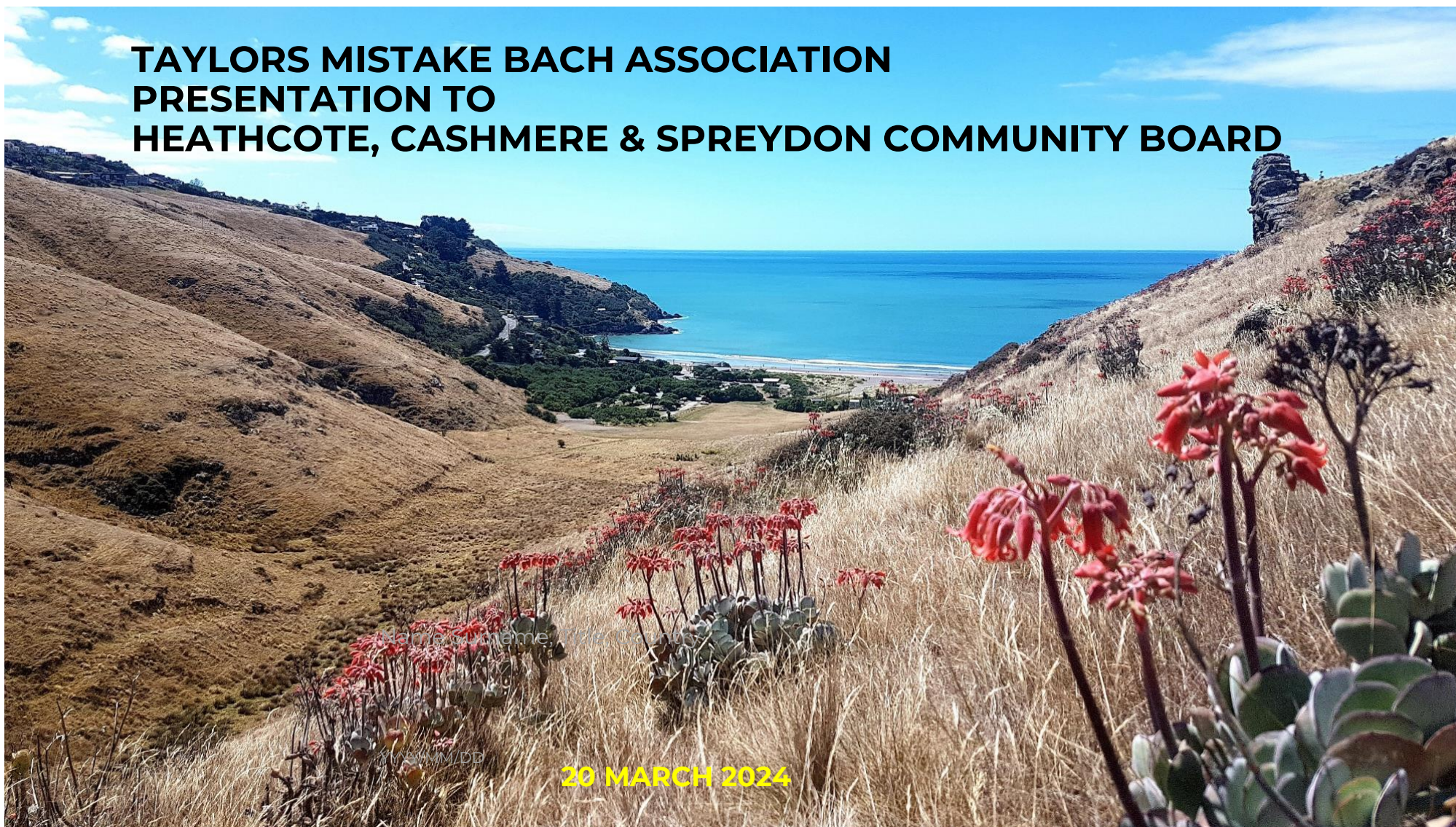


**Waihoru Spreydon-Cashmere-Heathcote Community
Board Information Session/Workshop
MINUTES ATTACHMENTS**

Date: Thursday 18 April 2024
Time: 4 pm
Venue: Boardroom, Beckenham Service Centre,
66 Colombo Street, Beckenham

