social research show men talk best when they're beside each other and the workshop is an opportunity to do this.</p> <p>There is a maximum of 16 participants per workshop and there are three workshops to attend. Through interactive exercises and reflection participants develop better "yarn skills" and a stronger sense of community. The final session encourages ongoing connection with monthly meet ups or other community initiatives. Each workshop has a lead facilitator and two peer support workers.</p> <p>Rationale for staff recommendation</p> <p>This is a community development model for men's mental health.</p> <p>A skilled Advisory Working Group supports the effective implementation, oversight and evaluation of the pilot workshop programme. This includes a chairperson responsible for leadership and strategic direction and specialised roles with knowledge and experience in the key areas of the workshop programme. This includes community development, cultural and lived experience, research and data and a doctor.</p>
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13. Waihoru Spreydon-Cashmere-Heathcote Community Board Area Report - April 2025

Reference Te Tohutoro: 25/360460

Responsible Officer(s) Te
Pou Matua: Jess Garrett, Community Governance Manager

Accountable ELT
Member Pouwhakarae: Andrew Rutledge, General Manager Citizens and Community

1. Purpose of Origin of the Report Te Pūtake Pūrongo

- 1.1 This report provides the Board with an overview of initiatives and issues current within the Community Board area.
- 1.2 This report is staff-generated monthly.


2. Officer Recommendations Ngā Tūtohu

That the Waihoru Spreydon-Cashmere-Heathcote Community Board:

1. Receives the information in the Waihoru Spreydon-Cashmere-Heathcote Community Board Area Report - April 2025.

3. Community Support, Governance and Partnership Activity

3.1 Community Governance Projects

Activity	Detail	Timeline	Strategic Alignment
2025 Community Pride Garden Awards	This year is the 35 th Community Pride Garden Awards, a Council initiative started in 1991 and has been a joint venture with the Christchurch Beautifying Association since 1997. Judging was carried out from mid-January to early February.	31 May 2025	Board Priority. Strengthening Communities Together Strategy.
2025 Edible and Sustainable Garden Awards	Nineteen entries were received in the Waihoru board area, the Canterbury Horticultural Society have assessed the gardens and will celebrate the award winners in a combined ceremony in May. 	31 May 2025	Board Priority. Strengthening Communities Together Strategy.

<p>Summer with your neighbours</p>	<p>Successful applicants of the 2024/25 Summer with your neighbours were advised in September. They are hosting their gatherings from 26 October through to 31 March. Reimbursements to be sent in by 11 April 2025.</p>   	<p>11 April 2025</p>	<p>Board Priority. Strengthening Communities Together Strategy.</p> <p>Item 13</p>
<p>2025 Community Service Awards</p>	<p>Nominations opened on 7 March and closed Sunday 6 April. The Board will be considering nominations at their meeting in May 2025.</p> 		<p>Strengthening Communities Together Strategy. Community Board Project.</p>

2025 Children's Day	 <p>The Spreydon-Cashmere-Heathcote Community Governance Team supported this year's Children's Day event that was held Sunday 2 March at Cuthberts Green Park. It was a great day celebrating tamariki in Ōtautahi with fun interactive activities, information and entertainment.</p>	Completed	Strengthening Communities Together Strategy
Site Visit - Parakiore Recreation and Sport Centre	<p>On Thursday 6 March, Spreydon-Cashmere-Heathcote Community Governance Staff attended a site visit at Parakiore Recreation and Sport Centre.</p> <p>The tour provided great insights into the current progress of the building's construction.</p> 	Completed	Strengthening Communities Together Strategy
Pop-Up Funding Information Sessions	<p>The Waihoru Community Governance Team will be holding three community pop-up information sessions on Strengthening Communities Fund. These will be held across various locations.</p>	31 March – 7 April	Strengthening Communities Together Strategy

				Item 13
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3.2 Community Funding Summary

3.2.1 Community Board Discretionary Response Fund 2024/25 – as of 20 March 2025:

- Discretionary Response Fund balance for 2024/25 is \$56,740.00
- Youth Achievement and Development Fund balance is \$2,250.00
- The Off the Ground Fund balance is \$1,510.00
- The Shape Your Place Toolkit Fund balance is \$2,000.00

The 2024/25 Discretionary Response Fund Spreadsheet as of 20 March 2025 is **attached** for record purposes.

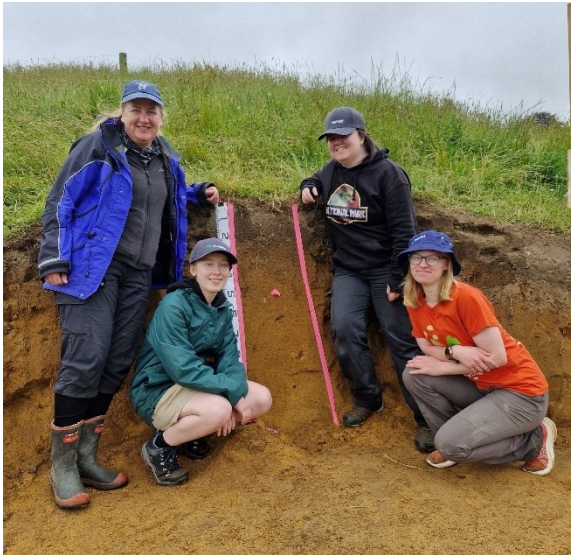
3.2.2 Youth Development Fund Applications

The following Youth Development Fund applications have been approved since the last Area Report:

Name	Event	Amount
Phoebe Mills	Spirit of Discovery Voyage	\$200
Zoe Meeten	Future Problem-Solving World Championships 2025, USA	\$350
Luca Rose	Canoe Polo Oceania 2025 Championships, Australia	\$300

The decision matrices are **attached** for record purposes.

Report back to the Community Board:

Name Event Photo	
<p>Emily Cropp, Moana Soil Judging competition in Rotorua</p> <p>My teammates and I had an incredible time at the competition, meeting other students and industry professionals, and being trained to do soil analysis and determining appropriate land use types for each site based on its properties and landscapes. We did two full days of training, while getting used to the format and timing we needed to adhere to for the competition. On the third day, we completed two team competition pits and an individual competition pit each. As a team, we ended up placing fourth in the New Zealand university category, and ninth out of all the university teams present. Overall, we were incredibly proud of ourselves and how we did, especially since we were competing against students who have competed for several years (including travelling to compete internationally), and students who study soil science full time at a postgraduate level. For my individual pit, I placed 52nd out of all the university students, which I was still very proud of, since I had never done any soil judging or classification prior to this competition. As a team, we developed valuable skills together, including our delegation, leadership, communication, and time management skills, as well as becoming more resilient under pressure.</p>	

Item 13

3.2.3 Off the Ground Fund Applications


The following Off the Ground Fund application has been approved since the last Area Report:

Name	Event	Amount
Jeffrey Cotton	ANZAC Day Diorama Event and Advertising Costs	\$300

The decision matrix is **attached** for record purposes.

3.2.4 Better-Off Fund

Report back to the Community Board:

Name Event	Photos
<p>Hoon Hay Community Association Incorporated, Purchase and installation of a Shade Sail for the Hoon Hay Community Centre.</p> <p>The Hoon Hay Community Centre is council owned, and community managed by Hoon Hay Community Association. Council completed a project to upgrade the facility internally and externally in July 2023. This included the addition of a decking area at the rear of the building which compliments a large, grassed area. This combination makes the community centre a popular choice for use by people in the community. It is widely used for a range of community gatherings, activities and events. The outdoor area is now more user friendly with the provision of a shaded area over the decking.</p>	

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]

- The Waihoru Spreydon-Cashmere-Heathcote 2023-25 Community Board Plan was adopted by the Board at their meeting in May 2023 and can be found online [here](#).
- The Biannual Monitoring Report, showing Progress on the Community Board Plan, as of March 2025 is **attached** or can also be found online [here](#).

3.3.2 Council Engagement and Consultation.

- Proposed plan to make Lyttelton Street safer and more accessible for children and cyclists was open for consultation from 11 to 29 September 2024. The Board will be making a decision in May 2025.
- A proposal to award a ten-year lease of Sumnervale Reserve to the Sumner Valley Riding School was open for feedback from 23 September to 22 October, with the Board considering the staff recommendation in April 2025.
- A proposed plan for safety and accessibility improvements on Selwyn Street was opened for consultation from 16 October to 3 November. The Board will consider the proposal in May 2025.
- A proposal to make it safer for pedestrians on Richmond Hill Road was open from 2 August to 8 September 2024. At their meeting on 14 November 2024 the Board did not make a decision; they instead requested a workshop to explore an alternate option that provides for a defined footpath and defined car parking areas. Staff are

looking into this and will present any alternative options to the Board to discuss at an information session in 2025.

- Sydenham Rugby Club is proposing installing three new lights and upgrading four lights at Waltham Park, consultation is open from 19 December 2024 to 13 January 2025. The feedback will inform the staff recommendation to the Board, which is to be considered in April 2025.
- Addington Farm community group is seeking to lease an area of Addington Park for a community garden, consultation is open until 18 March 2025. The Board will consider feedback and staff recommendation in April/May 2025.
- Council has some options for what could be included in a draft Local Alcohol Policy (LAP) for Christchurch and Banks Peninsula and is seeking feedback on these options. The Community Board hosted a community workshop on Thursday 27 February in the Linwood Boardroom. The Board provided a feedback letter to Council on the options for what could be included in draft LAP informed by the discussions at the workshop. Feedback on the options closed on 9 March 2025, this feedback will inform the staff report to Council in April 2025.
- Council wants your feedback on the future of water services in Ōtautahi Christchurch. Feedback closed on 6 April 2025.
- Draft Annual Plan 2025/26 outlines the activities, services and capital projects that Council will deliver, including how they are funded. Is Council on track, feedback closed on 28 March, hearings will be heard in April and Council will adopt the plan in June. The Board provided feedback on their priorities, as outlined in their Community Board Plan 2023-25.
- The regular review of the Development Contributions Policy was open for feedback until 26 March. Council will make a decision in May.
- The Council is proposing to make changes to the District Plan, Plan Change 20 – Industrial Plan Change, to help manage the effects of industrial activity that occurs near residential housing. Engagement closed on 31 March.

3.4 Governance Advice

3.4.1 **Public Forum** – The Board received the following public forum presentations at its 27 February Information Session and 13 March meeting:

- A spokesperson for The Yarns Men spoke to the Board on their new initiative in the St Martins area.
- A local resident spoke to the Board regarding Cotoneaster Horizontalis – a noxious weed.
- Local residents spoke to the Board regarding a request for pickleball courts at Te Papa Kura Redcliffs Park.
- A local resident spoke to the Board regarding a proposal for a mobile seaside sauna in Sumner.

3.4.2 **Correspondence** – The Board received the following correspondence at its 13 March meeting:

- Speeding traffic in Addington
- Proposed new Sumner walkway

3.4.3 **Information Sessions/Workshops** – The Board received the following information sessions/workshops in March 2025:

- Three Waters Programme
- Orion – Update on cable installation between Milton and Halswell
- Community Funding Information Session
- Monitoring Report – Waihoru Spreydon-Cashmere-Heathcote Community – Board Plan 2023-25

3.5 **Community Development**

3.5.1 Neighbourhood Building: Kia Ora Addington Skill Sharing Nights are back up and running for the year. These skill sharing nights occur the second Tuesday of every month.

