

**Waipuna
Halswell-Hornby-Riccarton Community Board
MINUTES ATTACHMENTS**

Date: Tuesday 14 April 2026
Time: 4.30 pm
Venue: Horoeka Room, Rārākau: Riccarton Centre,
199 Clarence Street, Riccarton

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AERIAL VIEW OF WIGRAM AERODROME, 1928.



WIGRAM AIRBASE LAYOUT, OCTOBER 1941.
Photographic Collection, Wigram Airforce
Museum



“It is hoped to start the first course of Flying Instructions at Wigram Aerodrome on the 15th of April (1937). Pending the design and construction of permanent buildings . . .”

Wing Commander Cochrane to the Under Secretary of Defence, 26th February, 1937





AERIAL VIEW OF RNZAF HOUSING WIGRAM AIRBASE 1944

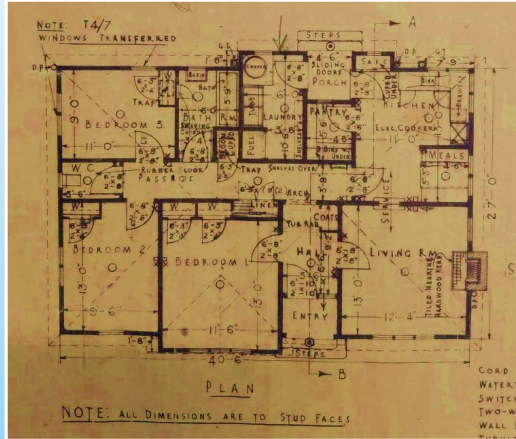
AIRMEN'S HOUSES T4/1-T4/7 & AIRMEN'S DUPLEX HOUSE T4A

- 1 Caudron Road T4/2
- 5 Caudron Road T4/8
- 8 Caudron Road T4/1
- 1 Grebe Place T4/7
- 37 Springs Road T4/3
- 6 Corsair Drive T4/4
- 8 Corsair Drive T4/5
- (10 Corsair Drive- demolished 2022) T4/6
- 2 Caudron Road & 6 Caudron Road T4/A

WARRANT OFFICERS AND SERGEANTS HOUSES T3/1-T3/13

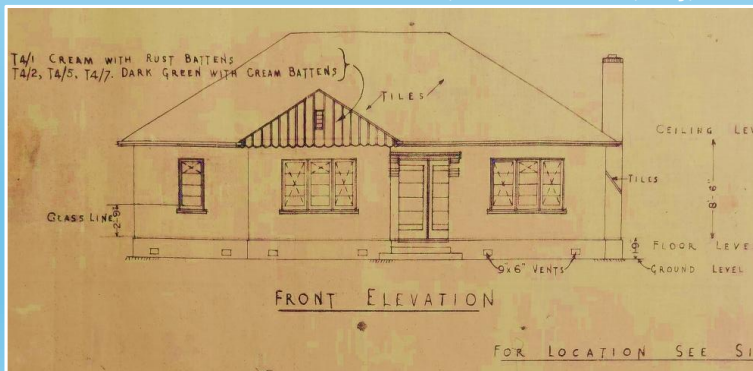
- 10 Caudron Road T3/13
- 12 Caudron Road T3/12
- 14 Caudron Road T3/11
- 16 Caudron Road T3/10
- 18 Caudron Road T3/9
- 24 Caudron Road T3/8
- 26 Caudron Road T3/7
- 28 Caudron Road T3/6
- 30 Caudron Road T3/5
- 32 Caudron Road T3/4
- 34 Caudron Road T3/3
- 36 Caudron Road T3/2
- 38 Caudron Road T3/1

MARRIED AIRMEN'S HOUSING, WIGRAM [CONTRACT 2 HOUSING TYPE 4], 1937-1938 J. T. MAIR



PLAN OF RESIDENCE FOR MARRIED AIRMEN

J T Mair Government Architect, PWD No. 96045, July, 1937



STREET ELEVATION OF RESIDENCE FOR MARRIED AIRMEN

J T Mair Government Architect, PWD No. 96045, July



AIRMAN'S HOUSE NO. T4/3 37 SPRINGS ROAD

Photo 2026, <https://harcourts.net/nz/>)



