



Waipapa Papanui-Innes-Central Community Board OPEN MINUTES

Date: Monday 2 February 2026
Time: 4 pm
Venue: Board Room, Papanui Service Centre,
Corner Langdons Road and Restell Street, Papanui

Present

Chairperson	Sunita Gautam
Deputy Chairperson	Simon Britten
Members	Pauline Cotter
	Mike Davidson
	Ashleigh Feary
	Jake McLellan
	John Miller
	Emma Twaddell

Principal Advisor

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

Karakia Tīmatanga

The agenda was dealt with in the following order. Where no voting record is shown, the item was carried unanimously by those present.

1. Apologies Ngā Whakapāha

Part C

Community Board Resolved PCBCC/2026/00001

That the apology from Victoria Henstock for absence be accepted.

Pauline Cotter/Simon Britten

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 PCBCC/2026/00002

That the minutes of the Waipapa Papanui-Innes-Central Community Board meeting held on Thursday, 11 December 2025 be confirmed.

Jake McLellan/Emma Twaddell

Carried

4. Public Forum Te Huinga Whānui

Part B

There were no public forum presentations.

5. Deputations by Appointment Ngā Huinga Whakaritenga

Part B

5.1 Phillipstown Community Centre Charitable Trust

Bryan Gilchrist spoke on behalf of Phillipstown Community Centre Charitable Trust regarding Item 7 - MOE Disposal of Phillipstown School Site.

5.2 Wayne Hawker

Wayne Hawker spoke regarding Item 7 - MOE Disposal of Phillipstown School Site.

5.3 Alison Allsop

Alison Allsop spoke regarding Item 8 - Abberley Cr/Edgeware Rd/Springfield Rd - Pedestrian Safety Improvements.

5.4 Miriam O'Connor

Miriam O'Connor spoke regarding Item 8 - Abberley Cr/Edgeware Rd/Springfield Rd - Pedestrian Safety Improvements.

6. Presentation of Petitions Ngā Pākikitanga

Part B

There was no presentation of petitions.

7. MOE Disposal of Phillipstown School Site

Board Consideration

The Board considered the deputations (Items 5.1 - 5.2) before deciding its recommendations.

The Board accepted the Officer Recommendations regarding pursuing an acquisition, but recommended the purchase of the entire site as its preferred option, supported by a new noting provision.

As an alternative, the Board recommended a partial purchase of approximately 3,800m² as shown in Attachment A (tabled).

The Board considered the Council-owned house on adjacent MOE land to be a separate matter, and that funding for the larger site purchase, upgrades, maintenance, and operating costs should be included in the 2026/27 Annual Plan.

Officer Recommendations Ngā Tūtohu

That the Waipapa Papanui-Innes-Central Community Board:

1. Receives the information in the MOE Disposal of Phillipstown School Site Report.
2. Notes that, for the purposes of the Christchurch City Council's Significance and Engagement Policy, the decision in this report has been assessed as low significance.
3. Notes:
 - a. The Ministry of Education's intention to dispose of approximately 0.92 hectares of the former Phillipstown School site under section 50 of the Public Works Act 1981.
 - b. The findings of the Phillipstown Community Needs Assessment, which identifies the need for an ongoing, locally accessible community facility in Phillipstown.
 - c. The Council's intent to secure an interim ground lease for the Council-owned house on MOE land adjacent to the Transitional Unit School - Tētēkura as a temporary base to enable existing community activities continuance.

Recommends that the Finance and Performance Committee:

4. Requests staff engage with the Phillipstown Community Centre Charitable Trust (PCCCT) to establish a management agreement for the community facility, including use and

- activation of the Lancaster Park facility. If agreement cannot be reached for either or both facilities, an operator/manager may be sought through a request for proposal.
5. Resolves, subject to satisfactory commercial terms, to exercise Council's rights under section 50 of the Public Works Act 1981 to acquire part of the former Phillipstown School site.
 6. Endorses Partial Land Purchase Option 1 (approximately 1,140 m² frontage to Nursery Road, clause 4.68) as the preferred acquisition configuration, with Options 2 and 3 retained as backup options in that order.
 7. Resolves that implementation is conditional on the land purchase, and relocation of the existing Council-owned house to there, being achieved within the current budget provision.
 8. Delegates authority to the Property Consultancy Manager and the Head of Community Support and Partnerships to give effect to the above resolutions and to make decisions within the scope of, and consistent with, the outcomes and intent of this report and Council's delegations.

