

**Te Tira Kāhikuhiku**  
**Christchurch Red Zones Transformative Group**  
**MINUTES**

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**Date:** Monday 8 March 2021  
**Time:** 5pm  
**Venue:** Boardroom, Beckenham Service Centre,  
66 Colombo Street, Beckenham

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**Present**

Chairperson	Chrissie Williams
Iwi Representatives	Shayne Te Aika, Ngāi Tūāhuriri Gail Gordon, Ngāti Wheke
Community members - Otākāro Avon River Corridor	Ashley Campbell Adam Parker Hannah Watkinson
Community member	Bill Simpson
Community member - Youth	Jazmynn Hodder-Swain
Community Board Representatives	Tyrone Fields, Te Pātaka o Rākaihautū/Banks Peninsula Community Board Bebe Frayle, Waitai/Coastal-Burwood Community Board Jo Zervos, Waitai/Coastal-Burwood Community Board Tim Lindley, Waikura/Linwood-Central-Heathcote Community Board

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**Karakia Timatanga:** Delivered by Shayne Te Aika

The agenda was dealt with in the following order.

## **1. Apologies / Ngā Whakapāha**

That the apology for absence from Keir Leslie and the apology for lateness received from Jazmynn Hodder-Swain be accepted.

Jazmynn Hodder-Swain joined the meeting 5.29pm during item 3.1

## **2. Declarations of Interest / Ngā Whakapuaki Aronga**

There were no declarations of interest recorded.

## **3. Deputations/Presentations by Appointment / Ngā Huinga Whakaritenga**

- 3.1** Tom Parsons, Stormwater and Waterways Engineer and Robert Ordelleide, Christchurch City Council Planner, presented to the group regarding the Otākāro Avon River Corridor Flood Protection works.

## **4. Confirmation of Previous Minutes / Te Whakaāe o te hui o mua Committee Decision**

That the minutes of the Te Tira Kāhikuhiku meeting held on Wednesday, 3 February 2021 be confirmed with no changes.

## **5. Update from LINZ**

LINZ provided a verbal update to the group on past and current expressions of interest and applications for Transitional Land Use. An update was also given regarding timeframes and conditions on leases and licenses.

## **6. Staff Update**

There was no staff update provided to the group.

## **7. Temporary Land Use Application Report - Ao Tawhiti Unlimited Discovery request a Lease for a Climate Action Campus on the south side of Cowlshaw Street**

### **Recommendation to Land Information New Zealand**

Te Tira Kāhikuhiku recommends that Land Information New Zealand agrees to grant a transitional land use lease on the south side of Cowlshaw Street/west side of Patten Street to Ao Tawhiti Unlimited Discovery for a Climate Action Campus noting that:

1. The use is appropriate to the location;
2. The use is consistent with recovery and regeneration objectives for the land concerned;
3. The use aligns with the OARC Regeneration Plan and with the Christchurch District Plan;
4. The proposed initiative will improve the environmental health of red zone land; strengthens the connection between the red zone land and adjacent communities; provides the community with an opportunity to experience a positive outcome at the site; provides opportunities for community participation, recreation and leisure to welcome people into the area; and enables testing of new and innovative ideas;
5. Ao Tawhiti Unlimited Discovery should continue to work with the local residents in Cowlshaw Street, Patten Street and the wider community so they are fully informed of the purpose of the Climate Action Campus and address any concerns or queries they may have;
6. Ao Tawhiti Unlimited Discovery should continue to liaise and consult with Ngāi Tūāhuriri.
7. The applicant is responsible for obtaining any necessary consents.
8. The land in Chaddesden Lane access way and 6 and 7 Chaddesden Lane is on the Listed Land Use Register (LLUR) as potentially contaminated as in the past it has been used for 'Persistent pesticide bulk storage or use'.
9. The lease is granted for 5 years or until the land is transferred to Christchurch City Council ownership.

## **8. Temporary Land Use Application Report - Lease to Richmond Community Garden Trust for Tree Hut Remediation, 275 River Road**

### **Recommendation to Land Information New Zealand**

Te Tira Kāhikuhiku recommends that Christchurch City Council, Land Information New Zealand and the applicant work together to answer the following questions and report back at the 7 April 2021 Te Tira Kāhikuhiku meeting:

1. Who currently owns the structure?
2. What consents are needed and from whom?
3. Who is liable for the health and safety requirements?

## 9. Temporary Land Use Application Report- Licence to Avebury House for Ika O Te Rangi - Riverlution Planetarium and Outdoor Stage at 257-273 River Road and 6a-16 Eveleyn Couzins Avenue

### Recommendation to Land Information New Zealand and Applicant

1. Te Tira Kāhikuhiku recommends that at this stage Land Information New Zealand decline to grant a transitional land use licence at 257-273 River Road and 6a-16 Eveleyn Couzins Avenue to Avebury House for Ika O Te Rangi – Riverlution Planetarium and Outdoor Stage.
2. Te Tira Kāhikuhiku supports the intent of the application so recommends that Avebury House work with Land Information New Zealand and Christchurch City Council to find a site that is more appropriate for the installation of a large structure.
3. Te Tira Kāhikuhiku makes this recommendation as the proposed use does not align with the OARC Regeneration Plan and with the Christchurch District Plan:
  - a. A resource consent for the dome is likely to be non-complying;
  - b. The use is not appropriate to the location in the green spine;
  - c. Most of the site is designated as a Stormwater Management Area, so any other uses in this area will need to be temporary. The costs to obtain consent and install a very large structure for temporary use is considered too high and not a good use of public monies.

## 10. Members' Information Exchange

Members exchanged information on various matters of interest.

**Karakia Whakamutunga:** Delivered by Shayne Te Aika

**Meeting concluded at 7pm.**

**CONFIRMED THIS 7<sup>TH</sup> DAY OF APRIL 2021.**