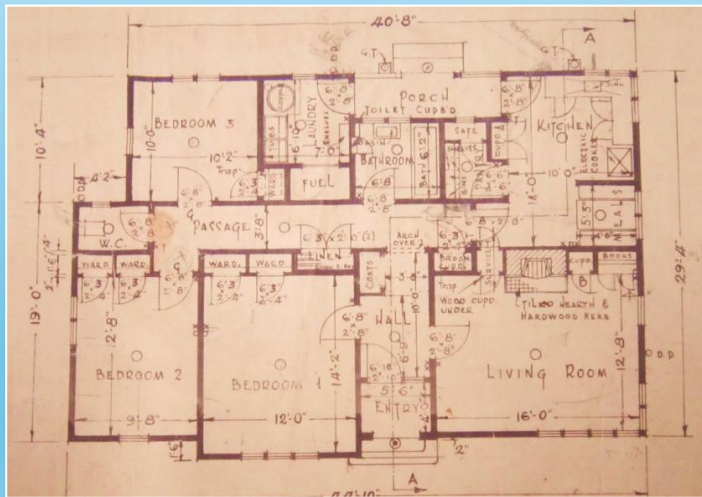
WARRANT OFFICERS & SERGEANTS HOUSING WIGRAM [CONTRACT 1 HOUSING TYPE 3], 1937-1938 J. T. MAIR



WARRANT OFFICERS AND SERGEANTS' RESIDENCE STREET ELEVATION



WARRANT OFFICERS AND SERGEANTS' HOUSE NO. T3/5
(30 CAUDRON ROAD) <https://harcourts.net/nz/>



WARRANT OFFICERS AND SERGEANTS' RESIDENCE PLAN.

J T MAIR GOVERNMENT ARCHITECT, PWD NO. 37/53,
27.09.37.

JESS WEIR, WAAF, DIGGING IN THE GARDEN
OF MARRIED QUARTER "HOUSE 13" AT
RNZAF STATION WIGRAM. CIRCA 1942
MUS1200617
<https://fotoweb.airforcemuseum.co.nz/>



OFFICERS' HOUSES HENRY WIGRAM DRIVE [Formerly WIGRAM CRESCENT]



OFFICERS' HOUSES 2 STOREY & GARAGE

3 Henry Wigram Drive T2/6

5 Henry Wigram Drive T2/7

OFFICERS' HOUSES SINGLE STOREY & GARAGE

1 Henry Wigram Drive T2/5

2 Henry Wigram Drive T2/4

6 Henry Wigram Drive T2/3

8 Henry Wigram Drive T2/2

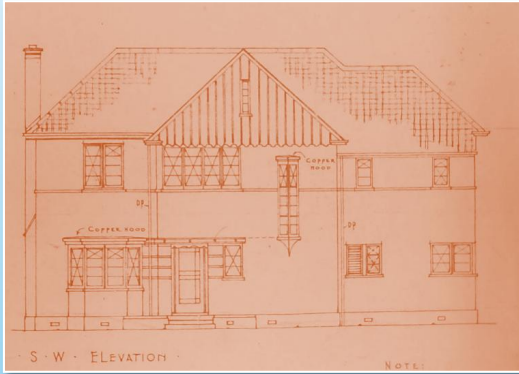
10 Henry Wigram Drive T2/1

SITE PLAN, HOUSES T2/1-T2/7 WIGRAM CRESCENT, COMPLETED DECEMBER 1938

<https://apps.canterburymaps.govt.nz/CanterburyHistoricAerialImagery/>

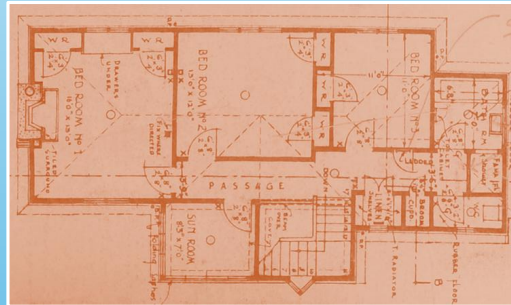
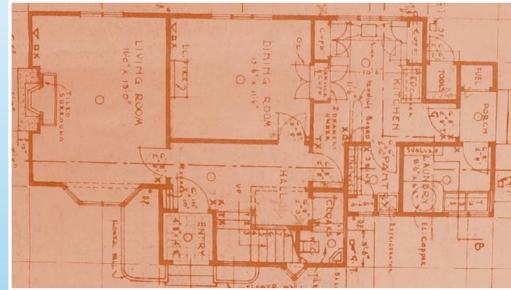