Engagement in the Waltham Community has begun with the Addington Community Connector working in both areas. The Waihoru Board funded Community Connector position in Waltham is currently being advertised as a vacancy.

4. **Advice Provided to the Community Board Ngā Kupu Tohutohu ka hoatu ki te Poari Hapori**

4.1 **Customer Service Request Report** – Report on open and completed tickets (requests for service) in February 2025 is **attached**.

4.2 **Attached Memos include:**

- Te Kaha Surrounding Streets update
- Removal of Engage Artwork from South Library
- Ōtautahi Christchurch Organics Processing Facility: ECan Consent Update
- Response to Correspondence - Waltham Road / Austin Street Intersection
- Response to Correspondence - Tennyson Street Eastern Terrace Intersection

4.3 At its Meeting on 12 October 2023, the Board received a public forum presentation from local residents regarding flooding at Sydenham Cemetery. The Board requested staff provide an update on the progress with addressing the flooding at the cemetery. Staff have responded: *repairs have been undertaken to improve access during the wetter months.*

4.4 At its Meeting on 15 June 2023, the Board received a public forum presentation from a local sports club on the proposed Len Lye art sculpture at Scott Park on the Coastal Pathway. The Board requested the following:

1. Requests staff address the questions raised by Pacific Fleet Windsurfing club and report back to the Board.

Before responding to the questions raised, we would like to note that the Len Lye sculpture is still being investigated and no location has been formally confirmed within the landscaping plan. The initial location indicated was #15, as per the attached concept plan. An alternative location for the sculpture was considered for the open grass area marked #2 on the concept plan. The assumption is that the questions raised by the Pacific Fleet Windsurfing Club relate to this alternative location (#2). The questions raised were:

- a. Will the installation mean a change to the number of available car parks? *No, at this point there is no indication that the sculpture would have an impact on the number of car parks/*

management in the area, related to the public forum presentation from Cracroft Residents Association on 23 May 2024.

- 4.7 At its meeting on 9 November 2023, the Board received a public forum presentation proposing a walking track connecting Worsleys Road to Steve Askin Drive and beyond to the Christchurch Adventure Park. The Board referred the issues raised to staff, the response back: *as subdivisions are still being developed this cannot be progressed. Once subdivisions are complete the possibility of a track will be reviewed.*

- 4.8 From the elected members exchange at their meeting on 11 May 2023, the Board agreed to request a briefing from staff on the issues of large amounts of rubbish and recycling blown from wheelie bins into local waterways during strong winds and the possible use of bin latches to mitigate the issue.

Staff advised the Board in September 2023 that trials using a bin lid clip were to be undertaken in parts of Cashmere. These trials were delayed due to funding availability, which started in March 2024.

The Wheelie Bin Latch Trial Report went to the Council meeting on 19 March 2025. Council approved the establishment of a wheelie bin latch stock, to be made available to the community through Council offices, libraries, and community hubs on a user pays basis of \$4.25 excluding GST per unit.

- 4.9 At its meeting on 9 November 2023, the Board received a public forum presentation from Spreydon Tennis Club regarding their wish to have fibre optic service. The Board referred the issue to staff for investigation, staff have responded: *the tennis club need to work with Enable to get an agreement. Once this is in place, Council can progress through Enable directly.*
- 4.10 At its meeting on 14 March 2024, the Board received a public forum presentation regarding the Hobson Bay Baches. The Board request has since been *superseded by the Taylors Mistake Bach process approved by Council and being managed through a Working Party.*
- 4.11 At its meeting on 11 April 2024, the Board received a public forum presentation from the Mt Pleasant Pottery Group. The Board requested staff investigate the accommodation of car parking with the options for lighting.

Staff responded *this is being considered in the red zone land disposal process with a plan to retain some car parking function. The lighting issue may be resolved through this process. Group can come back post implementation if lighting issues persist.*

- 4.12 During the Board Plan Workshop on 30 November 2023 the Board agreed to request staff to investigate if any local schools have the appropriate technology to host Board meetings.

Staff responded: *Current tech is portable and can be set up in other sites if required.*

- 4.13 At is 27 April 2023 briefing on the Bus Priority Cashmere Road, the Board requested staff undertake early engagement with community prior to having the design finalised. The project was placed on hold, and has since been closed, no further action will be taken.

- 4.14 At its 21 March 2024 briefing on the Pre-Draft Long Term Plan Session discussion, the Board agreed to request that a unified approach be taken in relation to the issues with 4-wheel drive vehicles on paper roads in the Port Hills area, such as Huntsbury Track, Worsleys Track, and Rapaki Track.













Staff advised that *the Port Hills Plan is underway, with initial workshops with boards complete, and this request will be considered within the process.*

- 4.15 At its meeting on 12 December 2024, the Board received a public forum presentation from local residents about trees to be removed at the former Seven Oaks site, now Te Kura

Whakapumau. The Board wrote to the Ministry of Education on 10 March 2025 raising the residents' concerns about the tree removals. On 17 March 2025 the Ministry of Education responded informing the Board that the Ministry commissioned an arborist report for the site last year and this identified some trees to be in poor health. These trees, along with others in the way of future construction were removed over the summer break. The Ministry also wrote that it has no plans to remove any further trees from the site.

- 4.16 At its meeting on 12 December 2024, the Board received a public forum presentation from a local resident about safe cycling for Sydenham. The Board received a response from staff outlining the Christchurch Transport Strategic Plan and how it relates to road corridors linking the city to the south. The response was provided to the resident.
- 4.17 On 12 March 2025 the Board received staff advice on community proposals for a Sauna business to be established in Sumner. The advice stated that the Council's general policy principle for coastal areas, including Sumner is that commercial activities in or on that space are limited. This is in line with the land and its purpose - public access for recreation and enjoyment and reflects the significance and intensity of public use these areas experience. If the Community Board wished to change this policy approach it would need to inform Council staff and a process would be initiated which would include community consultation.
- 4.18 On 11 March 2025 the Board received an update from staff that the work to install "No parking on the grass" signage at Beachville Road will soon be contracted. The Redcliff's Residents' Association were informed.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A 	24/25 Waihoru Discretionary Response Fund as of 20 March 2025	25/536652	161
B 	Decision Matrix - YDF Phoebe Mills	25/566013	162
C 	Decision Matrix - YDF Zoe Meeten	25/536655	163
D 	Decision Matrix - YDF Luca Rose	25/566015	164
E 	Decision Matrix - OTGF Jeffrey Cotton	25/566016	165
F 	Waihoru Community Board Plan Biannual Monitoring Report - March 2025	25/520913	166
G 	Waihoru Customer Service Request - February 2025 Report	25/566018	175
H 	Memo - Te Kaha Surrounding Streets update	25/245923	176
I 	Memo - Removal of Engage from South Library	25/159553	181
J 	Memo - Ōtautahi Christchurch Organics Processing Facility: ECan Consent Update	25/443972	183
K 	Memo - Response to Correspondence - Waltham Road Austin Street Intersection	25/589877	185
L 	Memo - Response to Correspondence - Tennyson Street Eastern Terrace Intersection	25/590751	187

Signatories Ngā Kaiwaitohu

Authors	Jane Walders - Support Officer Nime Ah Kam-Sherlock - Community Recreation Advisor Heather Davies - Community Development Advisor Jonathon Jones - Community Board Advisor Shanelle Temaru-Ilalio - Community Development Advisor
Approved By	Jess Garrett - Manager Community Governance, Spreydon-Cashmere-Heathcote Matthew McLintock - Manager Community Governance Team John Filsell - Head of Community Support and Partnerships

	Allocation 2024-25	
Waihoru Spreydon-Cashmere-Heathcote Discretionary Response Fund	Amounts	Board Approval
Carry forward unspent Discretionary Response Fund	\$26,885.00	
Carry forward unspent 2023-24 Discretionary Response Fund	\$9,779.00	
Total 2024-25 Discretionary Response Fund from 2024-25 SCF	\$89,346.00	01/08/24
TOTAL 2024-25 DISCRETIONARY RESPONSE FUND	\$126,010.00	
Shape Your Place Toolkit - carry forward	\$2,000.00	
Youth Development Fund	\$7,000.00	01/08/24
Off the Ground Fund	\$3,000.00	01/08/24
Board Project - Hoon Hay Fiesta	\$4,500.00	01/08/24
Communicating with the Community	\$3,500.00	01/08/24
Summer with Your Neighbours	\$4,000.00	01/08/24
Board Project - Waltham Fair	\$3,500.00	01/08/24
Board Project - Community Board Awards	\$8,000.00	01/08/24
Beckenham Neighbourhood Association, Newsletter Drop	\$211.00	11/07/24
Christchurch South Community Patrol, 30-year celebrations	\$1,400.00	11/07/24
Heathcote Valley Mountain Biking, aggregate and screened soils	\$1,250.00	12/09/24
Sumner Bays Union Trust, Community Christmas Carols	\$1,330.00	12/09/24
Cashmere High School Board of Trustees, National Readers Cup Challenge 2024	\$500.00	12/09/24
Heathcote Community Sports Club Inc, sports equipment	\$2,500.00	14/11/24
Cracroft Residents' Association Inc, printing community quarterly newsletters	\$700.00	14/11/24
Bronwen Summers, South Christchurch Library Knitting Group for venue hire	\$1,275.00	14/11/24
Neighbours Day Aotearoa Charitable Trust, salary/wages for a Waltham Community Connector	\$9,500.00	12/12/24
Youth and Cultural Development, House of Hoops event and four pool parties at Pioneer Pool	\$10,000.00	12/12/24
Addington Farm, soil testing at Addington Park	\$1,104.00	12/12/24
Heathcote Valley Community Association, printing community quarterly newsletters	\$4,000.00	13/03/25
Discretionary Response Fund Balance	\$56,740.00	

Youth Development Fund	\$7,000.00	Approved
Isabella Faingaanuku, Netball NZ U18 Championships in Dunedin	\$150.00	11/07/24
Poppy Wyndham, U19 World Rowing Championships, Canada	\$350.00	14/08/24
Jonah Cropp, 2024 World U20 Athletics Championships, Peru	\$350.00	14/08/24
Kiera Marie Hall, 2024 World U20 Athletics Championships, Peru	\$350.00	14/08/24
Jett Fidow, Queensland Legal Carnival in Brisbane, Australia	\$350.00	29/08/24
Ali Fa'avae-Mika, Queensland Legal Carnival in Brisbane, Australia	\$350.00	29/08/24
Fynn Harrington, Future Black Sticks Hockey Squad Training Camp, Hamilton	\$250.00	03/09/24
Isabella Day, U14 Classic Hoop Nations Basketball Tournament, Tauranga	\$250.00	03/09/24
Emily Cropp, Moana Oceania Soil Judging Competition 2024, Rotorua	\$200.00	24/10/24
Nicolae Didenco, National Youth Brass Band	\$150.00	14/11/24
Converse Tahere, Softball New Zealand National Championship, Hutt Valley	\$150.00	11/12/24
Jack Yarham, Softball New Zealand National Championship, Hutt Valley	\$150.00	11/12/24
Khonnah Vanilau, IPC beach volleyball competition, Tauranga	\$250.00	11/12/24
Mary Hunter, Irish Dancing World Championships, Dublin	\$350.00	11/12/24
Bonnie Hopkinson, New Zealand School of Dance Associates Programme 2025	\$250.00	20/01/25
Phoebe Mills, Spirit of Adventure Discovery Voyage	\$200.00	28/02/25
Zoe Meeten, Future Problem Solving World Championships 2025, USA	\$350.00	11/03/25
Luca Rose, Canoe Polo Oceania 2025 Championships, Australia	\$300.00	12/03/25
Youth Development Fund Balance - Available for allocation	\$2,250.00	

Off The Ground Fund	\$3,000.00	Approved
CREST for St John 3-steps for Life Community Education Session	\$290.00	21/08/24
Manuka Cottage Addington Community House Inc., Resources to paint a mural in Addington	\$300.00	02/09/24
Somerfield Community Centre, Celebrate Somerfield - 28 September 2024	\$300.00	03/09/24
William Le Heux, Resources to paint a second mural in Addington	\$300.00	21/11/24
Jeffrey Cotton, ANZAC Day Diorama Event and Advertising Costs	\$300.00	10/03/25
Off The Ground Fund Balance - Available for allocation	\$1,510.00	

Shape Your Place Toolkit Fund	\$2,000.00	carry fwd
Shape Your Place Toolkit Fund Balance - Available for allocation	\$2,000.00	

2024/25 YDF SPREYDON-CASHMERE-HEATHCOTE DECISION MATRIX

Priority Rating

One	Meets all eligibility criteria and contributes significantly 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.