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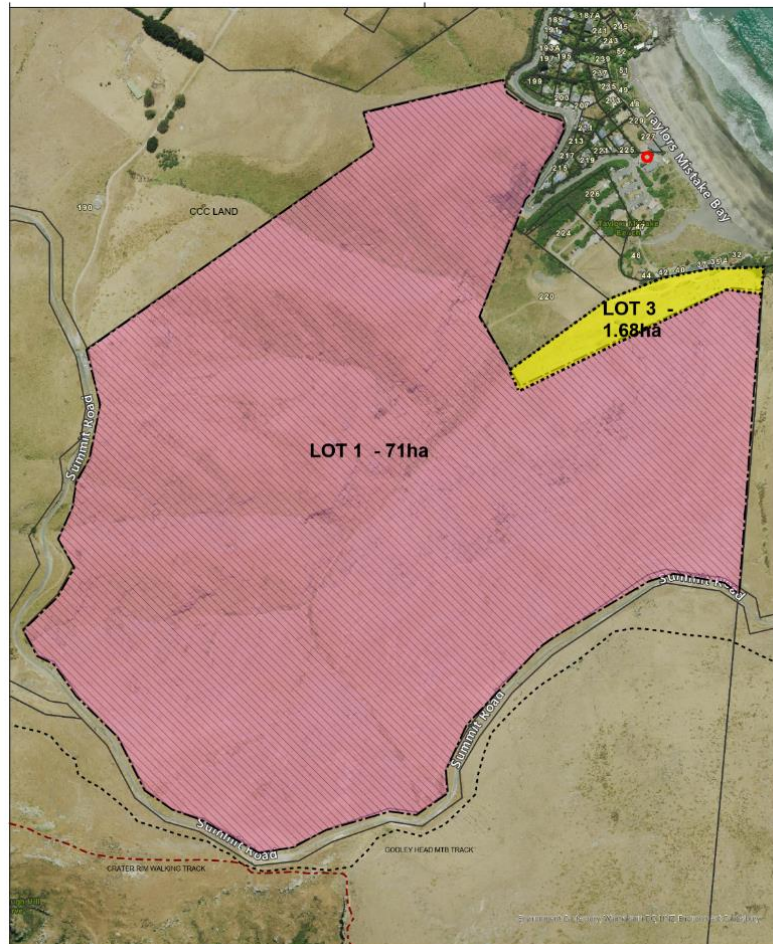
TAYLORS MISTAKE BACH ASSOCIATION PRESENTATION TO HEATHCOTE, CASHMERE & SPREYDON COMMUNITY BOARD



WHO WE ARE

- **TAYLORS MISTAKE BACH ASSOCIATION (TMA)**
 - Represent bach owners at Taylor's Mistake, Hobson Bay and Boulder Bay
- **TAYLORS MISTAKE LAND COMPANY (TMLC)**
 - 30 bach owners with a share holding in the land behind Taylors Mistake