OFFICER'S HOUSING, WIGRAM [CONTRACT 3 HOUSING TYPE 2], 1937-1938 J. T. MAIR



STRET ELEVATION OF OFFICER'S HOUSE T2/6

**J T Mair Government Architect,
PWD No. 37/81, October, 1937**

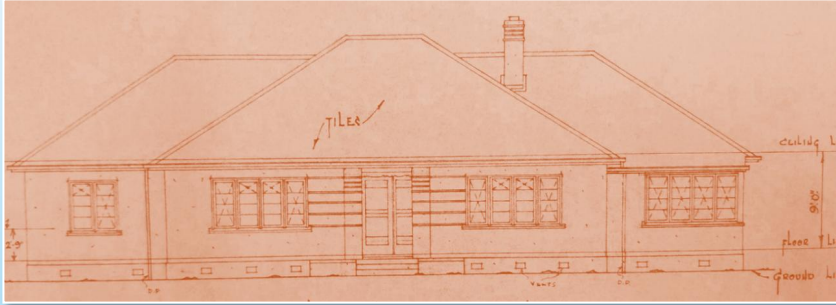


FLOOR PLANS OF OFFICERS' HOUSES WIGRAM CRESCENT, T 2/6 & T2/7

J T Mair Government Architect, PWD Job No. 37/81, October, 1937.

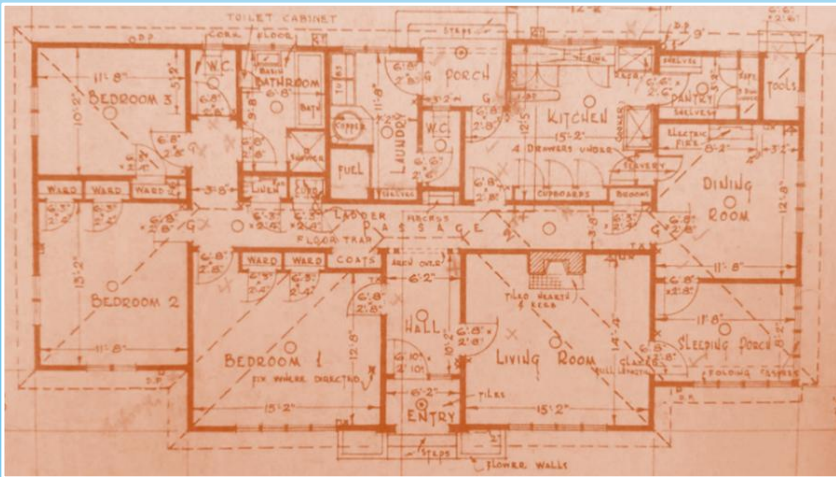


OFFICER'S HOUSING, WIGRAM [CONTRACT 3 HOUSING TYPE 2 A], 1937-1938 J. T. MAIR



OFFICERS' HOUSE HOUSE T2/3, (6 HENRY WIGRAM DRIVE) STREET ELEVATION

J T Mair Government Architect, PWD Job No. 37/81, October, 1937.



OFFICERS' HOUSE T2/3 (6 HENRY WIGRAM DRIVE) – PLAN

J T Mair Government Architect, PWD Job No. 37/81, October, 1937.



PHOTO: 6 HENRY WIGRAM DRIVE 2025



OFFICER'S MESS AND SINGLE OFFICERS' QUARTERS, WIGRAM AIRBASE 1937-1940, J.T. MAIR.



OFFICER'S MESS, WIGRAM CRESCENT, WIGRAM AIRBASE , OCTOBER, 1941.
PHOTOGRAPHIC COLLECTION, WIGRAM AIRFORCE MUSEUM



WIGRAM HOTEL, FORMER OFFICER'S MESS, 14 HENRY WIGRAM DRIVE, 2026
<https://www.wigramhotel.co.nz>





PLAN CHANGE 13 RNZAF STATION WIGRAM [OVERLAY
SHOWING
HOUSING TYPES 1-3 BUILT 1937-1939]