00068559	Organisation Name	Name and Description	Total Cost	Contribution Sought Towards	Staff Recommendation	Priority
	Phoebe Mills	Spirit of Adventure Discovery Voyage 918A Spirit of Adventure Discovery Voyage in Auckland's Hauraki Gulf from 20 - 25 May, 2025.	\$ 1,570 Requested \$ 200 (13% requested)	Flights \$248 Voyage fee \$1,250 Airport transfers \$32 Travel insurance \$40	\$ 200 That the Waihoru Spreydon-Cashmere-Heathcote Community Board approves a grant of \$200 from its 2024-25 Spreydon-Cashmere-Heathcote Youth Development Fund to Phoebe Mills towards the Spirit of Adventure Discovery Voyage that will be held at Auckland's Hauraki Gulf from 20 - 25 May 2025.	2

Organisation Details Service Base: Legal Status: Established: Target Groups: Annual Volunteer Hours: Participants: Alignment with Council Strategies <ul style="list-style-type: none"> Physical Recreation and Sport Strategy Te Haumako; Te Whitingia - Strengthening Communities Strategy CCC Funding History Nil	Other Sources of Funding School bake sales x3 Mitre10 Papanui Sausage Sizzle Possibly Bunnings Sausage Sizzle x2 Staff Assessment Phoebe Mills, aged 13, has been selected to attend the Spirit of Adventure Discovery Voyage, scheduled to take place in Auckland's Hauraki Gulf from 20 - 25 May 2025. The voyage emphasizes personal development and growth through activities such as sailing, teamwork, problem-solving, debating, and various onshore adventures. Applications were considered from students demonstrating good behavior and attendance, and due to a high number of applicants a ballot was drawn. Phoebe says, "This would be a great event to further grow my leadership skills and independence. I also believe that this program would encourage me to be courageous and adventures whilst meeting new friends and learning new skills". Rationale for staff recommendation: <ul style="list-style-type: none"> Funding will enhance leadership skills, health, overall well-being, and the sense of belonging. The programme supports the personal development of young people through adventurous activities.
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2024/25 YDF SPREYDON-CASHMERE-HEATHCOTE DECISION MATRIX

Priority Rating						
One	Meets all eligibility criteria and contributes significantly 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.					

00068541	Organisation Name	Name and Description	Total Cost	Contribution Sought Towards	Staff Recommendation	Priority
	Zoe Meeten	Future Problem-Solving World Championships 2025, USA To attend the Future Problem Solving (FPS) World Championships 2025 competition, taking place in the USA in June 2025.	\$ 9,000 Requested \$ 500 (6% requested)	Travel and associated costs \$9,000	\$ 350 That the Waihoru Spreydon-Cashmere-Heathcote Community Board approves a grant of \$350 from its 2024-25 Youth Development Fund to Zoe Meeten towards cost connected with competing at the Future Problem Solving World Championships 2025, in the USA.	2

Organisation Details Service Base: Legal Status: Established: Target Groups: Annual Volunteer Hours Participants:	Other Sources of Funding This is the first application made. Staff Assessment Zoe is a 15-year-old student at Cashmere High School, in the Gifted and Talented Extension class. She started FPS in Year 7, then in year 10 (2024) came second in New Zealand, which qualified her for the world championships. FPS is available internationally through schools and involves 30,000 students from 21 countries. The top competitors from each country qualify for the international world championships. FPS has different divisions; Zoe competes in a division for individuals who write narratives. The narratives are set at least 25 years in the future and need to show how the world may have changed from the present. Narrative topics are sent out prior to the competition to allow time for research, Zoe's topic was 'urbanisation'. Zoe speaks German and English and is studying French. Her love of books, reading, visiting bookshops and libraries has created a passion for writing. In the future she would like to study at an overseas university. Zoe says "Participation would benefit me by giving me the amazing opportunity to represent New Zealand at an international competition. This would be a great honour for me. It is also less common to be able to represent NZ in an academic event rather than a sporting one." Rationale for staff recommendation: <ul style="list-style-type: none">Zoe has qualified for the world championships through her personal achievement as a narrative writer. The grant will assist with the finances required to get there.
Alignment with Council Strategies <ul style="list-style-type: none">Te Haumako; Te Whitingia - Strengthening Communities Strategy CCC Funding History Nil	

2024/25 YDF SPREYDON-CASHMERE-HEATHCOTE DECISION MATRIX

Priority Rating						
One	Meets all eligibility criteria and contributes significantly 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.					
00068574	Organisation Name Luca Rose	Name and Description Canoe Polo Oceania 2025 Championships, Australia New Zealand Under 18 B Men's team to compete at the 2025 Canoe Polo Oceania Championships in Brisbane, Australia on 17 - 20 April 2025	Total Cost \$ 5,255 Requested \$ 300 (6% requested)	Contribution Sought Towards Flights \$1,600 Boat freight \$820 Accommodation \$1,100 Travel insurance \$200 Transport \$230 Camp cost \$250 Entry fee \$84 other expenses \$971	Staff Recommendation \$ 300 That the Waihoru Spreydon-Cashmere-Heathcote Community Board, make a grant of \$300 from the 2024/25 Youth Development Fund to Lucas Rose towards travel and accommodation expenses for the 2025 Canoe Polo Oceania Championships in Brisbane, Australia on 17 - 20 April 2025.	Priority 2
Organisation Details Service Base: Legal Status: Established: Target Groups: Annual Volunteer Hours: Participants: Alignment with Council Strategies <ul style="list-style-type: none">Physical Recreation and Sport Strategy CCC Funding History 2022/23 YDF LCH \$250 Canoe Polo, Hastings		Other Sources of Funding OSM young talent grant for \$300 - Pending. Quiz and raffle night held on the 31 March at Armadillos. Hoping to raise \$450 from this event. Staff Assessment Lucas Rose is a 16-year-old student at St Andrews College. His canoe polo journey began in 2020 with his primary school team, Te Raekura Redcliff's. Since then, he has taken part in numerous competitions at both the Christchurch Secondary and Junior National levels. Luca has now been selected in the NZ U18B Canoe Polo Team who will compete at the 2025 Oceania Championships in Brisbane, Australia on 17 - 20 April 2025. Before the championships, he will attend one final camp and participate in the Interstate tournament in Australia. Passionate about the sport, Lucas enjoys sharing his canoe polo expertise with the community to help it grow. He aspires to compete in the U21 A team at the 2028 Canoe Polo World Championships. Rationale for staff recommendation: <ul style="list-style-type: none">Luca has qualified for the Oceania Championships and will represent New Zealand in the Under 18s Canoe Polo Team.Funding will enhance personal skills and development with possible additional representative prospects.				

2024/25 SPREYDON-CASHMERE-HEATHCOTE OFF THE GROUND FUND DECISION MATRIX

Priority Rating




One	Meets all eligibility criteria and contributes significantly 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.

00068553	Organisation Name	Name and Description	Total Cost	Contribution Sought Towards	Staff Recommendation	Priority
	Jeffrey Cotton	ANZAC Day Anzac Day Memorabilia Display Event	\$ 300 Requested \$ 300 (100% requested)	\$300 - Advertising expenses	\$ 300 That the Waihoru Spreydon-Cashmere-Heathcote Community Board approves a grant of \$300 from the 2024/25 Off the Ground Fund to Jeff Cotton towards the costs associated with Anzac Day Diorama Event & Advertising Costs.	2


Organisation Details Service Base: Legal Status: Established: Target Groups: Annual Volunteer Hours: Participants: 400 Alignment with Council Strategies <ul style="list-style-type: none"> Te Haumako; Te Whitingia Pou Tahī Strengthening Communities Together Strategy CCC Funding History 23/24 SCH OTGF \$300 - ANZAC Day	Other Sources of Funding Nil Staff Assessment Jeff Cotton brings together a display of diorama to show the battles of World War 1 and 2, as well as memorabilia in remembrance of the ANZACs. Jeff holds these displays annually, utilising different halls in different areas of Christchurch. This year the display will be at St Nicholas Church in Barrington. The funding request is associated with advertising-related costs. The event is free for the community to attend. Rationale for staff recommendation: <ul style="list-style-type: none"> Support, develop and promote capacity Community participation and awareness Increase community engagement
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Waihoru Spreydon-Cashmere-Heathcote Community Board Plan 2023 – 2025
Monitoring Report – MARCH 2025

PRIORITY 1: REBUILD OF THE SOUTH LIBRARY


Why this matters: The South Library and Service Centre is a significant local hub in South Christchurch, which was badly damaged in the earthquakes and needs to be replaced. The Facility functions as a library, a learning and service centre, a community bumping space, a seat of local democracy and the home of the iconic South Christchurch Farmers’ Market. With the rebuild, there is an opportunity to respond to the changing demographics and community needs of the area.			
What the Board will do	Measures of Success	Progress to date/actions taken	Status
Advocate for a ‘fit for purpose’ rebuild of the South Library, to be carried out with sufficient budget to meet its estimated build cost and completed on time by Quarter 3 2026.	The ‘fit for purpose’ rebuild of the South Library is allocated sufficient budget in the LTP (LTP) and completed on time.	<p>The Community Board has successfully advocated for a Council decision to rebuild a fit for purpose-built facility on the site of the South Library building. Advocacy has included:</p> <ul style="list-style-type: none">- Updates at monthly Community Board presentations to Council; and- Advocacy to the 2023-24 Annual Plan and 2024-2034 LTP preparation, submission and hearings. <p>The Board’s ensured its contributions in briefings and meetings assisted the project to proceed smoothly, focussing on ensuring budget considerations would provide for a fit for purpose outcome.</p> <p>Council agreed to its LTP 2024-34, allocating \$29 million to development of the new facility, Ōmōkihi, which includes \$9 million of Better-Off funding from the Government over the first two years.</p>	 On track: Monitor build cost and delivery times
Advocate for the community to be involved with the design of rebuild.	The community is involved with the design of the former South Library.	<p>The Board has encouraged community participation in the Annual Plan and Building design processes through attendance at community forums such as the South Christchurch Farmers market and during sessions held by the project group. Community Board member, Lee Sampson, has represented Community Board in the working group for the concept design. The project has now reached 100% completion of the detailed design of the new facility.</p> <p>Libraries engaged and consulted with the youth in our ward (Youth Audit) on the internal design of the library, ensuring it was fit for purpose.</p> <p>The Community Board was delighted to receive the name for the new facility, Ōmōkihi, from Ngai Tūāhuriri. The name is consistent with the traditional practice of whakahaumanu te papatupu restoring the customary title to the land beneath the building.</p>	 Completed
Advocate for the rebuild of the South Library to be sustainable, and connected with the surrounding area, including a new pump track and basketball court at Hunter Terrace, the Ōpāwaho Heathcote River and the Farmers’ Market.	The rebuild is connected with the surrounding area.	<p>Design for the new facility now incorporates both the building and its surroundings. The Board is in agreement with a delay in completing the pump track and basketball part of the project, so that it can be integrated in the design and is safe in accordance with CPTED principles. The Board has also advocated for securing a larger full court space on Hunter Terrace.</p> <p>The detailed design was presented to the Community Board and the detailed design is available for public view on the CCC website. Procurement will shortly go to market for the tender to build.</p>	 On track: Pump track and basketball development on hold until new facility is further developed.