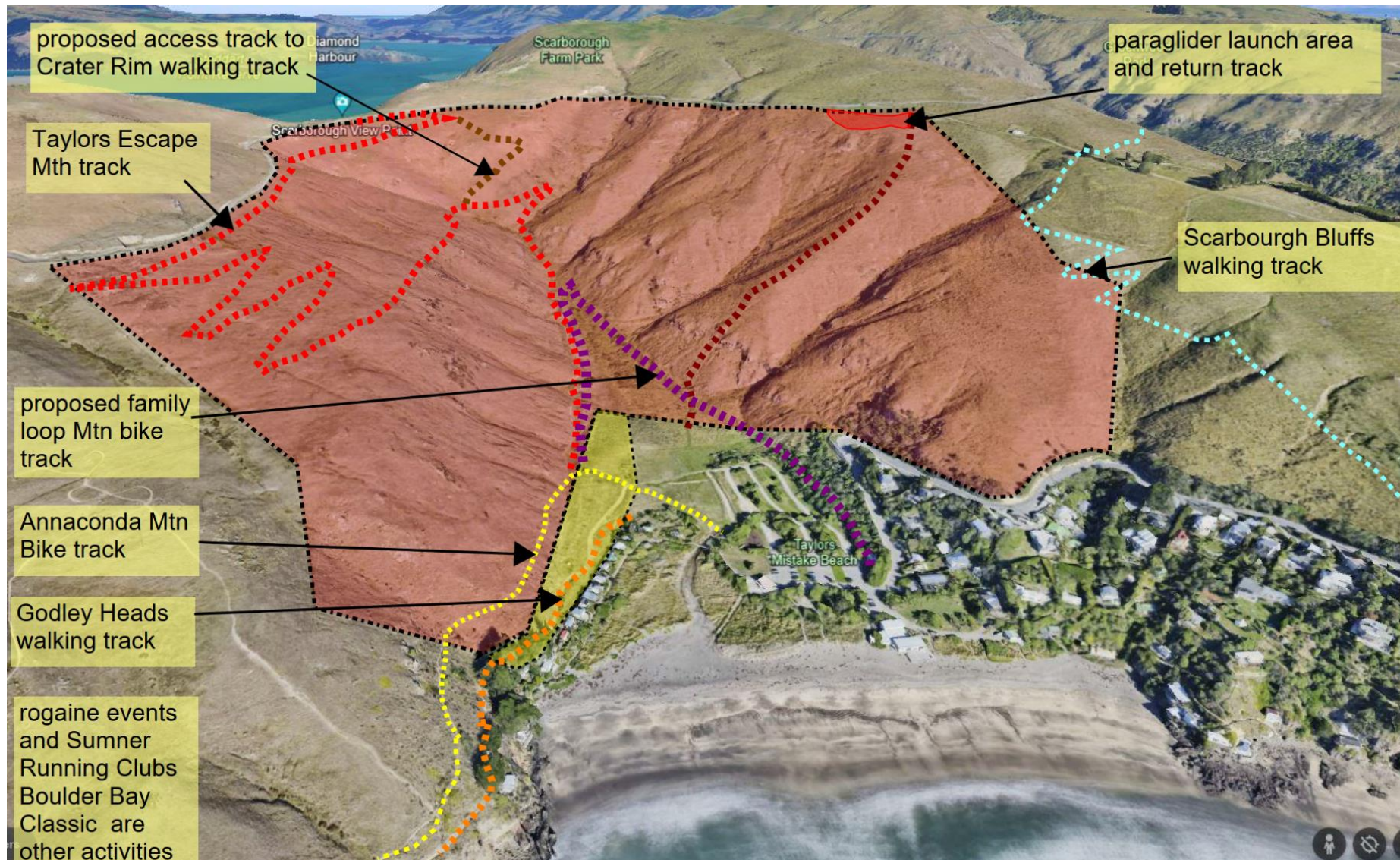
TAYLORS MISTAKE LAND COMPANY LAND OWNERSHIP



THE LAND

- Purchased in 1989 by the Taylors Mistake Land Company
- 73ha in two Lots:
- Lot 1 71.68ha
- Lot 3 1.68ha Bach Zone





Taylors Escape Mtn Bike Track 2023



- Initiated by bach owners in 2022
- Constructed in 2023 by volunteers organised by Ground Effect Clothing Co
- Maintained by a group of bach owners, volunteers and sponsors
- Future family loop track back to car park planned for 2024

Paragliding



“The Taylor’s valley is one of the best paragliding sites in New Zealand and a very important area for training new pilots”

