
Waihoru Spreydon-Cashmere-Heathcote Community Board AGENDA

Notice of Meeting Te Pānui o te Hui:

The ordinary meeting of the Waihoru Spreydon-Cashmere-Heathcote Community Board will be held on:

Date: Thursday 21 May 2026
Time: 4 pm
Venue: Linwood Boardroom, Gate B,
180 Smith Street, Woolston

Membership Ngā Mema

Chairperson	Keir Leslie
Deputy Chairperson	Sophie Bond
Members	Melanie Coker
	Will Hall
	Nathaniel Herz Jardine
	Kate Hodgins
	Roy Kenneally
	Tim Lindley
	Tim Scandrett

15 May 2026

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Note: The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted. If you require further information relating to any reports, please contact the person named on the report.

To watch the meeting live, or a recording after the meeting date, go to:

<https://www.youtube.com/@waihorospreydon-cashmere-h3561/streams>

To view copies of Agendas and Minutes, go to:

<https://www.ccc.govt.nz/the-council/meetings-agendas-and-minutes/>



What is important to us?

Our Strategic Framework is a big picture view of what the Council is aiming to achieve for our community

Our focus this Council term 2022–2025

Strategic Priorities



Be an inclusive and equitable city which puts people at the centre of developing our city and district, prioritising wellbeing, accessibility and connection.



Champion Ōtautahi-Christchurch and collaborate to build our role as a leading New Zealand city.



Build trust and confidence in the Council through meaningful partnerships and communication, listening to and working with residents.

Adopted by the Council on 5 April 2023



Reduce emissions as a Council and as a city, and invest in adaptation and resilience, leading a city-wide response to climate change while protecting our indigenous biodiversity, water bodies and tree canopy.



Manage ratepayers' money wisely, delivering quality core services to the whole community and addressing the issues that are important to our residents.



Actively balance the needs of today's residents with the needs of future generations, with the aim of leaving no one behind.

Our goals for this Long Term Plan 2024–2034

Draft Community Outcomes



Collaborative and confident

Our residents have the opportunity to actively participate in community and city life, have a strong sense of belonging and identity, and feel safe.



Green and liveable

Our neighbourhoods and communities are accessible and well connected, supporting our goals to reduce emissions, build climate resilience and protect and regenerate the environment, especially our biodiversity, water bodies and tree canopy.

To be adopted by the Council as part of the Long Term Plan 2024–2034



A cultural powerhouse

Our diverse communities are supported to understand and protect their heritage, pursue their arts, cultural and sporting interests, and contribute to making our city a creative, cultural and events 'powerhouse'.



Thriving and prosperous

Our city is a great place for people, business and investment where we can all grow our potential, where enterprises are innovative and smart, and where together we raise productivity and reduce emissions.

Our intergenerational vision

A place of opportunity for all.

Open to new ideas, new people,
new investment and new ways
of doing things – a place where
anything is possible.



Ngāi Tahu has rangatiratanga over its takiwā – the Council is committed to partnering with Ngāi Tahu to achieve meaningful outcomes that benefit the whole community

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

Kia tau te mauri o runga	<i>May the essence of above settle here</i>
Kia tau te mauri o raro	<i>May the essence of below settle here</i>
Paiheretia te ture wairua	<i>Bind together that we can't see and bind that we can see</i>
Paiheretia te ture tangata	<i>And have them guide us at this time</i>
Hei pou arahi i a tātou i tēnei wā	<i>May the thought be true</i>
Kia tika te whakaaro	<i>May the words be true</i>
Kia tika te kupu	
Tīhei Mauri Ora!	

Waiata

Nei rā te tai ō mihi	<i>Heartfelt greetings and best wishes</i>
Ki a tatou e ngā iwi	<i>To all of us who have gathered here</i>
Kua tae mai mātou	<i>We have arrived here today</i>
Hei tautoko	<i>To show our collective support</i>
Ki te kaupapa o te rā	<i>For the purpose of the occasion</i>
He waka eke noa	<i>We are all in this together</i>
Nā te Kaunihera o Ōtautahi e	<i>On behalf of the Christchurch City Council</i>

1. Apologies Ngā Whakapāha

Apologies will be recorded at the meeting.

2. Declarations of Interest Ngā Whakapuaki Aronga

Members are reminded of the need to be vigilant and to stand aside from decision-making when a conflict arises between their role as an elected representative and any private or other external interest they might have.

3. Deputations by Appointment Ngā Huinga Whakaritenga

3.1 Paula Jameson

Paula Jameson, local resident will speak regarding Item 4 - Grant of Easement Cracroft Reserve.

3.2 Richard Waugh

Richard Waugh, local resident will speak regarding Item 4 - Grant of Easement Cracroft Reserve.