PRIORITY 2: GROWING NEIGHBOURHOODS: A LOCAL RESPONSE TO INTENSIFICATION IN SPREYDON AS A PILOT PROJECT



Why this matters: Our neighbourhoods are experiencing housing intensification, which reduces private greenspace and increases congestion on local roads. Ensuring access to fit-for-purpose greenspace and canopy cover will provide space for social connection, recreation and having adventures. Whilst changes to urban density planning rules are out of the Council’s hands, a holistic, coherent response which genuinely engages with affected people is not. This pilot project aims to bring local people in Spreydon along on the journey of retrofitting their neighbourhoods to be places they belong and feel safe in.			
What the Board will do	Measures of Success	Progress to date/actions taken	Status
Advocate for a staff resource to develop a coordinated local plan to reduce the impact of intensification in Spreydon as a pilot	A local plan is developed, alongside local people, which coordinates work currently planned and reduces the impact of	The Community Board advocated for resource for this project at LTP development meetings throughout the year.	

project, including:	intensification in Spreydon.	University of Canterbury students in the 2024 Resilient Cities class (GEOG402) are currently carrying out a research project in Spreydon with the purpose of providing evidence that assists the Board to better understand the issues facing children in Spreydon, living in a rapidly intensifying environment. The University of Canterbury students presented outcomes and a report on this project to the board.	Some risks: not included in the LTP
Advocating for the planned CRAF transport programme to be completed on time in Spreydon.	The CRAF transport programme is completed on time in Spreydon.	In progress, underway. Funding has been allocated in the LTP, 25/26 FY, for project planning and funding to improve the levels of service.	 On track: Board has been engaged with development of projects
Advocating for the planned Slow Speed Neighbourhood programme to be completed on time in Spreydon.	The Slow Speed Neighbourhood programme is completed on time in Spreydon.	Completed.	 Completed
Advocating for the planned Selwyn Street Master Plan to be completed on time.	The Selwyn Street Master Plan is completed on time.	The finalised LTP includes \$146,000 for the Selwyn Street Master Plan.	 On track: funding made available, Board to monitor delivery
Advocating for more greenspace and for more trees to be planted on Council land in Spreydon, including streets.	More trees are planted on Council land in Spreydon.	The Board has identified the Urban Forest Plan as a good means by which to achieve this goal. Fruit trees have been planted in Simeon Park.	 On track: to be delivered through Urban Forest Plan
Advocating for funding to implement the Selwyn Street Innovating Streets project.	Implementation of the Selwyn Street Innovating Streets project is budgeted in the LTP.	The Board advocated for this in the LTP. Government funding for the Innovating Streets Project was removed by central government. There is now an opportunity to apply innovation via the CRAF programme.	 Some issues: Government funding removed. Opportunity to implement through CRAF


PRIORITY 3: KI UTA KI TAI – FROM THE HILLS TO THE SEA

Why this matters: Urban Christchurch sits on a ‘green foundation’ created by the geography of the Port Hills (Te Poho o Tamatea), the Ōpāwaho Heathcote River and the Ihutai Estuary, the great majority of which lie in the Board area. The appreciation, protection and enhancement of this taonga is paramount to us. It is important to the Board that there is a holistic, whole catchment approach to our environment. This will mitigate unforeseen consequences from interventions (upstream or downstream) into the wider environment, which is a single ecosystem.			
What the Board will do	Measures of Success	Progress to date/actions taken	Status
<ul style="list-style-type: none">Work alongside the Ōpāwaho Heathcote River Network to develop an implementation plan for the Ōpāwaho	<ul style="list-style-type: none">An implementation plan for the Ōpāwaho Lower Heathcote Guidance Plan is developed.	The Community Board has met with the OHRN in briefings over the term. There is a proposal for a Weed Management Project for the Ōpāwaho Heathcote River, which will be funded by Community Board Better Off Funds.	 On track: being delivered

Lower Heathcote Guidance Plan.		<p>The Board granted \$102,000 of better off funding towards to Ōpāwaho Heathcote River Network towards the Integrated Pest Plant Management Project. This partnership initiative aims to bring together the community and cross-council staff to better manage and where possible eradicate pest plants that threaten the water quality of the Ōpāwaho River, and its surrounding environment. This partnership project is being co-designed between community, staff and Community Board members, and will complement the work currently being done by CCC and ECAN. The steering group similarly draws from the groups in the partnership.</p> <p>The Council has allocated, as part of the LTP, \$5 million (CAPEX of \$500,000 per year) over 10 years to provide necessary expertise to develop the Lower Ōpāwaho /Heathcote River Guidance Plan into an implementation plan with prioritised projects, and to commence implementation of the Ōpāwaho Lower Heathcote River Guidance Plan.</p>	
<ul style="list-style-type: none">Advocate for the Council to implement the Ōpāwaho Lower Heathcote Guidance Plan.	<ul style="list-style-type: none">Priority items in the Ōpāwaho Lower Heathcote Guidance Plan are budgeted in the LTP	<p>As the Community Board has met with community groups and/or been briefed by staff the Board has ensured that any work being done is consistent with the principles of the guidance plan. A notable example is with the Ferrymead Development Plan.</p> <p>The Council has allocated, as part of the LTP, \$5 million (CAPEX of \$500,000 per year) over 10 years to provide necessary expertise to develop the Lower Ōpāwaho /Heathcote River Guidance Plan into an implementation plan with prioritised projects, and to commence implementation of the Ōpāwaho Lower Heathcote River Guidance Plan.</p>	 On track: funding secured in LTP
<ul style="list-style-type: none">Alongside community groups, advocate for better protection of estuary wildlife from disturbance by dogs in recognition of this area's status as part of the Asia / Australasia migratory bird flyway.	<ul style="list-style-type: none">Estuary wildlife is better protected from disturbance by dogs.	<p>The Board has been briefed by staff and keeps a watchful eye on this matter looking to influence policy change in the area.</p> <p>The dog bylaw and policy will go out for public feedback late 2024 with final adoption to be considered by the Council in 2025.</p>	 Some issues: ongoing effort required.
<ul style="list-style-type: none">Support Pest Management measures.	<ul style="list-style-type: none">Pest management initiatives are supported and implemented.	<p>The Community Board prioritised this activity in its Community Board funding and submission to LTP.</p> <p>The Council allocated \$1.7 million in the first three years of the LTP for the habitat restoration/pest control programmes for Coastal and Plains and Port Hills and Banks Peninsula.</p>	 On track: funding secured through LTP, monitor implementation
<ul style="list-style-type: none">Advocate for the development of an overarching Port Hills Management Plan that includes:<ul style="list-style-type: none">Protection and enhancementRecreational amenitySpeed management and parking.	<ul style="list-style-type: none">Development of the Port Hills Management Plan is budgeted in the LTP.	<p>The Board has met with interested community groups about the proposed plan and held a workshop to get some shared understanding about their aspirations for the plan, which enable them to more clearly advocate when planning processes begin.</p> <p>A number of groups have expressed interest to the Community Board to be involved in the process when it begins. A report will come to the Board in December 2024 to introduce the project to create a vision document for the publicly accessible land on the Port Hills / Ngā Kohatu Whakarakaraka o Tamatea Pōkai Whenua. The vision document for the Port Hills will be a collaborative effort, developed in partnership with mana whenua and in consultation with relevant and willing landowners and managers, with its key purpose to establish a shared vision that coordinates the development, use, and management of publicly accessible areas on the Port Hills.</p> <p>Funding for the Port Hills Management Plan is within Council's operational budget and no further funding is required.</p> <p>The Board granted \$56,534 of better off funding to the Summit Road Society towards Port Hills Planting, increasing biodiversity and sedimentation prevention. Sedimentation is a key issue affecting the water quality of the Ōpāwaho Heathcote River, as sediment from the hills washes off the hills and down the tributaries following major rain events. It is exacerbated by fire on the hills which removes plant cover. Planting of locally sourced native flora on the hills not only assist to prevent erosion and sedimentation in the waterways, it also restores the biodiversity of the environment making it more resilient to climate change. This grant is intended to assist the Summit Road Society in their planting work in the Community Board Area.</p>	 Some issues: Board still awaiting to be presented with the Plan from staff.
<ul style="list-style-type: none">Support at least two community	<ul style="list-style-type: none">Two community initiatives along the mid-		


initiatives along the mid-Heathcote Ōpāwaho River.	Heathcote Ōpāwaho River are in place.	This will commence once implementation of the Ōpāwaho Lower Heathcote River Guidance Plan is operational.	 Not progressing not delivered.
<ul style="list-style-type: none">Advocate for the implementation of the Mid-Heathcote River Masterplan to fit with the surrounding area through a coherent approach to projects surrounding the former South Library.	<ul style="list-style-type: none">Completed projects from the Mid-Heathcote Masterplan fit with the surrounding area, including a new pump track and basketball court on Hunter Terrace, the rebuild of the former South Library and the South Christchurch Farmers' Market.	<p>Design for the new facility now incorporates both the building and its surroundings. The Board is in agreement with a delay in completing the pump track and basketball part of the project, so that it can be integrated in the design and is safe in accordance with CPTED principles. The Board has also advocated for securing a larger full court space on Hunter Terrace.</p> <p>The council has allocated \$67,456 in the 2024/25 LTP to the renewal and replacement of the bicycle pump track at Hunter Terrace.</p> <p>The Council has allocated \$130,410 in the LTP over the next three years to the Mid Heathcote Masterplan Implementation, targeted to restoration and protection of the mid-section of the Heathcote River and its margins.</p>	 On track: design incorporates surroundings, Board to monitor build.