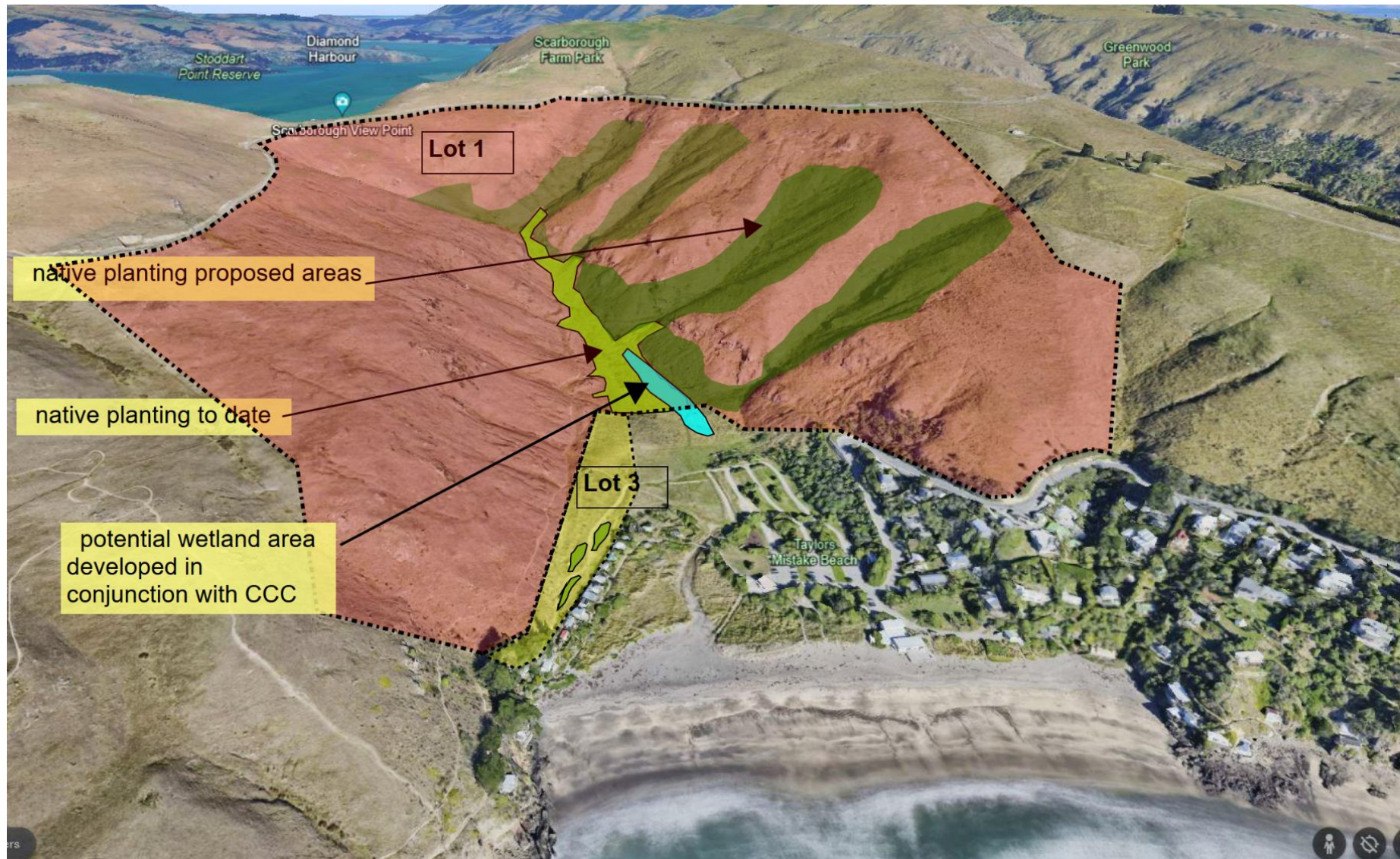
“It offers the most reliable and consistent flying conditions in Christchurch.”

“It currently supports 3 commercial pilot training schools and 1 commercial tandem operation which is a real gem for locals and tourists in Christchurch.”

“Flying over native bush would only add to the experience of flying at Taylors.”

Ryan Scarlett
Christchurch Paragliding Ltd





Te Onepoto Taylor's Mistake Valley planting Project -TOTaM



- 1000 PLANTS PLANTED IN 2022
- 1400 PLANTS PLANTED IN 2023
- SPONSORS INCLUDE DAVIS OGILVEY & PARTNERS AND INDIVIDUALS

Challenge

- No income on the land, but ongoing costs including:
 - Rates: \$5,086 on Lot 1.
 - Weed control \$4,657
 - Ongoing fencing maintenance, admin/accounting, and other costs.
- Bach owners unable to fund all these costs

Potential solutions

- Sell 71ha Lot 1.
 - Developer, farming, land banking, ?
- Plant exotics for carbon credits
 - Meridian have approached TMLC with proposals for carbon credits from pine and eucalyptus plantations.
- CCC provide rates relief for Lot 1 and cover weed control and fencing using funds received from annual bach licences
 - CCC has accumulated approximately \$150,000 to date.
 - CCC must spend license funds in Taylors Mistake and has spent no funds to date.