EXAMPLE OF INTERPRETATION
PANEL



10 Christie Lane on Corsair Drive - 51491

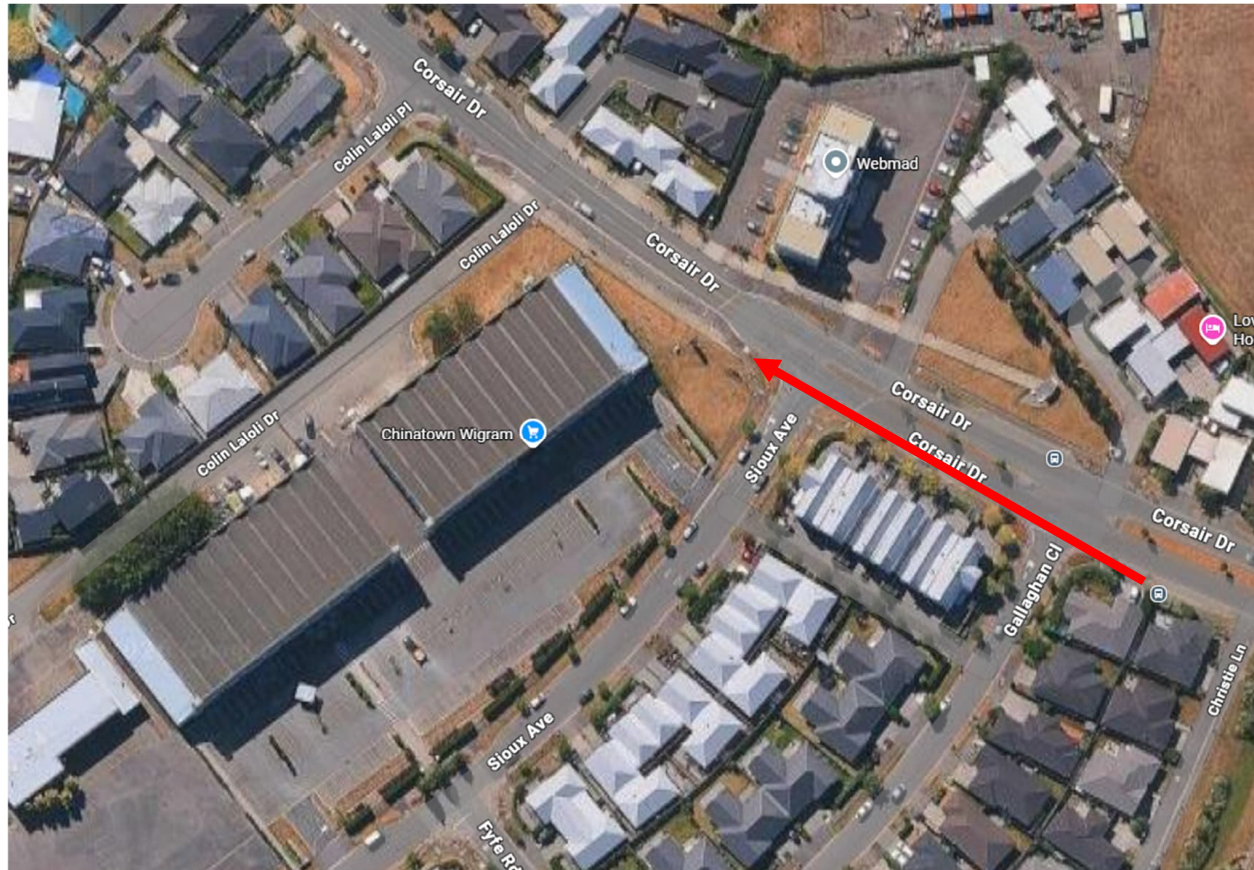


Figure 1: Propose moving bus-stop 100 m to shopping area (arrow)

1



Figure 2: Existing bus-stop on Corsair Drive. The Hanger Wigram Skies shopping area is indicated by the arrow