PRIORITY 4: FOCUSING IN ON SAFE TRANSPORT CHOICES

Why this matters: Climate change and increasing urban intensification drive the need for safe, active transport options in urban areas, including for children getting to/from school. Links into main cycle routes are a key part of a well-connected transport network.			
What the Board will do	Measures of Success	Progress to date/actions taken	% Completed
<ul style="list-style-type: none">Advocate for the planned new cycleway linking Westmorland to the Nor-West Arc Major Cycleway to be completed on time	<ul style="list-style-type: none">A new cycleway linking Westmorland to the Nor-West Arc Major Cycleway is completed on time.	<p>In November and December 2023, the Te Ara Ihutai Christchurch Coastal Pathway and Puari ki Kahuhura Heathcote Expressway were opened. These routes play key roles in improving safety for cyclists and other road users.</p> <p>Safe and active Transport options were in the top five priorities for Spreydon-Cashmere-Heathcote community members in Council's 'What Matters Most' pre-LTP engagement and have been high in the Board's LTP advocacy list.</p> <p>Throughout the term Board members have consciously advocated for how this priority can be integrated into all transport initiatives undertaken in the Board area. To this end, the Board met with transport staff to discuss and seek advice about maximising opportunities for cycleway connections and links.</p> <p>Tight budget for the LTP, will mean that the Board will continue to monitor this priority carefully.</p> <p>In the Board's submission to the LTP, the Board strongly encouraged Council to prioritise projects that enable residents to use safe active transport means and reminded Council of the importance of active transport to meet Council's emission targets.</p> <p>Subsequently, funding for cycleways was pulled by central government. Safe Speed Plans are currently on hold, pending the outcome of the Government's 'Setting of Speed Limits 2024' consultation. The final LTP includes money for cycleways, including \$3.770 million for the Southern Lights and \$11.497 million for the Opawaho River Route. Funding for the Simeon Street cycleway will be revisited once the Government has confirmed its National Land Transport Programme.</p> <p>In October 2024, the Board were briefed on the progress and engagement themes and options for Spreydon, Somerfield, Waltham and Beckenham CRAF project options. The Board were also briefed on design options for the Southern Lights Major Cycleway for feedback, noting the project will be on hold until further budget becomes available in FY29 and FY30.</p>	 Some risks: Board will continue to monitor this priority carefully
<ul style="list-style-type: none">Advocate for the planned Slow Speed Neighbourhood programme to be completed on time.	<ul style="list-style-type: none">The Slow Speed Neighbourhood programme is completed on time.		
<ul style="list-style-type: none">Advocate for the planned CRAF transport programme to be completed on time	<ul style="list-style-type: none">The CRAF transport programme is completed on time.		
<ul style="list-style-type: none">Advocate for new links into major cycleways, including new cycleways to Barrington Mall and from Hendersons Road to Sparks Road	<ul style="list-style-type: none">New links from Barrington Mall and Hendersons Road to major cycleways are budgeted in the LTP.		
<ul style="list-style-type: none">Advocate for more effective wayfinding on cycleways	<ul style="list-style-type: none">Wayfinding on cycleways is improved, including signposts on beginnings/endings.		
<ul style="list-style-type: none">Advocate for improved pedestrian safety along Hoon Hay Road.	<ul style="list-style-type: none">Pedestrian safety measures are on Hoon Hay Road are planned and budgeted for.		
<ul style="list-style-type: none">Advocate for safer cycling routes through Waltham.	<ul style="list-style-type: none">Cycling routes in Waltham are improved.		
<ul style="list-style-type: none">Advocate for improved transport safety for all road users on Cashmere/Centaurus Roads (from Opawa Road to Westmorland)	<ul style="list-style-type: none">The Cashmere Road public transport route is implemented.		


<ul style="list-style-type: none">Advocate for planned bus shelters and seats to be completed on time	<ul style="list-style-type: none">Planned bus shelters and seats are completed on time.		
<ul style="list-style-type: none">Advocate to Environment Canterbury for more bus routes, including to Cashmere Green, Somerfield Road, Bowenvale and through the Beckenham Loop.	<ul style="list-style-type: none">We advocated for Environment Canterbury to implement more bus routes.		
<ul style="list-style-type: none">Communicate with our community about why safe and active transport matters.	<ul style="list-style-type: none">We communicated with our community about why safe and active transport matters.		

PRIORITY 5: NEIGHBOURHOOD BUILDING



Why this matters: As the shape and composition of local neighbourhoods change, so too does the approach to connect people with each other. This project aims to encourage community-led approaches to neighbourhood building in Addington and Waltham as a priority, and other neighbourhoods over time.			
What the Board will do	Measures of Success	Progress to date/actions taken	% Completed
<ul style="list-style-type: none">Support community development in Waltham and Addington.	<ul style="list-style-type: none">Community-led development initiatives are underway in Waltham and Addington.	<p>Neighbours Aotearoa Community Building</p> <p>A partnership with Neighbours Aotearoa has been developed to work alongside members of the Addington community in a participatory project. This project was launched with support from Better Off Funding (\$70,000) over three years. This project is progressing well, with interim reports being presented to the Board in December 2023 and March 2024.</p> <p>There is growing participation in a range of activities in Addington, and significantly more cohesion between the various groups that already operate in the neighbourhood, and they become aware of the opportunities that arise from working together.</p> <p>Planning for the project is transitioning into Waltham (from late 2024) whilst continuing to support the work in Addington.</p> <ul style="list-style-type: none">Neighbourhood Building Project – Kia Ora Addington has ended its first year of operation and evaluation will be forthcoming. Last year the group has been quite active with a number of things happening in the local community such as The Big Addington Clean Up, St Mary’s Square Clean Up, Skill sharing nights, as well as the 1-year celebration of Kia Ora Addington and Community Hui (details in the area report). Discussions have begun to commence re: Waltham and how we look to move and connect in this area. <p>The Board subsequently approved a Better Off Funding grant of \$140,000 to Neighbours Aotearoa Charitable Trust towards the Neighbourhood Building Project, years 2 and 3.</p> <p>Half Basketball Court</p> <p>The Board granted \$75,000 of better off funding towards the Community Half Basketball Court project in Addington. In 2023 Manuka rangatahi, residents and whānau from Addington attended a community board meeting to present their request for a community half court to be built on Cornelius O’Connor Reserve, 66-70 Harman Street, Addington. The rangatahi had identified that there was a great opportunity to build a court that would easily be accessible. As the nearest basketball courts are at a considerable walking distance, requiring the crossing of Morehouse Avenue (4 lanes) or Brougham Street (State Highway 76).</p> <p>The newly-completed half court will benefit local families and rangatahi, being easily accessible and providing positive opportunities for skills development, friendship, and fun. The court was completed in November 2024 and officially opened on 15 February 2025.</p> <p>Addington School</p>	<div></div> <p>On track: strong community building underway</p>




		<p>The Board granted \$16,483 of better off funding to Cross Over Trust, for the organisation to purchase and install a chiller at Addington School, in order to distribute fresh food boxes across the local community. This connects to improved neighbourhood participation and increased food resilience, leading to safer communities.</p> <p>Addington Safety Hui A community safety Hui was held on 19 September 2024 between local Addington residents and staff from NZ Corrections. The Hui enabled the community to engage directly with Corrections in a respectful and sensitive manner that responded to concerns raised by the community. Corrections led the substantive part of the meeting providing an informative response to questions provided prior to the hui by the community.</p> <p>The questions posed by community were seeking understanding of changes implemented from the 2023 Independent review of Ara Poutam's (Corrections) Community Notification and Engagement Process by Dr Gwenda M Willis. Overall attendees commented that the hui was helpful and responded to concerns they had raised. Corrections staff commented that it was one of the best facilitated, and most constructive community engagements they had been involved with.</p>	
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PRIORITY 6: EMERGENCY PREPAREDNESS



Why this matters: Extreme rain, drought and wildfire risk are expected to increase in many places around Aotearoa New Zealand, and rising sea levels will make coastal communities and infrastructure vulnerable to floods, tsunamis and other natural disasters. The geography of the Board area places risk on our local communities for some or all of the above, and we are keen to encourage neighbourhoods to be prepared.			
What the Board will do	Measures of Success	Progress to date/actions taken	Status
<ul style="list-style-type: none">Support communities to undertake preparedness planning for flooding, fires, natural disasters and coastal hazards.	<ul style="list-style-type: none">Communities undertook preparedness planning for flooding, fires, natural disasters and coastal hazards.	<p>Two work workshops were held in October and November 2023, supported by the Community Board, for residents of the Port Hills, to provide information about preparing for the fire season. These were promoted by residents' associations and led by FENZ with the assistance of police and civil defence.</p> <p>Local staff are working alongside CDEM staff and community groups to support preparedness planning. Local groups have held workshops in March and on 30 May 2024 Spreydon Cashmere Residents Emergency Response Team (SCERT) held a Fires, Floods and Quakes Emergency Response Event. FENZ and CDEM attended.</p> <p>The Governance Team staff have all undergone foundation level civil defence training, and some are training to be welfare and intelligence officers.</p> <p>As part of the LTP, Council approved \$14,678 in this financial year to implement the Regional Parks component of the 'Port Hills Fires Recovery Plan'. This includes fencing, replanting, vegetation removal, tree removal and water storage development.</p>	<div></div> <p>On track: emergency preparedness activities ongoing.</p>
<ul style="list-style-type: none">Facilitate a community education programme about fire prevention in the Port Hills.	<ul style="list-style-type: none">A community education programme is in place for fire prevention in the Port Hills.		
<ul style="list-style-type: none">Promote Civil Defence and Emergency Management's (CDEM) activities, such as information meetings with residents' associations.	<ul style="list-style-type: none">We promoted CDEM's activities.		





