

Council Workshop
NOTES

Date: Tuesday 16 June 2026
Time: 9.38 am
Venue: Camellia Chambers, Civic Offices,
53 Hereford Street, Christchurch

Present

Deputy Chairperson Deputy Mayor Victoria Henstock
Members Councillor Kelly Barber
Councillor David Cartwright
Councillor Melanie Coker
Councillor Pauline Cotter
Councillor Celeste Donovan
Councillor Tyrone Fields
Councillor Tyla Harrison-Hunt
Councillor Nathaniel Herz Jardine
Councillor Yani Johanson
Councillor Aaron Keown
Councillor Mark Peters
Councillor Tim Scandrett

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The agenda was dealt with in the following order.

1. Apologies Ngā Whakapāha

Apologies from Mayor Mauger, Councillor McLellan and Councillor MacDonald were received. Councillor Moore was absent from the workshop and no apology was received.

5. Items Closed to the Public Ngā Take mō te wāhanga o te hui e rāhui ana ki te hunga tūmatanui

The session went into public excluded to consider the confidential items advertised at the end of the public agenda.

The public were re-admitted to the workshop at 11.33 am.

Councillor Fields returned to the workshop at 11.35 am during consideration of Item 2.
Councillor Cartwright returned to the workshop at 11.35 am during consideration of Item 2.
Councillor Coker returned to the workshop at 11.38 am during consideration of Item 2.
Councillor Harrison-Hunt returned to the workshop at 11.39 am during consideration of Item 2.
Councillor Keown returned to the workshop at 11.42 am during consideration of Item 2.

2. Ōtākaro Avon River Corridor Multi Hazard Study Findings

Tom Parsons, Surface Water Engineer and Gavin Hutchison, Head of Three Waters joined the table to present Item 2 (refer to agenda report and presentation) and to answer questions from elected members.

Key presentation points

- The “Multi-Hazard Study”, initiated in 2017, has considered the potential for a range of hazards to impact on the benefits of the proposed 30-year interim flood defence scheme in the Ōtākaro Avon River Corridor (OARC).
- The study found that flood risk in the lower Ōtākaro Avon River catchment will significantly increase with time if not managed appropriately. Some of these risks can be managed through provision of interim flood defences, which are considered economically viable over the medium and long term.
- There is incentive to act now as the stop banks that were raised and strengthened following the 2011 earthquakes have an estimated remaining life of 8 – 13 years. At the same time sea levels are rising and land is dropping, rendering the current defences less effective.
- The interim flood defences will be set further back from the river edge, allowing more area for the river and floodplain.
- The benefits of a flood defence approach could be undermined by other hazards, such as rising groundwater, stormwater network flood risk, and tsunami.
- The scheme is intended to manage the next 30 years of risk and be adaptable to meet future requirements, given there is considerable uncertainty long term. Potential costs associated with managing other hazards reduces the economic viability of the proposed flood defences but clear benefits from the scheme remain.
- A peer review identified some issues that need resolution:
 - Shallow groundwater management effectiveness and costs

- Effectiveness reduces with time – future proofing needs option development
- Effective land use planning is essential
- Review findings should be made available, particularly to those considering development in earthquake prone areas
- Staff are currently preparing a consent application for approval for the scheme through the government's Fast Track pathway.

Key discussion points

- The findings of the study have been fed into other Council programmes and processes such as the District Plan.
- Confirmation that flooding comes from a range of sources, with upriver areas affected more by rainfall and downriver affected more by movement of the tide and sea.
- The effectiveness and economic viability of using tidal gates for protection (for which a study was completed several years ago).
- Areas that could be included in the floodplain area.
- Confirmation that there is no budget or Levels of Service for groundwater control to private property and specific direction from the Council would be required to change that.

Councillor Fields left the workshop at 12.06 pm during consideration of Item 3 and did not return.

Councillor Scandrett left the workshop at 12.09 pm during consideration of Item 3 and did not return.

