

## **Christchurch City Council**

### **MINUTES**

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**Date:** Thursday 11 August 2022  
**Time:** 9.32am  
**Venue:** Council Chambers, Civic Offices,  
53 Hereford Street, Christchurch

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**Present**

Chairperson	Mayor Lianne Dalziel
Deputy Chairperson	Deputy Mayor Andrew Turner
Members	Councillor Jimmy Chen
	Councillor Catherine Chu
	Councillor Melanie Coker – via audio/visual link
	Councillor Pauline Cotter
	Councillor Mike Davidson
	Councillor Celeste Donovan
	Councillor James Gough
	Councillor Yani Johanson
	Councillor Aaron Keown
	Councillor Sam MacDonald
	Councillor Phil Mauger
	Councillor Jake McLellan
	Councillor Tim Scandrett
	Councillor Sara Templeton

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**Principal Advisor**

Dawn Baxendale  
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**Karakia Tīmatanga:** The Mayor.

The agenda was dealt with in the following order.

## Acknowledgement and Minute's Silence

The Mayor spoke to acknowledge Sir Miles Warren and a minute's silence was held.

### 1. Apologies Ngā Whakapāha

#### Council Resolved CNCL/2022/00071

That the apologies received from Councillor Galloway for absence, Councillor Chu for possible early departure and Councillor MacDonald for lateness be accepted.

Councillor Cotter/Councillor Davidson

**Carried**

### 2. Declarations of Interest Ngā Whakapuaki Aronga

Councillor Johanson declared an interest in Item 13.

The Mayor declared an interest in Public Excluded Item 23.

### 3. Public Participation Te Huinga Tūmatanui

#### 3.1 Public Forum Te Huinga Whānui

##### 3.1.1 Extinction Rebellion Ōtautahi

Michael Apáthy and Sara Campbell from Extinction Rebellion Ōtautahi spoke regarding climate change.

#### 3.2 Deputations by Appointment Ngā Huinga Whakaritenga

##### 3.2.1 Amanda Neil

Amanda Neil and Jan Burney spoke regarding item 11 Brooklands Petition.

#### Attachments

A Amanda Neil Presentation [⇒](#)

Councillor MacDonald joined the meeting at 9.55am during item 3.2.2.

##### 3.2.2 Hornby Community Care Centre Trust

Bob Shearing, Chair and Linda Turner, Centre Manager of the Hornby Community Care Centre Trust spoke regarding item 12 Future options Hornby Library Building 2/8 Goulding Avenue.

#### Attachments

A Hornby Community Care Centre Trust Presentation [⇒](#)

**3.2.3 Greater Hornby Residents Association**

Marc Duff, Chair of the Greater Hornby Residents Association spoke regarding item 12 Future options Hornby Library Building 2/8 Goulding Avenue.

**4. Presentation of Petitions Ngā Pākikitanga**

There was no presentation of petitions.

**24. Resolution to Include Supplementary Reports**

**Council Resolved CNCL/2022/00072**

That the reports be received and considered at the Council meeting on Thursday, 11 August 2022.

**Public Excluded Items**

25. Confirmation of appointments to the Co-governance Establishment Committee

Mayor/Councillor Chen

**Carried**

Councillor Gough left the meeting at 10.09am during consideration of item 5 and 6.

**5. Council Minutes - 7 July 2022**

**Council Resolved CNCL/2022/00073**

That the Council confirm the Minutes from the Council meeting held 7 July 2022.

AND

That the Council confirm the Minutes from the Council meeting held 14 July 2022.

Mayor/Councillor Scandrett

**Carried**

**6. Council Minutes - 14 July 2022**

**Council Decision**

Refer to item 5.

Councillor Gough returned to the meeting at 10.23am during consideration of item 7.  
Councillor MacDonald left the meeting at 10.31am and returned to the meeting at 10.40am during consideration of item 7.  
Councillor Keown left the meeting at 10.32am and returned to the meeting at 10.50am during consideration of item 7.  
Councillor Cotter left the meeting at 10.53am and returned to the meeting at 10.55am during consideration of item 7.

## **7. Monthly Report from the Community Boards - July 2022**

Alexandra Davids, Chairperson joined the meeting for presentation of the **Waikura Linwood-Central-Heathcote Community Board Area Report July 2022** (via audio/visual link).