PRIORITY 7: COMMUNITY FACILITIES

Why this matters: Local facilities are important for the wellbeing of our neighbourhoods and communities. They grow social cohesion by providing opportunities for people to meet deliberately and also simply bump into each other.			
What the Board will do	Measures of Success	Progress to date/actions taken	Status
<ul style="list-style-type: none">Support Suburbs Rugby Club with the renovation and management of Coronation Hall.	<ul style="list-style-type: none">We supported Suburbs Rugby Club with the renovation and management of Coronation Hall.	<p>Suburbs has taken up a lease and now occupies Coronation Hall.</p> <p>This project is now completed.</p>	<div></div> <p>Completed</p>
<ul style="list-style-type: none">Decide on the future use of the top floor of Matuku Takotako: Sumner Centre.	<ul style="list-style-type: none">We decided on the future use of the top floor of Matuku Takotako: Sumner Centre.	<p>Staff have been working alongside the Shoreline Trust to find a new base for Youth Activities within Matuku Takotako. Initially the Fuse Youth took a long-term booking to run their programme in a shared space in the facility. More recently Fuse have taken up residence in a room that accesses the stairs and outside space in the facility and held a blessing for their new venue. This process has involved discussion and agreement with Council staff and community groups who also use the building.</p>	<div></div> <p>Some risks: conversations about how Shoreline might</p>


		A further conversation about how Shoreline might manage the community space is ongoing. Shoreline Youth Trust are not wanting to take on the responsibility for managing and activating the community areas at Matuku Takotako.	manage the community space is ongoing.
<ul style="list-style-type: none">Advocate for planned renovations to the Hoon Hay Community Centre to be completed on time.	<ul style="list-style-type: none">Hoon Hay Community Centre's renovations are completed on time.	<p>The opening of the newly renovated Hoon Hay community centre was celebrated on 12 August 2023.</p> <p>The Board granted \$8,500 of better off funding to provide shade sails for the Community Centre, which will make the outdoor space more user friendly.</p> <p>This project is now completed.</p>	 Completed
<ul style="list-style-type: none">Advocate for the planned pump track and basketball court at Hunter Terrace to be completed on time.	<ul style="list-style-type: none">A pump track and basketball court at Hunter Terrace are completed on time.	<p>This project is now integrated in the wider landscape of the rebuild of the South Library. The pump track and basketball court aspects of the project will be delayed to ensure it is CPTED compliant, and to allow for fundraising by the community for a shortfall in funding. This will mean that the overall project will meet the aspirations of the community. The Board has advocated for extra space to facilitate the installation of a full, rather than a half- basketball court; and is assured by staff that this request has been taken into account.</p>	 On track: Board to monitor delivery of pump track and basketball court.
<ul style="list-style-type: none">Support community-led initiatives to increase occupancy of community facilities.	<ul style="list-style-type: none">Occupancy of community facilities is increased.	<p>The Addington Neighbourhood Building project has this outcome in mind, as does the work at Matuku Takotako.</p> <p>The Somerfield Hall has received a much-needed overhaul, and the Board granted \$15,000 of Better Off Funding to provide new furniture to match the upgraded facility, completed in September. Governance staff worked alongside community members to support them to manage the facility into the future in alignment with the new rules required for incorporated societies. Celebrate Somerfield took place on 28 September 2024 at the newly renovated hall.</p>	 On track: funding of projects has been achieved.





PRIORITY 8: PARKS FACILITIES

Why this matters: The Board is keen to see the facilities on our city parks be fit for purpose because neighbourhoods facing urban intensification are increasingly dependent on this greenspace for recreational purposes. As the range of people using parks changes, it is also important that the facilities are updated to be relevant to modern life.			
What the Board will do	Measures of Success	Progress to date/actions taken	% Completed
<ul style="list-style-type: none">Advocate for new toilets on Rapaki Track.	<ul style="list-style-type: none">New toilets on Rapaki Track are budgeted in the LTP.	<p>The Board advocated for this in their LTP submission.</p> <p>Will advocate in the annual plan submission.</p>	 Some risks: Board to continue advocating.
<ul style="list-style-type: none">Develop, in conjunction with staff, an engagement and decision-making process that includes mana whenua and the community for use of the Boulder Bay, Taylors Mistake and Hobsons Bay bach licence fees.	<ul style="list-style-type: none">An engagement and decision-making process is in place for use of the Boulder Bay, Taylors Mistake and Hobsons Bay bach licence fees.	<p>A process for engaging with the local community in Boulder Bay, Taylors Mistake and Hobsons Bay has been agreed with the Community Board.</p> <p>The Board received a request for assistance from the Taylors Mistake Bach Owners group who hold a piece of land behind the bay and have asked for advice about the potential for rates rebates, and for some of the funds to assist with costs of maintenance.</p>	 Some risks: community engagement ongoing.

<ul style="list-style-type: none">Work with families and survivors to acknowledge the unmarked graves at Sydenham Cemetery.	<ul style="list-style-type: none">Unmarked graves at Sydenham Cemetery are acknowledged.	<p>The Board was briefed on this in November 2023, and acknowledgement of the unmarked graves was advocated for in the LTP. The Board also advocated to the central government and to Council for action. The Government has announced a fund to help families find unmarked graves and potentially establish a wider project to help councils put memorials in place at cemeteries where former patients were buried. Council has a working party looking into this, the fund is open until mid-2026.</p>	 <p>Some risks: awaiting information session from working group.</p>
<ul style="list-style-type: none">Advocate for the planned Hoon Hay Sports Pavilion project to be completed on time.	<ul style="list-style-type: none">The Hoon Hay Sports Pavilion project is completed on time.	<p>The Board advocated for funding to remain in the LTP for completion of this project. The toilet facilities in Hoon Hay Sports Pavilion were included to be upgraded in the overall parks programme in the LTP.</p> <p>The Council has allocated a total of \$853,049 in funding from the LTP for the removal of the existing earthquake prone pavilion and will replace with a new Pavilion and toilets. This is due to be completed at the end of the 2026 financial year.</p>	 <p>On track: funding secured in LTP, Board to monitor delivery.</p>
<ul style="list-style-type: none">Advocate for parks to include multi-age, multi-ability, multi-use and accessible equipment.	<ul style="list-style-type: none">Parks include multi-age, multi-ability, multi-use and accessible equipment.	<p>The Board advocated that parks include multi-age, multi-ability, multi-use and accessible equipment as appropriate each community, in their playground renewal programme, in the LTP.</p> <p>A group of Mānuka Rangatahi presented a public forum to the Waihoru Spreydon-Cashmere-Heathcote Community Board on 15 June 2023 to request a basketball half-court at Cornelius O'Connor Reserve in Addington. Council staff engaged an engineer and the process began to develop the proposal. A landscape plan was developed, and community consultation completed in the proceeding months.</p> <p>The Board approved the landscape plan for the installation of a new basketball half-court, tree relocation, and drinking foundation at Cornelius O'Connor Reserve.</p> <p>The Board supported community engagement and provided feedback on the Play Spaces Network Plan, ensuring residents of the ward are getting fair access to play spaces that meet their needs.</p>	 <p>On track: Board has and continues to advocate.</p>
<ul style="list-style-type: none">Advocate for toilets to be fit-for-purpose, including at Somerfield and Addington Parks.	<ul style="list-style-type: none">Renewal of toilets at Somerfield and Addington Parks are budgeted in the LTP.	<p>The Board has sought advice, especially after multiple requests from the community, and advocated for the provision of fit-for-purpose toilets at Somerfield and Addington Parks in the LTP.</p> <p>Toilet facilities in Barrington Park, Vernon Terrace and the old stone toilets in Victoria Park will be upgraded as part of the LTPs overall park programme.</p>	 <p>Some risks: not all toilets have been upgraded</p>

PRIORITY 9: PARTICIPATORY DEMOCRACY

Why this matters: Local government is being delivered in an environment of increasingly complex social issues, a decreased trust in government, both locally and centrally, increased disengagement and polarisation. We are keen to explore ways of connecting and engaging with a wider range of people through the projects they support, and the approaches used for these.			
What the Board will do	Measures of Success	Progress to date/actions taken	% Completed
<ul style="list-style-type: none">Make community board briefings more accessible to the community.	<ul style="list-style-type: none">Briefings are made more accessible to the community, including sharing content when possible.	<p>Briefings have been open for a number of relevant topics. From 1 April 2024 all Information Session/Workshops have been open and livestreamed.</p>	 <p>On track: meetings now live-streamed</p>

<ul style="list-style-type: none">Investigate establishing a youth council as a pilot programme.	<ul style="list-style-type: none">A pilot youth programme is established.	An initial Youth Hui was held on 7 November 2024 to explore how the Board can better engage with young people in the Board's area. To explore how the youth voice can be heard by the board, feed into consultations, and for the Board to understand their needs.	 Some issues: Board is exploring ways to engage young people.
<ul style="list-style-type: none">Bring issues raised by our community to meetings and briefings to request staff advice.	<ul style="list-style-type: none">We brought issues raised by our community to meetings and briefings to request staff advice.	Public attendance at Community Board meetings is encouraged by the Board and is regular. As formal meetings are now held monthly, a Public Participation session is held on the alternative fortnight prior to Community Board information sessions. This has been attended at every session across the year except for the very first, where people were not aware of the possibility. Elected members also raise Customer Service Requests and Hybris requests on behalf of the community.	 On track: Board regularly seeks staff advice for community concerns
<ul style="list-style-type: none">Engage with our communities through a range of channels, including in-person and social media.	<ul style="list-style-type: none">We engaged with our communities in-person and via social media.	The new Community Board website was launched, it provides a platform for better engagement with the Community. It is a great resource to showcase what's happening for our board and our local area. The update of the Board webpage is managed by the governance team.	 On track: Board has launched its website, and it is kept updated.
<ul style="list-style-type: none">Investigate and implement additional ways to enable participatory democracy.	<ul style="list-style-type: none">Additional ways to enable participatory democracy are put in place.	Opportunities for additional ways to improve participatory democracy include: <ul style="list-style-type: none">- AFSCHA revised brief for Age Friendly Spreydon Cashmere Heathcote, focussing on the Community Board Plan- A fun process for Community Board members to engage with the community at the Waltham Fair- A more intentional process for Community Board attendance at community functions- The FENZ workshops Planning for further activity is underway.	 On track: Board has pursued additional ways to support participatory democracy.

Ticket Report

01 02 2025 - 28 02 2025

Filter by Ward

Spreydon-Cashmere-Heathcote

Filter by month

2025 (Year) + February (Month)

4331

Reported Tickets last month

82.71%

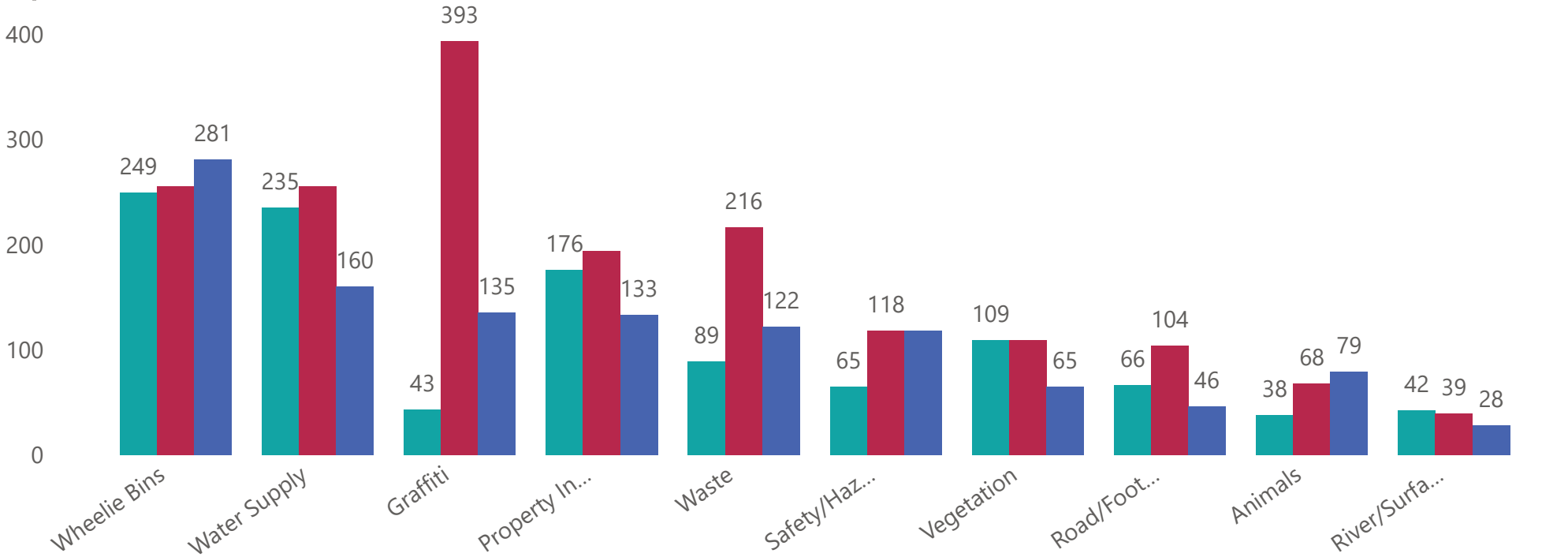
Resolved within SLA

Channels

Channel	Tickets	Percentage
Phone/Email/Walk...	1837	42%
Snap, Send, Solve	1472	34%
Website	1022	24%

