

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

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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