



Waipuna Halswell-Hornby-Riccarton Community Board Workshop NOTES

Date: Thursday 20 November 2025
Time: 3.03 pm
Venue: Horoeaka Room, Rārākau: Riccarton Centre,
199 Clarence Street, Christchurch

Present

Chairperson	Marie Pollisco
Members	Helen Broughton
	Cody Cooper
	Joseph Fullerton
	Debbie Mora

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

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



The agenda was dealt with in the following order.

1. Apologies Ngā Whakapāha

An apology was received from Sarah Brunton.

2. Submission opportunity - Future of Lichfield Carpark

Board members discussed the consultation on the Future of Lichfield Carpark opened on 10 November and closes on 7 December 2025, noting that feedback is being sought on two options:

- Option 1: Retain and change
Council would retain ownership of the carpark but change the operating model to improve financial performance.
- Option 2: Sell
Council would sell the asset and reallocate the funds to invest in other infrastructure or community assets or pay down debt.

Members noted that:

- Residents are concerned about the level of rates, but if the revenue from a sale were applied to rates reduction, it would only have a minimal impact.
- The Lichfield parking building is currently operating at a profit, and the non-financial benefits of its retention in Council ownership, including its utility to residents, also need to be taken into account.
- Development of the Central City is not yet complete, with the One New Zealand at Te Kaha Stadium and Parakiore still to be finished, and it is therefore premature to consider the need for Council involvement in central city parking.
- Retention of the carpark pending completion of Council developments in the central city will allow the Council to consider when central city parking requirements are clearer.
- Staff advice is that, assuming the sale proceeds are used to reduce Council debt, the positive Net Present Value if the building is only sold turns to negative around the 25-year mark. The Board considers, however, that the sale of the building but retention of the land would better preserve future potential options, uses and opportunities for rates reduction.
- Consultation on the Future of Lichfield Carpark opened on 10 November and closes on 7 December 2025.

Board members consider that a Board submission should be made supporting Option 1.

Next Steps:

- The Board Adviser will draft a submission encapsulating the above and forward it to Board members (excluding councillors) for consideration and comment.
- The Board Chairperson will finalise the submission to be lodged.

Meeting concluded at 3.57pm.