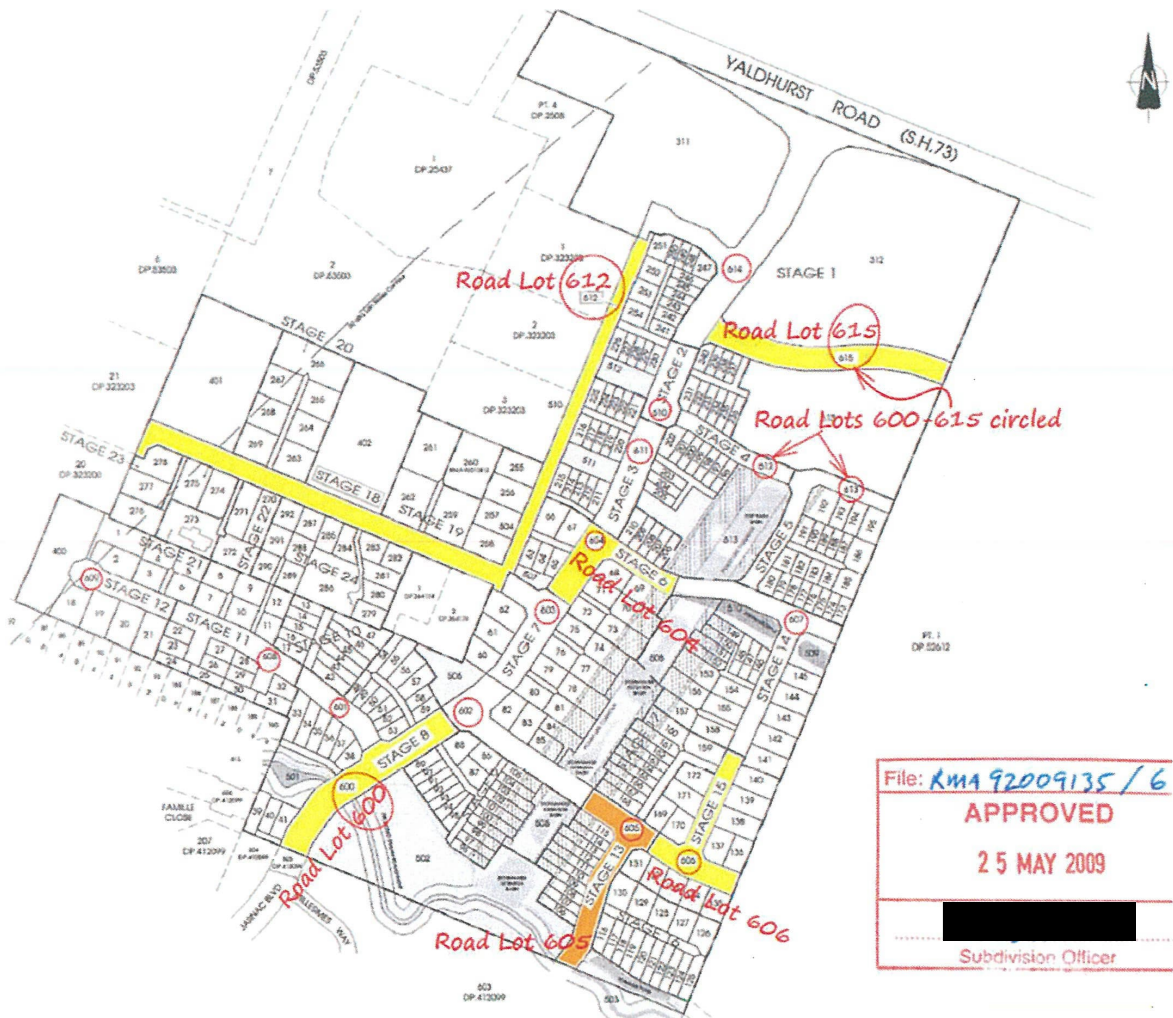


Figure 3: Location of new bus shelter on Corsair Drive outside the Hanger Wigram Skies shops

*All images from Google map

3

Deputation to WHHR Community Board 14 April 2026 - Item 8 - Colin Stokes
RMA 92009135 – Condition 5 Consent-required Road Lot 612 / East - West



RMA92009135 Consent Plan – Consent-required Road Lots 600-615 numbers circled

CONDITIONS:

5. **New Road to Vest**

The new roads, being lots 600 - 615 are to be formed and vested in the Council to the satisfaction of the Subdivision Engineer. All proposed legal roads shown on the application plan are to be formed and vested in the Council in accordance with the Infrastructure Design Standard 2007 (Draft) with underground wiring for electricity supply and telecommunications.

2. **Staging**

The subdivision may be carried out in stages as indicated in plan PS – 18 (attached as RMA92009135 / 6), although each stage need not be completed in numerical sequence and more than one stage may be completed concurrently. If staged, each stage is to include all lots (including road and reserve) shown within that staging plan.