Our request

- That the Waihoru Spreydon-Cashmere-Heathcote Community Board
 - Support funding of rates for Lot 1 via rates relief *or* from Bach Licence fees
 - Support funding of weed control, and fence repairs as needed from the Bach Licence fees.
 - The costs, excluding fencing, would be \$10,000 from the annual income of \$74,000
- Bach Association
 - Cover administration costs and liaise with CCC
 - Seek Community Sponsors for Plants and track repair materials
 - Arrange Volunteers – Planting, new tracks and track and plant maintenance

OUR VISION

That locals and visitors come to Taylors Mistake to walk, run, mountain bike, paraglide or just enjoy a place where biodiversity, native plants and birds can flourish.

Beckenham Neighbourhood Association Fisher Ave/Norwood St planter boxes

Project was a
safety
improvement
funded under a
Waka Kotahi
Innovating Streets
grant

Stop line moved
forward for better
view; planters and
seats



August 2021
Planters delivered

Community Board, 18 April 2024



October 2021
Soil and plants in place



April 2022
Mulch in place with help from
City Council Parks



August 2023
Plants well
established



August 2023
Damage to planters during pipe work



April 2024
Dry summer has been very hard on plants



What is needed?

- Make intersection changes permanent, with plants in the ground
 - first step: draw up plans
- Empty the planter boxes, repair, move to other locations for trial
 - Birdwood/Malcolm intersection
 - Proposed in 2020 project, but 50 km/h speed limit then was a barrier

Port-link Industrial Park

Council briefing to the Waihoru Spreydon-Cashmere-Heathcote Community Board

18 April 2024

What the District Plan permits on the site

- The storing of containers is permitted in this zone.
- Other industrial activities, warehousing and distribution.
- Buildings up to 11 metres in height in the areas specified in the Portlink Development Plan.
- Planting of trees and shrubs within the 'Landscape and stormwater area (Green Space)'
- Any permitted activity needs to be compliant with noise standards as outlined in Chapter 6 of the District Plan.
- Activities which are compliant with built form and activity standards in the zoning, waterway, natural hazards, earthwork and transport chapters
- The main issues arising: whether containers must comply with District Plan rules for "buildings"; noise; and setbacks.