Emma Norrish, Chairperson and Simon Britten, Deputy Chairperson joined the meeting for presentation of the **Waipapa Papanui-Innes Community Board Area Report July 2022**.

Karolin Potter, Chairperson and Lee Sampson, Deputy Chairperson joined the meeting for presentation of the **Waihoru Spreydon-Cashmere Community Board Area Report July 2022**.

Tori Peden, Chairperson joined the meeting for presentation of the **Te Pātaka o Rākaihautū Banks Peninsula Community Board Area Report June 2022**.

Kelly Barber, Chairperson joined the meeting for presentation of the **Waitai Coastal-Burwood Community Board Area Report July 2022**.

Bridget Williams, Chairperson joined the meeting for presentation of the **Waimāero Fendalton-Waimairi-Harewood Community Board July 2022**.

Mike Mora, Chairperson joined the meeting for presentation of the **Waipuna Halswell-Hornby-Riccarton Community Board Area Report July 2022**.

### **Council Resolved CNCL/2022/00074**

That the Council:

1. Receive the Monthly Report from the Community Boards July 2022.
2. Sends letters of congratulations to the commonwealth games 2022 participants who have been previously supported by the Waimāero Fendalton-Waimairi-Harewood Community Board.

**Secretarial Note:** *Letters will also be sent to participants who have been previously supported by other Community Boards.*

Councillor Chen/Councillor Davidson

**Carried**

### **Attachments**

- A Council 11 August 2022 - Waikura Linwood-Central-Heathcote Community Board Presentation to Council ➡
- B Council 11 August 2022 - Waipapa Papanui-Innes Community Board Presentation to Council ➡
- C Council 11 August 2022 - Waihoru Spreydon-Cashmere Community Board Presentation to Council ➡

- D Council 11 August 2022 - Te Pātaka o Rākaihautū Banks Peninsula Community Board Presentation to Council [⇒](#)
- E Council 11 August 2022 - Waitai Coastal Burwood Community Presentation to Council [⇒](#)
- F Council 11 August 2022 - Waimāero Fendalton-Waimairi-Harewood Community Board Presentation to Council [⇒](#)
- G Council 11 August 2022 - Waipuna Halswell-Hornby-Riccarton Community Board Presentation to Council [⇒](#)

## **Report from Coastal-Burwood Community Board - 13 June 2022**

### **11. Petition - Brooklands Lagoon**

The Council noted that the advice to the Community Board will also include information in relation to the Coastal Adaption Framework.

#### **Council Resolved CNCL/2022/00075**

That the Council:

1. Receives the Petition presented to the Waitai Coastal-Burwood Community Board.
2. Notes that the Board has requested advice on this matter and, once received, requests that the Board reports to the Council.

Councillor Cotter/Councillor Templeton

**Carried**

The meeting adjourned at 11.05am and reconvened at 11.21am. Councillors Donovan, Gough and MacDonald were not present at this time.

Councillor Gough returned to the meeting at 11.23am during consideration of item 8.

Councillor MacDonald returned to the meeting at 11.25am during consideration of item 8.

## **Report from Linwood-Central-Heathcote Community Board - 13 July 2022**

### **8. Opawa Childrens Library Building Disposal**

#### **Council Resolved CNCL/2022/00076**

#### **Board recommendations accepted without change**

That the Council:

1. Approve an Expression of Interest process be undertaken for the former Opawa Childrens Library Building to determine whether there is any interest:
  - a. From private operators to purchase and remove the building from its current site (taking into account if this can be achieved for less than the cost of demolition) or;
  - b. From not-for-profit, incorporated, community organisations to remove and relocate the building for a sustainable community use at no cost to Council.
  - c. For a short to medium term use of building onsite, at no cost to Council.

2. Request staff to report back to the Board if any relocation/ purchase options arise from the Expression of Interest process.
3. Following the Expression of Interest process approve the removal of the building from its current flood prone location if no purchase / relocation options arise.

Councillor Mauger/Councillor Templeton

**Carried**

## **Report from Papanui-Innes Community Board - 15 July 2022**

### **9. MacFarlane Park Centre - Gift of Building and Granting of Ground Lease to Shirley Community Trust**

The Community Board recommendations were accepted with an additional resolution thanking Lions Club International Foundation for their support.