3.3 Friends of Cracroft Reserve

Quentin McDonald will speak on behalf of Friends of Cracroft Reserve regarding Item 4 - Grant of Easement Cracroft Reserve.

3.4 Jeff Gibson, Manatū Taonga Ministry for Culture & Heritage

Jeff Gibson, Pou Taki, Kaupapa Whakataki, Director Portfolio Delivery will speak on behalf of Manatū Taonga Ministry for Culture & Heritage regarding Item 4 - Grant of Easement Cracroft Reserve.

To present to the Community Board, refer to the [Participating in decision-making](#) webpage or contact the meeting advisor listed on the front of this agenda.

4. Grant of Easement Cracroft Reserve

Reference Te Tohutoro: 26/624402

Responsible Officer(s) Te Raymond Qu, Property Consultant

Pou Matua: Wolfgang Bopp, Director Botanic Gardens & Garden Parks

Accountable ELT

Member Pouwhakarae: Andrew Rutledge, General Manager Citizens and Community

1. Purpose and Origin of the Report Te Pūtake Pūrongo

- 1.1 The purpose of this report is to seek approval from the Waihoru Spreydon-Cashmere-Heathcote Community Board to grant an easement in Cracroft Reserve to Manatū Taonga Ministry for Culture and Heritage (MCH) for the National Erebus Memorial, following public consultation.
- 1.2 The report has been prepared in response to the August 2025 Council resolution to offer sites in Ōtautahi Christchurch for the memorial. MCH accepted the offer for the site in Cracroft Reserve and have identified a suitable location within the reserve.

2. Officer Recommendations Ngā Tūtohu

That the Waihoru Spreydon-Cashmere-Heathcote Community Board:

1. Receives the information in the Grant of Easement Cracroft Reserve Report.
2. Notes that the decision in this report is assessed as medium significance based on the Christchurch City Council's Significance and Engagement Policy.
3. Approves pursuant to section 48 of the Reserves Act 1977 the grant of an easement in gross over Lots 6 and 7 DP 6163, being part of the Record of Title CB385/51, to Manatū Taonga Ministry for Culture and Heritage for the location of the Erebus Memorial in Cracroft Reserve, as shown in **Attachment A** to this report.
4. Delegates authority to the Manager Property Consultancy to do all things necessary and make any decisions at his sole discretion that are consistent with the intent of this report to implement the resolutions above, including but not limited to finalising the easement.

3. Executive Summary Te Whakarāpopoto Matua

- 3.1 The Erebus disaster of 28 November 1979 remains New Zealand's worst civil aviation tragedy, claiming the lives of 257 passengers and crew. In 2017, the Government committed to establishing a national memorial to enable remembrance, reflection, and education.
- 3.2 After extensive investigations and difficulties securing a site in Auckland, Christchurch was identified as a respectful and meaningful alternative. As New Zealand's gateway to Antarctica, Ōtautahi Christchurch has a strong historic and symbolic connection to Antarctic exploration and to Flight TE901. The city also has a deep understanding of grief, remembrance, and manaakitanga following recent tragedies, positioning it well to host a national memorial of this significance.
- 3.3 In August 2025, the Council resolved to offer two potential sites in Christchurch. Following further assessments, engagement with families, and technical investigations, the Ministry for Culture and Heritage (MCH) identified Cracroft Reserve as the preferred site in November 2025.

- 3.4 A concept design was shared with families and members of Operation Overdue in March 2026, with the memorial located in an area set back from the existing lookout, which preserves key views and can be well integrated into the reserve while maintaining public access and recreational use. MCH will fund and deliver the memorial and boardwalk and enter into a maintenance agreement with Council. There are no direct capital or operational funding impacts on Council, aside from standard officer time and operational coordination.
- 3.5 The Council has consulted on a proposed easement in gross to enable the memorial to be located, accessed, and maintained in perpetuity by MCH for a public purpose, without granting exclusive possession of the land. This approach provides long-term certainty, allows MCH to retain ownership and responsibility for the memorial, and avoids the limitations and uncertainty associated with leases or licences.