Deputation to WHHR Community Board 14 April 2026 - Item 8 - Colin Stokes
RMA 92009135 – Condition 5 Consent-required Road Lot 612 / East - West

- **Road Lot 612 also requires** other consent-holder land for stormwater basin retention for it and consented stages served by Road Lot 612.
- **A Covenant registered over all the subdivision** land protected Road Lot 612 being formed and vested contemporaneously with the first vesting of other consent-required roads. This because no other roads could vest with the Covenant in place.
- **Road Lot 612 vesting was the trigger for the Covenant's removal**, allowing other consent-required roads to vest contemporaneously with and after it.
- **Council staff pressured Councillors**, including in public excluded, to vote to **circumvent the Covenant** with “dedication” of consent-required roads instead of “vesting”.
- **This took away the original owners' legal protection** of the Covenants assurance for Road Lot 612 to be formed and vested contemporaneously with the first roads, and at all.
- **This gave the consent holder leverage** to extort money and land from original landowners who had been defending the Covenants against the consent holders' actions. Including part of our Access Lot 22 that enjoyed the sole access rights to SH73 Yaldhurst Road.
- **Council staff then continued to refuse to enforce Road Lot 612 compliance** on the consent holder.
- **Instead**, staff let the consent holder Infinity Yaldhurst **vest bare land required for Road Lot 612** in the Council **without first forming Road Lot 612** as required by Consent Condition 5.
- **Multiple contradicting excuses** have been given for the Road Lot 612 enforcement failures, and then refusal to enforce, including:
 - **No time frame** for enforcement;
 - **No role or power** for Council has to enforce consent-required Roads;
 - This falsehood exposed by Council staff enforcing Road Lot 615 on the consent holder.
 - **The consent holder Infinity has left the site**;
 - **Another falsehood** found in a confidential Council memorandum not meant for me:
 - *“Mr Stokes main issue is he wants the consent holder to develop his land at the consent holders cost, instead of at his own cost.”*
 - **This is false.** The majority of land required for Road Lot 612 (including that required for stormwater basins) was at all times in the consent holders ownership, and all land required for Road Lot 612 in the consent holders and Councils full control (and obligation).
 - As a 1/3rd Lot 9 owner which has a 1/10th share of the Access Lot which is only part of Road Lot 612 - Stokes “land” within Road Lot 612's requirements is close to only 1%.
 - Stokes issue, and that of all original land owners, has always been that upon the consent holder Infinity relying on Yaldhurst Consent RMA92009135, its conditions became mandatory obligations on the consent holder. Including Condition 5 for Road Lot 612.
 - **Upon the Council's statutory enforcement**, Stokes and others can develop our own lands at our own costs.
- **Original landowners have been prevented from developing our individual land parcels** for a decade and a half due to Councils failure and refusal to enforce compliance for Road Lot 612.
- **Council approving the blocking of existing overland stormwater flow paths**, impossible stormwater variations, undersized stormwater infrastructure, and not enforcing legal creation of a consent-required right of way, has additionally prevented the subdivision stage of Lot 9.

Deputation to WHHR Community Board 14 April 2026 - Item 8 - Colin Stokes
RMA 92009135 – Condition 5 Consent-required Road Lot 612 / East - West

- **By preventing original landowners from subdividing** their remaining land holdings by the Council refusing to enforce compliance on the consent holder, original landowners suffer holding and legal costs trying to protect and attain their consent interests. And we are unable to get on with our lives.
- **Original landowners are being forced to sell their land** – including the original Lot 1 – 3 landowners to the consent holder Infinity who the Council refuse to enforce Road Lot 612 on.
- **The consent holder Infinity now wants to form and vest only part of Road Lot 612**, that fronting the original landowners remaining Lots 1- 3, when Condition 2 requires it formed as one.
- **Original landowners who are trying to undertake the consent holders obligations** to form and vest the East-West part of Road Lot 612 required for their lands' subdivisions, have previously been **prevented from doing so by the consent holder and Council**, including due to unlawful stormwater variations for upslope basins to the west that were never feasible or possible. And due to Councils refusal to enforce compliant stormwater infrastructure to the lower west.
- **The East-West part of Road Lot 612 before the Community Board** for naming, appears also is being prevented by the consent holder Infinity.
- **A Road Deed between Infinity and those original landowners** provides that **Infinity can or will prevent** this also.
- **Infinity own the around 7 hectares (Lot 20/21) at the west end** of consent-required Road Lot 612.
- **Infinity's Road Deed advises it can or will oppose the original landowners** forming and vesting the part of Road Lot 612 before the Community Board, and require them to form and vest it all the way to their Lot 20/21, and or could also prevent it by other means.