Community Board Resolved PCBCC/2026/00003

Part C

That the Waipapa Papanui-Innes-Central Community Board:

1. Receives the information in the MOE Disposal of Phillipstown School Site Report.
2. Notes that, for the purposes of the Christchurch City Council's Significance and Engagement Policy, the decision in this report has been assessed as low significance.
3. Notes:
 - a. The Ministry of Education's intention to dispose of approximately 0.92 hectares of the former Phillipstown School site under section 50 of the Public Works Act 1981.
 - b. The findings of the Phillipstown Community Needs Assessment, which identifies the need for an ongoing, locally accessible community facility in Phillipstown.

Jake McLellan/Pauline Cotter

Carried

Community Board Decided PCBCC/2026/00004

Part A

That the Waipapa Papanui-Innes-Central Community Board recommends that the Finance and Performance Committee:


1. Receives the information in the MOE Disposal of Phillipstown School Site Report.
2. Notes that, for the purposes of the Christchurch City Council's Significance and Engagement Policy, the decision in this report has been assessed as low significance.
3. Notes:
 - a. The Ministry of Education's intention to dispose of approximately 0.92 hectares of the former Phillipstown School site under section 50 of the Public Works Act 1981.
 - b. The findings of the Phillipstown Community Needs Assessment, which identifies the need for an ongoing, locally accessible community facility in Phillipstown.

4. Requests staff engage with the Phillipstown Community Centre Charitable Trust (PCCCT) to establish a management agreement for the community facility, including use and activation of the Lancaster Park facility. If agreement cannot be reached for either or both facilities, an operator/manager may be sought through a request for proposal.
5. Resolves, subject to satisfactory commercial terms, to exercise Council's rights under section 50 of the Public Works Act 1981 to acquire part of the former Phillipstown School site.
6. Endorses the purchase of a sufficient part of the site and buildings to enable scope and scale planning. To achieve this, resolves to either:
 - a. purchase the whole site (Board's preferred option); or
 - b. purchase 3,800m² (as per Board Minutes Attachment A); and
 - c. include the additional funding required for a larger purchase, any additional upgrades, maintenance and operating costs of the site and buildings in the 2026/27 Annual Plan.
7. Notes the Community Board's view is that the needs of Phillipstown extend beyond those of a localised facility. To respond appropriately to these broader community needs, the purchase should provide not only for a local facility, but also for a community garden and, where feasible, space to accommodate metropolitan or existing groups currently using the site.
8. Delegates authority to the Property Consultancy Manager and the Head of Community Support and Partnerships to give effect to the above resolutions and to make decisions within the scope of, and consistent with, the outcomes and intent of this report and Council's delegations.

Jake McLellan/Pauline Cotter

Carried

Attachments

- A Alternative Option (outlined in purple) for partial land purchase at Former Phillipstown School Site 

8. Abberley Cr/Edgeware Rd/Springfield Rd - Pedestrian Safety Improvements

The Board considered the deputations (Items 5.3 - 5.4), and the answers to its questions, before accepting the Officer Recommendations.

Community Board Resolved PCBCC/2026/00005

Officer Recommendations accepted without change

Part C

That the Waipapa Papanui-Innes-Central Community Board:

1. Receives the information in the Abberley Cr/Edgeware Rd/Springfield Rd - Pedestrian Safety Improvements 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. Under Clause 6(2) of the Christchurch City Council Traffic and Parking Bylaw revokes 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 to 16 below.