3. Transitional Housing Feasibility Study

Bruce Rendall, Head of Facilities and Property joined the table to present Item 3 (refer to agenda report and presentation) and to answer questions from elected members.

Key presentation points

- On 17 September 2025, the Council requested advice on the potential redevelopment of Council-owned land on Hereford Street as a supportive transitional housing hub, including feasibility and next steps.
- There is a clear and ongoing need for transitional housing, particularly for women and children and the existing facility is no longer fit-for-purpose. Redevelopment is required.
- The study concluded that the option of a standalone transitional housing development is not financially viable, and maintaining the status quo or disposal of the property does not respond to the need, and risks deferring or displacing the issue. Relocation may enable redevelopment elsewhere, through capital recycling, but does not resolve the underlying operating funding challenge or potential for poor transport connections or access to existing support.
- The Council's current role is as a facilitator, not a funder or operator, and therefore a mixed-tenure redevelopment model provides the most credible pathway. Delivery would require external partners and would enable income streams from other types of tenure (social, affordable or market housing) and improve overall feasibility.
- Staff recommend undertaking targeted market engagement with community housing providers, developers, and funders to test appetite and delivery models for a mixed-tenure redevelopment.

Key discussion points

- Government funding for transitional housing is not expected to increase and is intended to cover up to 12 weeks only. However, tenants are generally housed for 29 – 54 weeks.
- Confirmation that the Council's contribution to a mixed tenure scheme would be limited to facilitating a partnership, along with the sale or long-term lease of the land.

- Other providers supporting women and children, possible outcomes of the relocation option, potential partners (including philanthropic), and whether the need for consultation would be triggered.

Councillor Barber left the workshop at 12.33 pm and returned at 12.35 pm during consideration of Item 4.

4. 274a Main Road, Clifton

Bruce Rendall, Head of Facilities and Property; Nigel Collings, Property Consultant; and Angus Smith, Manager Property Consultancy joined the table to present Item 4 (refer to agenda report, presentation and attached presentation slide) and to answer questions from elected members.


Key presentation points

- Following Annual Plan submissions, the Council directed staff to prepare a report on the potential disposal of 274a Main Road, Clifton. Staff have completed this work, and the report is scheduled for consideration by the Finance and Performance Committee on 24 June 2026.
- The site was previously assessed and did not meet the threshold for disposal; this review confirms no material change in circumstances or staff advice.
- The property is subject to significant and enduring geotechnical risk, including cliff instability and rockfall hazard, which materially constrain any future use and limit its development potential.
- The property is different from others that have been approved for disposal as part of the Annual Plan process because it is almost all in Cliff Collapse Management Area 2(CCMA2). Other properties have at least 50% of the site clear of the CCMA2 and all the risk can be mitigated.
- The Canterbury Earthquake Recovery Authority demolished the existing house and accessway on this Red Zone designated property, and created essential pedestrian access and bin storage arrangements for five neighbouring properties through this land and the road reserve below. There were no formal easements put in place to allow alternative access for these residents.
- Transport and access constraints, including lack of safe vehicle access from an arterial route, further limit the site's practical utility.
- Staff consider access rights to neighbouring properties would best be resolved before putting the property up for sale but could further constrain the use of the property by a new owner. Consideration would also have to be given to what access rights over the legal road might be permitted to the new owner. Both aspects would come at some cost and with the question of who would pay.

Key discussion points

- The type of land use that triggers the requirement for rock fall risk reduction work, and who is responsible for that work; and the risk to future owners and reputational risk to the Council, given the site's historical and future geotechnical risk.
- Conditions of sale that could be applied to the property; comparison with nearby Council-owned and privately owned sites.
- The precedent the sale of this property could create for other Council-owned properties in Cliff Collapse Management Area 2.
- A request for an alternative resolution wording and information relating to an option of declaring the property surplus to be provided for the Finance and Performance Committee meeting. In response staff undertook to provide this wording and information.

Attachments

- A 274A Main Road, Clifton additional presentation slide 

Meeting concluded at 1.03 pm.