#### **Council Resolved CNCL/2022/00077**

That the Council:

1. Agrees to depart from policy and deal unilaterally with Shirley Community Trust (SCT).
2. Agrees to gift the MacFarlane Park Centre at 19A Acheson Avenue to SCT for the sum of \$1 (the gift being conditional on Council having a first right of refusal option to take back the building from SCT Trust at the sum of \$1).
3. Notes that the above resolutions fulfil the condition on which the Waipapa Papanui-Innes Community Board has approved: *the granting of a ground lease over that part of the land parcel described as Pt Lot 2 DP 17482 (referred to as 19A Acheson Avenue, and shown as Areas A and B on the lease plan found in paragraph 5.9 of the report) for a period of 33 years, including rights of renewal, at a rental to be determined in accordance with the Council's policy for setting rentals to community and sports organisations occupying parks or reserves.*
4. Authorises the Manager Property Consultancy to negotiate, conclude and administer all the agreements necessary to facilitate these resolutions above on terms and conditions acceptable to him, and in doing so make any decisions necessary to give effect to this.
5. Acknowledges and thanks Lions Clubs International Foundation for their support.

Councillor Cotter/Councillor Davidson

**Carried**

## Report from Fendalton-Waimairi-Harewood Community Board - 11 July 2022

### 10. New Deed of Lease -High Performance Sport New Zealand -Apollo Centre Jellie Park

**Council Resolved CNCL/2022/00078**

#### **Board recommendations accepted without change**

That the Council:

1. Agrees to depart from policy and deal unilaterally with the proposed tenant, High Performance Sport New Zealand Limited.

Councillor MacDonald/Councillor Mauger

**Carried**

Councillor Donovan returned to the meeting at 11.27am during consideration of item 12.

### 12. Future Options Hornby Library Building 2/8 Goulding Ave

The Officer Recommendations were accepted with two changes to 2a and 5b.

**Council Resolved CNCL/2022/00079**

That the Council:

Noting that the:

- a. Information normally required from an unsolicited proposal to support a full and informed decision is currently not available.
  - b. The promotor of the unsolicited proposal Hornby Community Care Trust (HCCT) are concerned about expending time and resources on developing an unsolicited proposal when there was some uncertainty and risk about whether the council would depart from policy and deal unilaterally with them.
  - c. HCCT require a degree of certainty and support from the council before undertaking such work.
  - d. Resolutions below are written to provide HCCT with certainty and that such information and required consultation is a condition precedent.
1. Declares the property at 2/8 Goulding Ave (described as Units B DP 43269 on Lot 1 DP43227) surplus to requirements, effective from the date that the current council services transfer to the new Hornby Library, Customer Service and South West Leisure Centre.
  2. Approves the gifting of the land and building at 2/8 Goulding Ave (described as Units B DP 43269 on Lot 1 DP43227) to the Hornby Community Care Trust (HCCT), subject to
    - a. The HCCT providing to the satisfaction of the delegated officer financial and operational information and plans that demonstrate the ability to operate and maintain the building for community service delivery;

- b. an encumbrance being registered against the title of the transferred property providing for:
      - i. The property to be held in perpetuity for community purposes run by a charitable trust or incorporated society.
      - ii. The Council to have a first right of refusal option to take back the property from HCCT at the sum of \$1.
      - iii. In the event of the council not exercising the first right of refusal option and HCCT selling the property at a future date 50% of the sale proceeds revert to the council. That would be calculated as 50% of unit B if sold separately or 50% of 56% of the sale proceeds if the entire property is sold. 56% being the council's unit entitlement share in the whole property.
    - c. The council consulting with the community over the proposal to satisfy its obligations under sections 78 and 138 of the Local Government Act.
  3. Authorise the Manager Property Consultancy to proceed as resolved in this report if no objections are received through the consultation.
  4. Requires the matter to be referred back to the council for consideration and resolution in the event of any objections being received through consultation,
  5. Resolves to depart from policy and deal unilaterally with HCCT on the basis that:
    - a. HCCT are the obvious and natural owner of the property due to the existing ownership complexities and the alignment of outcomes.
    - b. This is a community asset transfer, which will provide increased capacity to deliver community services.
    - c. The proposal aligns with Council's direction and policy including the Te Haumako Te Whitingia Strengthening Communities Together Strategy 2022.
  6. Authorises the Manager Property Consultancy, with advice from the Head of Community Support and Partnerships on community services provision matters, to undertake all actions, negotiate and conclude all the agreements necessary to facilitate the above in general accordance with this report on terms and conditions acceptable to him at his sole discretion, and in doing so make any decisions necessary to give effect to this.