4. Approves, pursuant to Section 331 and 334 of the Local Government Act 1974, the road layout, including all road surface treatments, traffic islands, pedestrian facilities and road markings on Edgeware Road and Springfield Road as detailed on plan TG133787 dated 09/01/26 in Attachment A to the report on the meeting agenda.
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 eastern side of Springfield Road, commencing at its intersection with Edgeware Road and extending in a northerly direction for a distance of 36 metres, as detailed on Attachment A to the report on the meeting agenda (Plan TG133787 dated 09/01/26).
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 northern side of Edgeware Road, commencing at its intersection with Springfield Road and extending in an easterly direction for a distance of 23 metres, as detailed on Attachment A to the report on the meeting agenda (Plan TG133787 dated 09/01/26).
7. Approves that in accordance with Clause 7 of the Christchurch City Council Traffic and Parking Bylaw 2017, a bus stop be installed on the northern side of Edgeware Road, commencing at a point 23 metres east of its intersection with Springfield Road and extending in an easterly direction for a distance of 14 metres, as detailed on Attachment A to the report on the meeting agenda (Plan TG133787 dated 09/01/26).
8. 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 northern side of Edgeware Road, commencing at a point 37 metres east of its intersection with Springfield Road and extending in an easterly direction for a distance of 2 metres, as detailed on Attachment A to the report on the meeting agenda (Plan TG133787 dated 09/01/26).
9. 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 southern side of Edgeware Road, commencing at a point 38.5 metres east of its intersection with Springfield Road and extending in an easterly direction for a distance of 12 metres, as detailed on Attachment A to the report on the meeting agenda (Plan TG133787 dated 09/01/26).
10. Approves that in accordance with Clause 7 of the Christchurch City Council Traffic and Parking Bylaw 2017, a bus stop be installed on the southern side of Edgeware Road, commencing at a point 24.5 metres east of its intersection with Springfield Road and extending in a easterly direction for a distance of 14 metres, as detailed on Attachment A to the report on the meeting agenda (Plan TG133787 dated 09/01/26).
11. Approves that pursuant to Section 339(1) of the local Government Act:1974, that a bus shelter be installed on the southern side of Edgeware Road, as detailed on Attachment A to the report on the meeting agenda (Plan TG133787 dated 09/01/26)
12. 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 southern side of Edgeware Road, commencing at its intersection with Springfield Road and extending in an easterly direction for a distance of 24.5 metres, as detailed on Attachment A to the report on the meeting agenda (Plan TG133787 dated 09/01/26).

13. 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 eastern side of Springfield Road, commencing at its intersection with Edgeware Road and extending in a southerly direction for a distance of 37 metres, as detailed on Attachment A to the report on the meeting agenda (Plan TG133787 dated 09/01/26).
14. 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 western side of Springfield Road, commencing at a point 29.5 metres south of its intersection with Abberley Crescent and extending in a northerly direction for a distance of 54 metres, as detailed on Attachment A to the report on the meeting agenda (Plan TG133787 dated 09/01/26).
15. Approves that in accordance with Clause 7 of the Christchurch City Council Traffic and Parking Bylaw 2017 that the parking of vehicles on western side of Springfield Road be restricted to a maximum period of 5 minutes commencing at a point 17.5 metres north of its intersection with Abberley Crescent and extending in a northerly direction for a distance of 5.5 metres, as detailed on Attachment A to the report on the meeting agenda (Plan TG133787 dated 09/01/26). This restriction is to apply at all times.
16. 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 western side of Springfield Road, commencing at its intersection with Pitt Place and extending in a southerly direction for a distance of 27.5 metres, as detailed on Attachment A to the report on the meeting agenda (Plan TG133787 dated 09/01/26).
17. Approves that these resolutions take effect when parking signage and/or road markings that evidence the restrictions described in 4 to 16 are in place or removed in the case of revocations.

Pauline Cotter/Mike Davidson

Carried

9. Waipapa Papanui-Innes-Central 2025-26 Discretionary Response Fund Application - Papanui Leagues Club Inc. - Replacement of Chiller

Community Board Resolved PCBCC/2026/00006

Officer Recommendations accepted without change

Part C

That the Waipapa Papanui-Innes-Central Community Board:

1. Receives the information in the Waipapa Papanui-Innes-Central 2025-26 Discretionary Response Fund Application - Papanui Leagues Club Inc. - Replacement of Chiller 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 \$5,000 from its 2025/26 Discretionary Response Fund to Papanui Leagues Club Incorporated towards replacement of the Club Chiller.

Simon Britten/Mike Davidson

Carried

10. Waipapa Papanui-Innes-Central Community Board Area Report - February 2026

Community Board Resolved PCBCC/2026/00007

Officer recommendations accepted without change

Part B

That the Waipapa Papanui-Innes-Central Community Board:

1. Receives the information in the Waipapa Papanui-Innes-Central Community Board Area Report - February 2026.

Pauline Cotter/Mike Davidson

Carried

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

Part B

Board members updated each other on recent events, and issues of relevance to the Board arising at Council, including in relation to:

- Predator Free St Albans
- NZ Post closures

Karakia Whakamutunga

Meeting concluded at 5.51 pm.

CONFIRMED THIS 9th DAY OF MARCH 2026

**SUNITA GAUTAM
CHAIRPERSON**