



Joint Information Session of the Waihoru, Waitai and Te Pātaka o Rākaihautū Community Boards

AGENDA

Notice of Information Session/Workshop Te Pānui o te Hui:

A Joint Information Session of the Waihoru, Waitai and Te Pātaka o Rākaihautū Community Boards will be held on:

Date: Thursday 17 July 2025

Time: 5.00 pm

Venue: Live Stream Link [online only]:

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

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

Lyn Leslie

Nigel Harrison

Tyrone Fields

Jillian Frater

Asif Hussain

Cathy Lum-Webb

Howard Needham

Luana Swindells

Paul McMahon

Jackie Simons

Tim Baker

Kelly Barber

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Alex Hewison

Yani Johanson

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14 July 2025

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Note: This forum has no decision-making powers and is purely for information sharing.

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

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

To view copies of Agendas and Notes, go to:

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



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The time allocated for this Information Session/Workshop is <enter time>

Karakia Whakamutunga

Karakia Tīmatanga

Opening Prayer

Whakataka te hau ki te uru	<i>English translation</i>
Whakataka te hau ki te tonga	Cease the winds from the west
Kia mākinakina ki uta	Cease the winds from the south
Kia mātaratara ki tai	Let the breeze blow over the land
E hī ake ana te atakura	Let the breeze blow over the ocean
He tio, he huka, he hau hū	Let the red-tipped dawn come with a sharpened air.
Tihei mauri ora!	A touch of frost, a promise of a glorious day.

1. Apologies Ngā Whakapāha

Apologies will be recorded at the meeting.

2. Policy approach to commercial activities in coastal areas

Reference Te Tohutoro: 25/1224495

Presenter(s) Te Kaipāhō : Marie Gordon - Team Leader Parks Policy and Planning
Kelly Hansen - Manager Parks Planning and Asset Management

1. Detail Te Whakamahuki

Timing	This information session is expected to last for 60 minutes.
Purpose / Origin of the Information Session	<p>The Waihoru Spreydon-Cashmere-Heathcote Community Board, following a public forum presentation at its meeting on 13 March 2025, requested staff advice on changing the policy approach to commercial activities in the coastal area and for that information to be workshopped with Waitai Coastal-Burwood-Linwood Community Board.</p> <p>This opportunity has been extended to Te Pātaka o Rākaihautū Banks Peninsula Community Board due to coastal administration extending into that ward.</p> <p>This information session is to outline the policy structure for commercial use of reserves.</p>
Background	<p>This session was requested by the Waihoru Spreydon-Cashmere-Heathcote Community Board who have twice received presentations from one operator looking to set up a commercial sauna operation located on or near the beach in Sumner.</p> <p>The operator had made an application to the Council along with eight other parties in preceding months with the same idea. Staff assessed all applications as not suitable for the locations sought due to competing values and demands.</p>
Applications to occupy parks in the Christchurch District	<p>There are two methods of establishing suitable commercial activities on reserves.</p> <p>Public applications to occupy reserves within the Christchurch District for commercial activities are unsolicited, and assessed against one or a combination of:</p> <ul style="list-style-type: none"> • Parks and Reserves Bylaw 2025 • Public Places Bylaw 2018 • Relevant reserve management plan • Reserves Act 1977 • Unsolicited Proposals Guidelines • Trading and Events in Public Places Policy 2018 • Leasing Council Property 2015 • Relevant master plan or strategy • Operational considerations and site values. <p>Applications are received throughout the year and vary in their nature.</p> <p>Examples of commercial applications considered over the past 12 months include:</p> <ul style="list-style-type: none"> • mobile dog wash machines

	<ul style="list-style-type: none"> • mobile sauna units • food vending • infrastructure easements • hole in one golf • guided walks <p>Any application that aligns with the policy framework above is progressed on for Community Board consideration, then public engagement, and eventually final Community Board approval.</p> <p>The second method is when the Council seeks to solicit a specific activity for a reserve, for example a café operator for a park building or location. The decision to do this is guided by the same policy framework but at the point of initiation, it is already determined that locating a business in a reserve is appropriate.</p> <p>Each activity would have to be assessed on a case by case basis.</p>
Mobile Sauna	<p>The mechanism to operate on public land is the same for all Councils, localised by reserve management plans, Council policy and bylaws.</p> <p>While some Councils have agreed, others have declined, within that framework.</p> <p>The Christchurch City Council has received nine applications for saunas within the last 12 months. Staff have declined all these applications at inception due to the sites selected being heavily used by the public, the coastal strip being sensitive ecological areas, and there not being an alignment between the purpose of the reserve (its values) and the nature of the business.</p> <p>Whilst there is certainly benefit to the businesses being in the coastal area, it's not returned in equal measure to the public or the environment.</p>
Changing Council's position on commercial activities in the coastal area	<p>Commercial activities on reserves are required to be considered against legislation, specifically the purpose and values of the land, and the alignment between those values, public benefit and the nature and type of business.</p> <p>The current framework at Christchurch City Council provides for this.</p> <p>There are two ways the Council can guide the location and nature of commercial activities on public land within the district:</p> <ol style="list-style-type: none"> 1. When reserve management plans are developed or reviewed. This is an opportunity to consider how spaces can be activated; balance reserve values with public benefit and enjoyment, and set site specific policy about if, what, where and why or why not. <p>Develop a schedule of locations and types of services appropriate to those locations and run an open procurement process.</p>

Attachments Ngā Tāpirihanga

There are no attachments to this coversheet.

Signatories Ngā Kaiwaitohu

Authors	Marie Gordon - Team Leader Parks Planning & Policy Derek Roozen - Senior Parks & Policy Planner Kathy Jarden - Team Leader Leasing Consultancy
Approved By	Kelly Hansen - Manager Parks Planning & Asset Management Rupert Bool - Head of Parks

Item 2

Karakia Whakamutunga

Unuhia, unuhia Unuhia ki te uru tapu nui Kia wātea, kia māmā, te ngākau, Te tinana te wairua i te ara takatā Koia rā e Rongo, whakairia ake ki runga Kia tina! TINA! Hui e! TĀIKI E!	<i>Draw on, draw on, Draw on the supreme sacredness To clear, to free the heart, the body and the spirit of mankind Rongo, suspended high above us (i.e. in 'heaven') Draw together! Affirm!</i>
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