Councillor Chen/Councillor Johanson

**Carried unanimously**

### 13. Community Organisation Loan Scheme - Union and Community Health Centre Incorporated / Piki Te Ora

**Council Resolved CNCL/2022/00080**

That the Council:

1. Approves a Community Loan to Union and Community Health Centre Incorporated of up to \$750,000 at a 4.5% interest rate for a period of ten (10) years towards the purchase of the land and freehold property at 201 Linwood Avenue; title CB46B/914 for use as a community health centre.
2. Resolves that the Union and Community Health Centre Incorporated Loan be conditional upon:
  - a. Council taking a new first registered mortgage over the property and 1,543m<sup>2</sup> of land at 201 Linwood Avenue, Linwood.
  - b. Union and Community Health Centre Incorporated raising sufficient funds in order to complete the purchase.
  - c. That Union and Community Health Centre Inc. will only draw down sufficient loan funding the complete the purchase.
3. Approves the first 12 months of loan repayments from Union and Community Health Centre Incorporated to be interest-only, with the balance of the loan to be settled over the remaining 9 years of the term.
4. Delegates to the Head of Community Support and Partnerships the authority to enter into the necessary agreements to implement Council's decision noting that loan documentation will be prepared by Council's Legal and Democratic Services Unit.

Deputy Mayor/Councillor Davidson

**Carried**

Councillor Johanson declared conflict of interest and sat back from the table and did not participate in the discussion or voting on this matter.

## **14. Te Kaha Project Delivery Ltd - Governance Performance Report for Quarters 3 and 4 (January-June) 2022**

David Kennedy, Chief Executive of Te Kaha Project Delivery Board Limited joined the table to present the report.

**Council Resolved CNCL/2022/00081**

**Officer Recommendations accepted without change.**

That the Council:

1. Receives Te Kaha Project Delivery Ltd's Quarter 3 and Quarter 4 2021/22 governance performance reports.

Councillor MacDonald/Councillor Keown

**Carried**

## **15. Amendments to Delegations**

**Council Resolved CNCL/2022/00082**

**Officer recommendation accepted without change**

That the Council:

1. Relying on clause 32 of Schedule 7 of the Local Government Act 2002 and for the purposes of efficiency and effectiveness in the conduct of the Council's business and any other applicable statutory authority;
  - a. Delegate the responsibilities, duties and powers under the Climate Change (Unit Register) Regulations 2008 to the Chief Executive; and
  - b. Revoke and amend the delegations set out in Parts B of the Delegations Register (as shown and highlighted in **Attachment A**); and
2. Notes that these delegation changes take effect on the date of this resolution, and that Legal Services will update the Delegations Register accordingly.

Councillor MacDonald/Councillor Gough

**Carried**

## 16. Resolution to Exclude the Public

### Council Resolved CNCL/2022/00083

That Claire Evans of Christchurch City Holdings Limited, remain after the public have been excluded for Item 18 of the public excluded agenda as she has knowledge that is relevant to that item and will assist the Council.

That Ross Gumbley and Barbara George of the Court Theatre, remain after the public have been excluded for Item 23 of the public excluded agenda as they have knowledge that is relevant to that item and will assist the Council.

### AND

That at 11.44am the resolution to exclude the public set out on pages 274 to 276 of the agenda and pages 5 to 6 of the Supplementary Agenda be adopted.

Mayor/Deputy Mayor

**Carried**

Councillor Johanson requested for his vote against items 23 and 25 being considered in the public excluded section of the meeting be recorded.

**The public were re-admitted to the meeting at 12.24pm.**

**Karakia Whakamutunga:** Deputy Mayor Turner

**Meeting concluded at 12.25pm.**

**CONFIRMED THIS 25<sup>TH</sup> DAY OF AUGUST 2022**

**MAYOR LIANNE DALZIEL  
CHAIRPERSON**