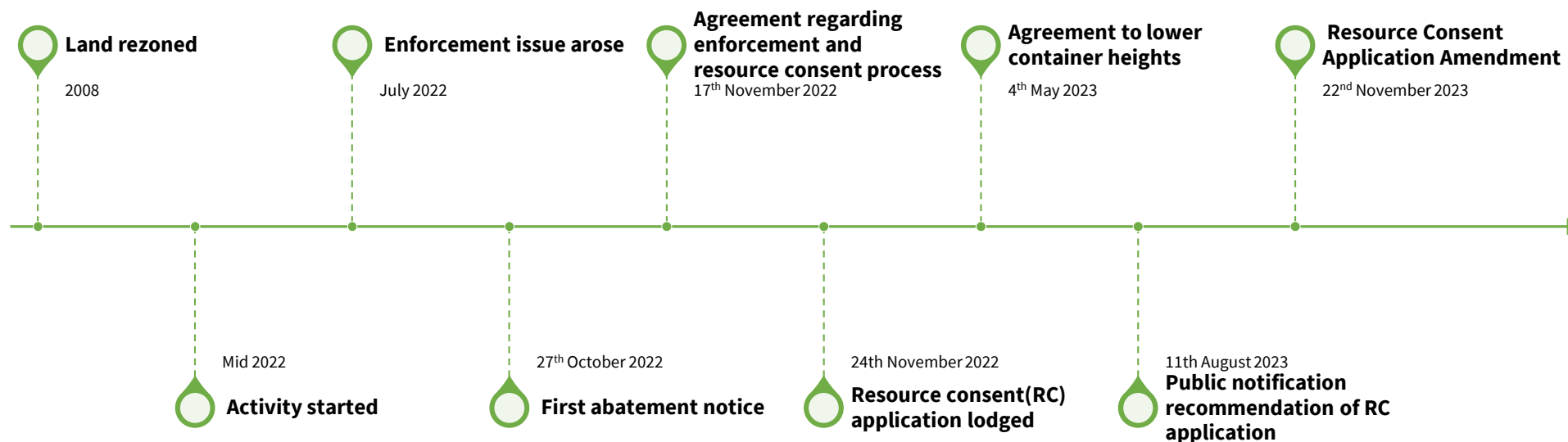
Port-link Outline Development Plan



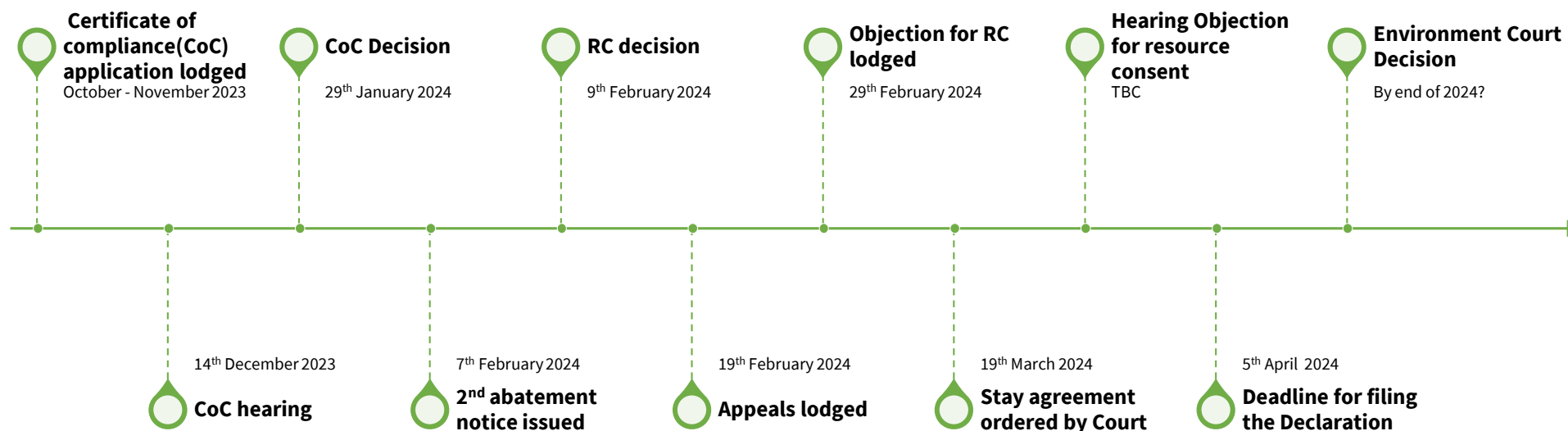
District Plan Non-Compliances

- The buildings currently exceed the 11 metres height overlay in the Port-link Outline Development Plan.
- Finished floor levels and filling within the Flood Management Area.
- Noise standards have been exceeded in some areas.
- Waterway intrusions which are adjacent to a site of ecological significance.
- Retrospective earthworks.
- Subdivision related non-compliances – natural hazards, reserves, servicing and consent under the National Environmental Standard for Contaminated Soils
- Not being in accordance with elements of the Port-link Outline Development Plan.

Timeline



Timeline



Resource consenting

- In November 2022, the applicant lodged a resource consent application. Council planner was going to recommend public notification.
- In Mid-2023, the applicant amended the application. The commissioner processed the application as non-notified, and it was granted in February with conditions.