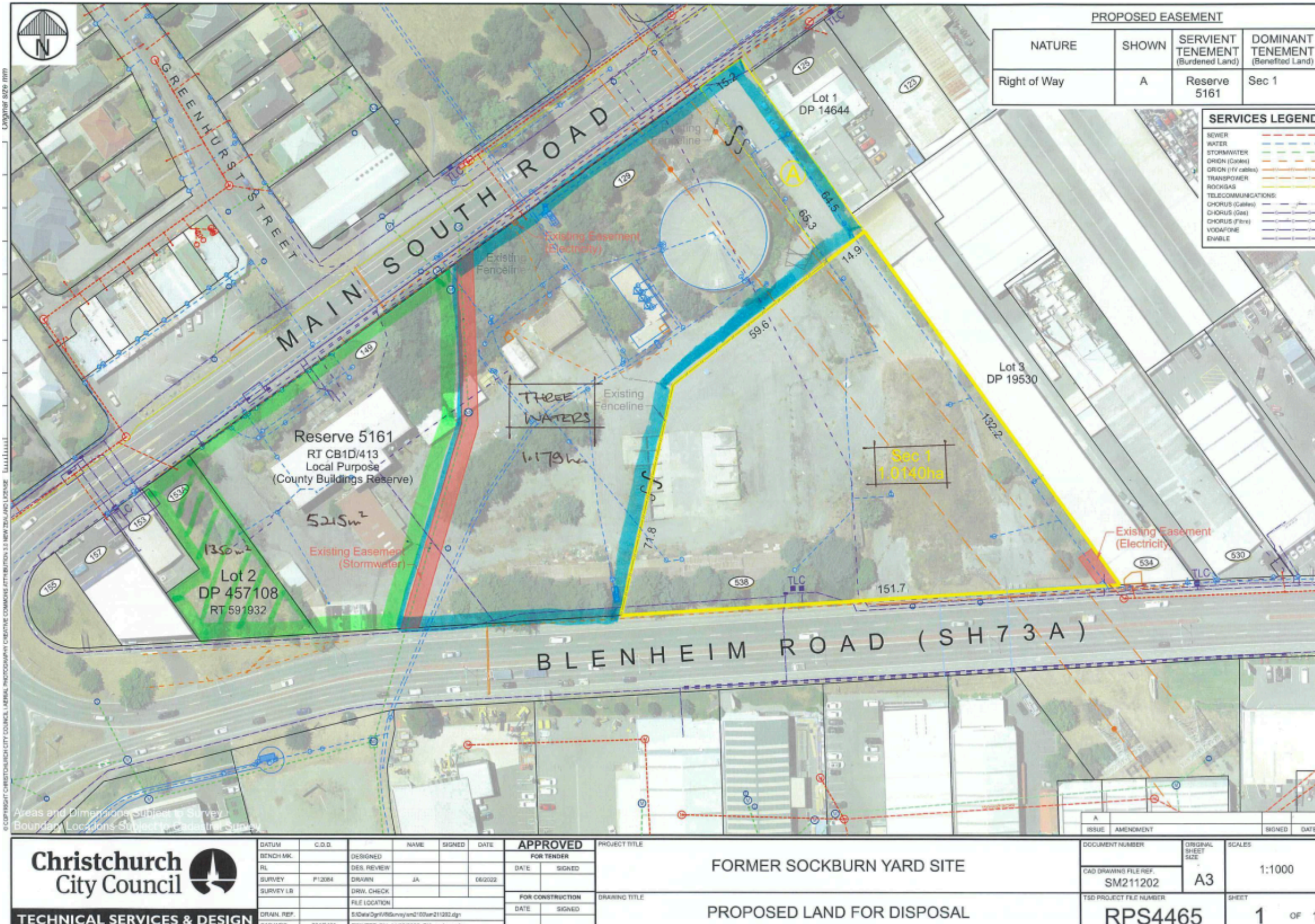
Summary:

The issue is not what to name the east-west part of Road Lot 612 in its varied form, but that the Council performs its statutory role to enforce its forming and vesting in line with conditions of the Yaldhurst Consent RMA92009135.

Colin Stokes



Former Sockburn Service Centre site



Vibrations in Riccarton



Damage to a footpath on Middleton Road



Showgate Reserve



Minor maintenance
work



Hillary Reserve



Paparoa County
building at
Sockburn