Status as of Report Date

- Closed/Resolved: 85.73%
- Open: 12.12%
- Programmed Work: 2.15%



Top 10 Object Categories

# Tickets	ObjectCategory	+/- Previous Month
428	Water Leak	-112
363	Litter	-183
278	Damaged Bin	-98
266	Bin Not Collected	-19
245	Graffiti - Fence, building or structure	-96
221	Graffiti - Utility box, pole, railway	-144
209	Residential Property Files	47
146	Residential LIM	27
130	Trees	-119
122	Garden/Landscaped Area	-7

Report date:
20 Mar 2025

Memos



Memo

Date: Tuesday 25 February 2025
From: Brent Smith – General Manager City Infrastructure
To: Mayor and Councillors, Waipapa Papanui-Central-Innes, Waihoru Spreyden-Cashmere-Heathcote and Waitai Coastal-Burwood-Linwood Community Boards
Cc: Executive Leadership Team
Reference: 25/245923

Te Kaha Surrounding Streets update

1. Purpose of this Memo Te take o tēnei Pānui

- 1.1 To provide an update to elected members on the Te Kaha Surrounding Streets package of works, including an outline of upcoming works, road layout changes that will soon be in effect, and work to repair a tomo (sink hole) that has appeared on Madras Street.
- 1.2 The information in this memo is not confidential and can be made public.

2. Progress update

- 2.1 In general, the project is progressing ahead of schedule with the bulk of the high-impact works set to wrap up in mid-2025, around six months sooner than originally anticipated.
- 2.2 There are 19 crews (around 100 individuals) working on site each weekday, and six crews working on Saturdays. Weekend shifts will increase over the coming weeks.
- 2.3 Several infrastructure upgrades have been completed in the last month including:
 - 2.3.1 stormwater infrastructure on the west side of Madras Street (between Tuam Street and Bedford Row) and on Barbadoes Street (between Cashel Street and Hereford Street).
 - 2.3.2 wastewater mains on Ash Street.
 - 2.3.3 median islands on Fitzgerald Avenue at the Lichfield Street intersection.
 - 2.3.4 stormwater, kerb and footpath on Madras Street (between St. Asaph Street and Southwark Street).
- 2.4 The bulk of the high-impact works will wrap up mid-year, with minor works like line marking, installing furniture and landscaping continuing into the spring.
- 2.5 Intensive works will take place across the worksite over the next four months. There will be a range of road closures, detours and nightworks to advance the works as quickly as possible.
- 2.6 Progress on Madras Street:

Memos



2.7 Progress on Tuam Street:



3. Upcoming works

- 3.1 The corner of Cashel Street (west of the stadium, between 203 Cashel Street and Madras Street) will close for around five weeks from Monday 24 February. Works will involve installing new communications services, traffic light infrastructure, kerbing and pavements. The closure is required as the area is already very restricted for working space and there is not enough room to maintain vehicles and construction activities. A detour map is included in section 3.2 below.
- 3.2 There will be no entry from Madras Street onto Hereford Street in either direction, from Monday 3 March until Saturday 29 March. Vehicles travelling north along Madras Street will be detoured through the intersection at Hereford Street, then around the east side of Latimer Square. A stop-go system will be in place to direct traffic. Work on the pavement and traffic signals will be completed during the closure. The graphic below shows how traffic will be detoured throughout the closure period.

Memos

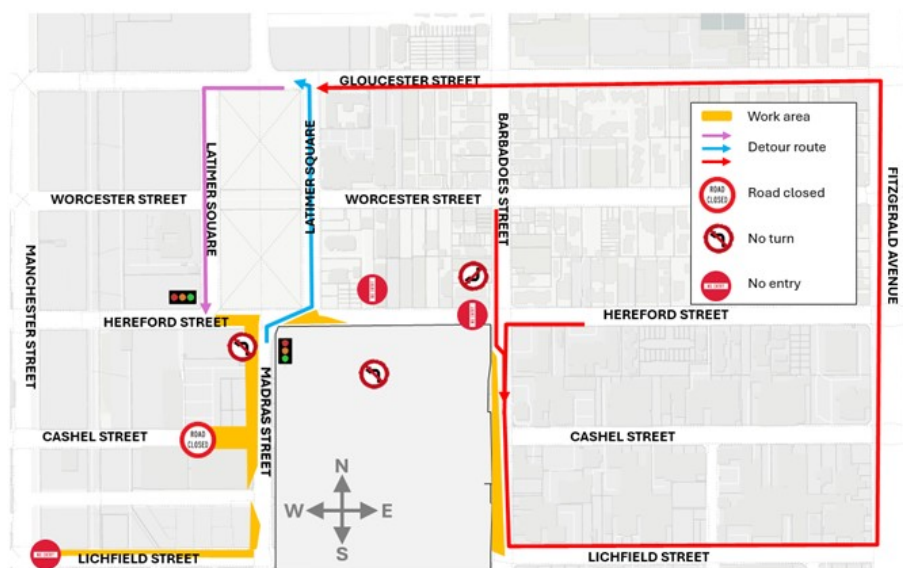


Figure one: Detour routes detailed in sections 3.1 and 3.2.

- 3.3 Two week-long road closures are planned for Cashel Street east of the stadium, between Barbadoes Street and Fitzgerald Avenue. The first closure will take place from Monday 3 March. The second closure will take place from Monday 17 March. Vehicle access will be reinstated between the two closure periods. The closures are required while the new road surfacing is laid.
- 3.4 Resurfacing works on Madras Street and Barbadoes Street will start in late March. To minimise disruption for commuters, contractors are planning to complete the work at night. Details around lane/road closures and specific dates for the works are being developed, along with a noise mitigation plan. Nearby residents will be notified once the night works have been confirmed.
- 3.5 Intersection closures will be undertaken on Tuam Street in April. This will involve closing the intersections with Madras Street and Barbadoes Street over two weekends to lay new paving stones. Our contractors plan to carry out this work during two holiday weekends, when traffic volumes are traditionally low. Our contractors have engaged with local businesses, particularly the Ramada Hotel which sits between the two intersections, to understand what support they will need throughout the closures. Signage will be provided to assist Ramada Hotel guests to navigate around the intersection closures to their Madras Street entrance.
- 3.6 A range of communications, marketing and engagement tactics will continue to be employed to keep the community informed about these works, including social media posts, radio and print advertisements, Newsline stories, e-newsletters, text alerts and face-to-face check ins.

4. Madras Street tomo (sink hole)

- 4.1 A tomo (sink hole) has been discovered on Madras Street, within the Te Kaha Surrounding Streets worksite, near the southeastern corner of the former IRD building.

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- 4.2 Initial investigations suggest that the tomo has been caused by the deterioration of a brick barrel stormwater pipe, which was built in the late 1800s and forms part of the major stormwater network for the city.
- 4.3 Contractors, Seipp, have been engaged to fix the problem. They have now completed the excavation of the brick barrel and are currently repairing the damaged sections and will soon begin backfilling.
- 4.4 Initial investigations suggest repairs will take around 4-6 weeks to complete.
- 4.5 Nearby residents were engaged ahead of work starting, as some noise and vibrations were anticipated. The works are taking place during the day and Seipp are using modern equipment and machinery to minimise any impacts on residents. Seipp and the Council communications team are working together to keep stakeholders informed throughout the works.
- 4.6 As the tomo is within the existing traffic management footprint of the Te Kaha Surrounding Streets works, we don't expect any additional traffic delays or impacts.
- 4.7 A small number of sink holes have previously appeared around the central city, including on Moorhouse Ave, Fitzgerald Ave, Stanmore Road and Wades Ave in St Martins. All have been successfully remediated.

5. Upcoming road layout/direction changes – Lichfield Street and Tuam Street

- 5.1 Two road layout changes will come into effect over the coming months:
 - 5.1.1 Lichfield Street east of the stadium will be converted to two-way, allowing traffic to flow both ways between Fitzgerald Avenue and Barbadoes Street, from the week commencing Monday 3 March. This part of Lichfield Street will be the main area for taxis and rideshare services to pick up and drop off passengers on event days.
 - 5.1.2 Tuam Street (between Fitzgerald Avenue and Barbadoes Street) will be converted to one way moving east bound away from the stadium, from late March. This will make all of Tuam Street east-bound within the central city.
- 5.2 The changes will create a more intuitive road network across the southern central city and allow for extra coach parking and layover for events at One New Zealand Stadium at Te Kaha.
- 5.3 These changes were approved by the Council in November 2024, as part of the third stage of works in the overarching programme.
- 5.4 Marketing and communications material is being developed to signal the upcoming changes. Local residents and businesses continue to be engaged by our contractors Isaac Construction.

Attachments Ngā Tāpirihanga

There are no attachments to this memo.

Memos



Signatories Ngā Kaiwaitohu

Authors	Emma Hyde - Senior Communications Advisor Jenny Rankin - Senior Project Manager Florian Risse - Project Manager
Approved By	Lynette Ellis - Head of Transport & Waste Management Brent Smith - Acting General Manager City Infrastructure

Memos



Memo

Date: 28 January 2025
From: Maria Adamski, Parks Senior Asset Planner
To: Waihoru Spreydon-Cashmere-Heathcote Community Board
Cc: Jonathon Jones, Community Board Advisor
Reference: 25/159553

Removal of Engage from South Library

1. Purpose of this Memo Te take o tēnei Pānui

- 1.1 The purpose of this memo is to inform the Waihoru Spreydon-Cashmere-Heathcote Community Board about the removal and storage of the artwork *Engage*.

2. Confidentiality

- 2.1 The information in this memo is not confidential and can be made public.

3. Origin Te Pūtaketanga mai

- 3.1 This is a staff generated memo.

4. Decisions Required Ngā take me whakatau

- 4.1 For information purposes.

5. Key Points Ngā Take Matua

- 5.1 *Engage*, by Graham Bennett, is located at South Library and was unveiled on the 10 July 2006.
- 5.2 The seven-piece sculpture, that is wind responsive, stands up to four metres tall and transitions from outside the South Library (six pieces) to indoors (one piece). The polished stainless-steel rods are topped with curved metal blades balanced with head-sized boulders that were sourced from the upper reaches of the Waimakariri River.



Memos



- 5.3 South Library is to be demolished and rebuilt.
- 5.4 *Engage* will be removed from the site and placed into storage.
- 5.5 Staff will take the opportunity to carry out maintenance work on the artwork while it is in storage.
- 5.6 Staff are consulting with the artist and investigating options for reinstalling the artwork.
- 5.7 An update will be presented to the Waihoru Spreydon-Cashmere-Heathcote Community Board once the future of the artwork is known.