Certificate of Compliance

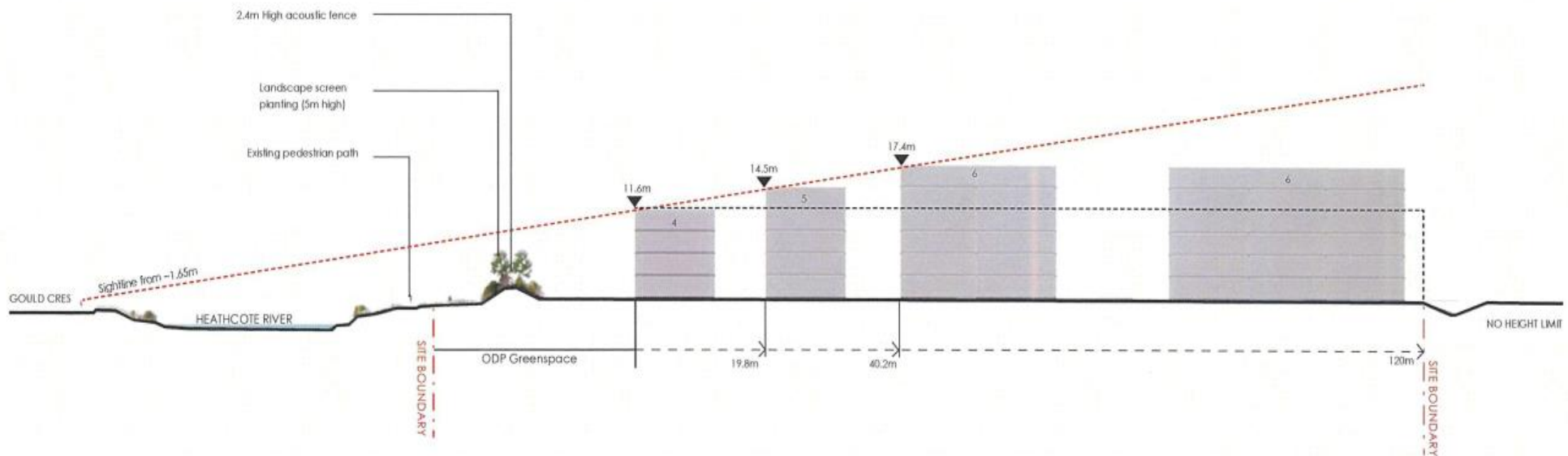
- A Certificate of Compliance is a certificate issued by the Council under the RMA saying that that activity described in the Certificate complies with the District Plan.
- The applicant sought Certificates claiming that the activity on the site complies with District Plan as the applicant considers that containers are not subject to the District Plan rules for "buildings".
- The Council's Commissioners declined to issue the Certificates. They decided that containers are subject to the District Plan rules for "buildings".
- An enforcement officer then issued an abatement notice requiring the container heights to comply with the District Plan.

Objection and Court Proceedings

- **Objection:** The RMA provides that applicants for resource consent can lodge a formal objection with the Council, and appeal to the Environment Court. Applicant lodged an objection on 29 February. Council are processing that. There will be a Council decision on the objection and then possibly an appeal.
- **Appeals:** Applicant has appealed to the Court against the abatement notice and against the Certificate of Compliance decisions.
- **Stay:** (a Court order that the enforcement is on hold until court proceedings finished): Applicant applied for this. The Court issued it, with conditions agreed to by the Council, on 18 March (see next slide)
- **Declaration:** Appellants have told the Court that they intend to apply for a Declaration from the Court that containers are not within the definition of "building". This has been lodged.
- Timing of Court decisions: unknown.



Stay Agreement



Compliance update

- Height: Complying with the "stay" order. Until the court proceedings are resolved.
- Buildings in landscape and stormwater area: Council issued abatement notice in late 2022 which required the operator to remove all shipping containers from the landscape and stormwater area. This was complied with.
- The other matters that the Council granted resource consent for:
 - Earthworks
 - Waterway setback
 - Inconsistencies with the Outline Development Plan
 - Subdivision matters
- Noise: The resource consent set noise conditions. Conditions are not in effect because applicant lodged the objection to conditions. The applicant still needs to comply with noise standards. Council has asked the applicant to demonstrate compliance in the interim period.

Any questions?