6. Financial Implications Ngā rara ahumoni

- 6.1 Budget Code: The removal is being funded from CPMS #20836 Ōmōkihi (South Library and Service Centre Rebuild).

7. Next Steps Te neke whakamua

- 7.1 Remove the artwork to storage.
- 7.2 Prepare an update on the future of the artwork.

Attachments Ngā Tāpirihanga

There are no attachments to this memo.

Signatories Ngā Kaiwaitohu

Author	Maria Adamski - Senior Parks Asset Planner
Approved By	Kelly Hansen - Manager Parks Planning & Asset Management Wolfgang Bopp - Director Botanic Gardens & Garden Parks Rupert Bool - Acting Head of Parks

Memos



Memo

Date: 06 March 2025
From: Lynne Armitage, Senior Project Manager, Transport & Waste Management
Dr Alec McNeil, Manager Resource Recovery
To: ELT, Mayor, Councillors and Community Boards
Cc: Lynette Ellis, Head of Transport and Waste Management
Brent Smith, General Manager Infrastructure
Reference: 25/443972

Ōtautahi Christchurch Organics Processing Facility: ECan Consent Update

1. Purpose of this Memo Te take o tēnei Pānui

- 1.1 Further to our last update on 26 February 2024, this memo provides an update on the progression of the Environment Canterbury (ECan) resource consent for the Ecogas Ōtautahi Christchurch Organics Processing Facility.
- 1.2 The information in this memo is not confidential and can be made public.

2. Update He Pānui

- 2.1 In late February 2025, ECan advised that a decision on the notification pathway for the air discharge resource consent application would be made by 21 March 2025.
- 2.2 Today, ECan has advised that a decision has been made on the notification pathway for the Ecogas Ōtautahi Christchurch Organics Processing Facility air discharge resource consent.
- 2.3 On 5 March, an appointed independent commissioner determined that this consent should be limited notified to adjoining properties and 'sensitive activities' (as defined by the [Canterbury Air Regional Plan](#)) within 300m of the proposed site.
- 2.4 Affected parties will be able to submit their views, comments or concerns on the proposal. Those identified will have 20 working days to make a submission from the point they receive the notification letter.
- 2.5 Following this, Environment Canterbury has 45 working days to complete the hearing process and then 15 working days to issue a decision.
- 2.6 The public will be informed via Environment Canterbury's [dedicated webpage](#) which is in the process of being updated.
- 2.7 Council will update its [project web-page](#), and refresh the links to the ECan web page.
- 2.8 Questions regarding the resource consent process and timeline should be directed to ECan.
- 2.9 The procedural delays in the processing of the ECan Resource Consent have impacted the development timeline. The plant was originally targeting a start-up in mid-2026 but EcoGas has indicated this is now likely to be late 2026.

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3. Conclusion Whakakapinga

- 3.1 An independent commissioner has determined that the ECan air discharge consent for the Ecogas Ōtautahi Christchurch Organics Processing Facility should be limited notified to adjoining properties and ‘sensitive activities’ (as defined by the [Canterbury Air Regional Plan](#)) within 300m of the proposed site.
- 3.2 The public will be informed via Environment Canterbury’s [dedicated webpage](#) which is in the process of being updated.
- 3.3 The timeline for the development of the new facility will be reset and a construction date confirmed once the ECan resource consent is granted. Based on ECan’s timeline for the notification process above, if the ECan resource consent is granted in July 2025, EcoGas has indicated that the facility could start operating in late 2026.

Attachments Ngā Tāpirihanga

There are no attachments for this report.

Signatories Ngā Kaiwaitohu

Authors	Lynne Armitage - Senior Project Manager Kim de Leijer - Principal Advisor Communications Sarah Kelly - Manager Strategic Communications
Approved By	Alec McNeil - Manager Resource Recovery Lynette Ellis - Head of Transport & Waste Management Brent Smith - Acting General Manager City Infrastructure

Memos



WA

Memo

Date: January 2025
From: Toni Dakers, Traffic Engineer
To: Waihoru Spreydon-Cashmere-Heathcote Community Board
Cc: Jonathon Jones, Community Board Advisor
Reference: 24/1760041

Response to Correspondence - Waltham Road / Austin Street Intersection

1. Purpose of this Memo Te take o tēnei Pānui

- 1.1 The purpose of this memo is to respond to items raised in a deputation by Danny Rood at the Waihoru Spreydon-Cashmere-Heathcote Community Board meeting on 12 September 2024.
- 1.2 This memo relates to Community Board action SCBCC/2024/00070, resolution 15:
Refers to staff the safety improvements outlined in the deputation by Danny Rood for consideration in future transport programmes and advice be provided to the Community Board.
- 1.3 The information in this memo is not confidential and can be made public.

2. Update He Pānui

Temporary Materials

- 2.1 Staff recognise the benefits of using more temporary materials in some instances and have implemented projects that utilise measures such as planter boxes, road markings and flexi posts to narrow roads around intersections, provide crossing points and define cycleways. However, these have generally been through specific funding programmes such as the Waka Kotahi NZ Transport Agency’s Innovating Streets for People Programme, transitional projects or site-specific trials.
- 2.2 Outside of these programmes, any safety improvements would generally need to be funded through Council’s Minor Safety budget. This budget is currently prioritised to undertake improvements at the highest risk sites and intersections throughout the city. Given the nature of these priority sites, and the need to address verified safety issues, permanent solutions in line with best practice are most appropriate.
- 2.3 One of the main considerations when proposing these more temporary measures for general safety projects is that they will eventually need to be replaced or upgraded to a more permanent solution (or removed entirely). Further funding will therefore be required in future which may not necessarily be available or a priority at that time.
- 2.4 There are also ongoing maintenance and renewal costs to consider (such as remarking bespoke coloured surfacing).
- 2.5 Therefore, while they are a cheaper alternative to permanent kerb changes, and appropriate in certain situations, the overall cost, future funding and ultimate plan for the site also needs

Memos



to be considered. At the very initial stage, the site also needs to be assessed as a priority for funding compared to other sites in the city.

- 2.6 Staff do look for opportunities to utilise and trial more off the shelf/prefabricated solutions to reduce installation time and associated traffic management. However, within the Traffic Operations Team these have more recently been incorporated into permanent solutions, rather than designs that fully utilise these measures (outside of trials). An example of this is the rubber central island extension at the Clyde Road / Ilam Road roundabout.

Waltham Road / Austin Street Intersection

- 2.7 As above, Council's Minor Safety budget is required to be prioritised to undertake improvements at the highest risk sites and intersections throughout the city.
- 2.8 The intersection of Waltham Road and Austin Street is identified as low risk under the KiwiRap assessment criteria. A search of the Waka Kotahi NZ Transport Agency's Crash Analysis System has been undertaken. Two non-injury crashes have been reported within 50 metres of this intersection within the last ten years, neither of which involved pedestrians.
- 2.9 There are currently no plans or funding available to make any changes at this intersection. However, the site will be added to our Potential Project database so pedestrian crossing improvements can be considered in future if funding becomes available.

3. Conclusion Whakakapinga

- 3.1 Staff will continue to utilise temporary/ lower costs materials when appropriate to trial site layouts or compliment more permanent projects.
- 3.2 The intersection of Waltham Road and Austin Street will be added to our Potential Project database so pedestrian crossing improvements can be considered in future if funding becomes available.

Attachments Ngā Tāpirihanga

There are no attachments to this memo.

Signatories Ngā Kaiwaitohu

Author	Toni Dakers - Traffic Engineer
Approved By	Gemma Dioni - Acting Team Leader Traffic Operations/Principal Advisor Stephen Wright - Manager Operations (Transport)

Memos



This

Memo

Date: December 2024
From: Toni Dakers, Traffic Engineer
To: Waihoru Spreydon-Cashmere-Heathcote Community Board
Cc: Jonathon Jones, Community Board Advisor
Reference: 24/1747237

Response to Correspondence - Tennyson Street / Eastern Terrace Intersection

1. Purpose of this Memo Te take o tēnei Pānui

- 1.1 The purpose of this memo is to respond to correspondence relating to cycle safety at the Tennyson Street / Eastern Terrace intersection.
- 1.2 This correspondence was presented at the Waihoru Spreydon-Cashmere-Heathcote Community Board meeting on 15 August 2024 (Community Board Recommendation SCBCC/2024/00067, Item 3).
- 1.3 The information in this memo is not confidential and can be made public.

2. Update He Pānui

Crash History and Speed Survey

- 2.1 A search of the Waka Kotahi NZ Transport Agency Crash Analysis System has been undertaken.
- 2.2 One non-injury crash has been reported at the Tennyson Street / Eastern Terrace intersection within the last ten years. This involved a vehicle turning from the northern approach of Eastern Terrace into Tennyson Street. No crashes have been reported involving cyclists or vehicles turning from the southern approach.
- 2.3 One further non-injury crash has been reported at the adjacent Burnbrae Street / Riverlaw Terrace / Palatine Terrace intersection, this also involved a vehicle turning from the northern approach.
- 2.4 Overall, the intersection is identified as low risk using the KiwiRAP assessment criteria.
- 2.5 The latest available traffic count data was recorded on Burnbrae Street in February 2024, east of the Riverlaw Terrace / Palatine Terrace intersection. An average speed of 39.5km/h and 85 percentile speed of 44.9 km/h was reported, indicating that the majority of drivers are travelling well below the posted speed limit of 50km/h on this section of road.

Intersection Layout

- 2.6 A site visit has been undertaken to assess visibility for people turning from Eastern Terrace. While the bridge railing does impede the view along Tennyson Street to the east, approaching traffic is clearly visible through the gaps in the bridge railings. No stopping restrictions are also marked along Tennyson Street to ensure visibility is maintained. Eastern Terrace has a Stop Control in place, and there is traffic calming to manage speeds on the approach.

Memos



Photo 1: Intersection visibility through bridge rails on departing Eastern Terrace

- 2.7 There are factors that add complexity for drivers navigating this intersection such as the proximity to the Riverlaw Terrace / Palatine Street intersection, the general topography and bridge railings etc. However, from an intersection layout perspective all the appropriate measures are in place.
- 2.8 To improve the delineation of the cycle lane and provide a further cue to drivers about the presence of cyclists in this area, green cycle markings will be reinstated through the intersection. This will be completed as part of the planned cycle path renewal.

3. Conclusion Whakakapinga

- 3.1 All appropriate signs and markings are in place at the intersection. The speed data and review of crashes suggest there is no particular road safety risk to cyclists at this intersection.
- 3.2 Green surfacing will be marked through the intersection as part of the planned Tennyson Street cycle path renewal to improve visibility of the cycle lane.

Attachments Ngā Tāpirihanga

There are no attachments to this memo.

Signatories Ngā Kaiwaitohu

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Approved By	Gemma Dioni - Acting Team Leader Traffic Operations Stephen Wright - Manager Operations (Transport)

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 Whakakapi

Tukuna te wairua kia rere ki te taumata Ko te matatika te mātāpono hei arahi i ngā mahi Ka arotahi te tira kia eke panuku, kia eke Tangaroa Haumi e, hui e, tāiki e	<i>May the spirit be released to soar to its zenith. Ethics is the principle that guides our work. As we focus on the success for our community Bring together! Gather together and bind together!</i>
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