4. Background/Context Te Horopaki

- 4.1 The Erebus disaster of 28 November 1979 remains New Zealand's worst civil aviation tragedy, claiming the lives of 257 passengers and crew. For decades, families of the victims have advocated for a national memorial to enable remembrance, reflection, and education. In 2017, the Government committed to establishing such a memorial.
- 4.2 After extensive investigations and difficulties securing a site in Auckland, Christchurch was identified as a respectful and meaningful alternative. As New Zealand's gateway to Antarctica, Ōtautahi Christchurch has a strong historic and symbolic connection to Antarctic exploration and to Flight TE901. The city also has a deep understanding of grief, remembrance, and manaakitanga following recent tragedies, positioning it well to host a national memorial of this significance.
- 4.3 On 20 August 2025 (CNCL/2025/00277), the Council resolved to offer two potential sites in Christchurch that best met the site selection parameters. The offer remained open for 12 months to enable site investigations, visits and engagement with family members. Following further assessments, engagement with families, and technical investigations, MCH identified Cracroft Reserve as the preferred site in November 2025.
- 4.4 Further site investigations have identified a suitable location within the reserve, an area set back from the existing lookout, which preserves key views and can be well integrated into the reserve while maintaining public access and recreational use. The identified location places the memorial away from the popular lookout point on top of the reservoirs, ensuring the view remains uninterrupted. It offers both a view south towards the Port Hills, in the general direction of Mount Erebus, and a view out towards the sea and horizon.
- 4.5 The journey to the memorial will begin at the entrance to Cracroft Reserve, adjacent to the Sign of the Takahe. The existing stone path leads to the lookout, with a set of steps midway along the route. A section of new boardwalk is proposed to provide step-free access alongside the main pathway, improving accessibility for all users of the reserve. A handrail, in keeping with the character of the reserve, is also proposed for the upper sections of the existing path to improve accessibility.
- 4.6 The memorial design is based on principles agreed with the families, and the original concept was adapted for Cracroft Reserve. Within the curved shape of the memorial are a series of sculptural ice shards on which the 257 names are inscribed, a walkway with a view to the horizon and an adjoining ice wall containing 257 unique snowflake shapes and whakatauki. The design provides places to gather, sit and reflect. Planting will align with and support the strategy for the surrounding reserve. Council's arborists have confirmed that the vegetation to

be removed for the siting of the memorial and boardwalk is shrubs and exotic species and not subject to Council's Tree Policy.

- 4.7 A concept design was shared with families and members of Operation Overdue in March 2026. More information about the site and design can be found at: [National Erebus Memorial | Manatū Taonga | Ministry for Culture & Heritage](#).
- 4.8 Council staff and MCH considered various options to meet the requirements for MCH to maintain ownership, control and maintenance responsibility for the memorial. These options included leasing, licensing, disposing of part of the reserve, and granting an easement. The simplest and most suitable approach would be through an easement in gross as MCH does not need exclusive possession of the memorial site. MCH will be responsible for ongoing maintenance and renewal costs.
- 4.9 Public consultation was conducted in March-April 2026 on the proposed easement. The easement area is limited to the footprint of the memorial and includes the right to convey water and electricity along the path to the memorial. The consultation also sought feedback on a proposed licence to occupy for the purpose of storing materials and equipment during the construction of the memorial, however this will now take the format of a Temporary Access Permit and will be authorised under staff delegation.
- 4.10 The following related information sessions/workshops have taken place for the members of the meeting:

Date	Subject
6 March 2026	Informal update on the National Erebus Memorial to Waihoru Spreydon-Cashmere-Heathcote Community Board.
26 Jun 2025	Erebus memorial project briefing to Waihoru Spreydon-Cashmere-Heathcote Community Board.

Options Considered Ngā Kōwhiringa Whaiwhakaaro

- 4.11 The following reasonably practicable options were considered and are assessed in this report:
 - 4.11.1 **Approve the granting of an easement in gross to MCH in Cracroft Reserve for the National Erebus Memorial.**
 - 4.11.2 **Do not approve the granting of an easement in gross to MCH in Cracroft Reserve for the National Erebus Memorial.**
- 4.12 The following options were considered and investigated but ruled out:
 - 4.12.1 Lease - While technically available, a lease does not provide sufficient permanence or certainty for a national memorial and is not well aligned with its public and commemorative nature.
 - 4.12.2 Licence to occupy - A licence to occupy is inherently temporary and does not meet the requirement for permanence or long-term certainty.
 - 4.12.3 Revocation and transfer to MCH – irreversible loss of reserve land, Ministerial approval required, high complexity.
 - 4.12.4 No formal instrument – exposes Council to legal risk, a lack of consultation, and uncertainty over ownership and liabilities.

Options Descriptions Ngā Kōwhiringa

- 4.13 **Option 1 - Approve the granting of an easement in gross to MCH in Cracroft Reserve for the National Erebus Memorial (Recommended Option)**

4.13.1 **Option Description:** Under this option the Community Board would exercise its delegation to approve an easement for the purpose of the National Erebus Memorial.

4.13.2 **Option Advantages**

- Simplest and most suitable approach to enable the delivery of the National Erebus Memorial, and for MCH to own the memorial in perpetuity.
- Council retains ownership of the reserve, with full public access.
- Supported by MCH.
- The easement is appropriate for the land status and does not have any material impacts on the values or use of the reserve. It does not restrict access or the use of the reserve (and may enhance both), and any vegetation (ie shrubs and exotic species) removal associated with the development of the memorial on the easement would be approved by the Council as administering body.

4.13.3 **Option Disadvantages**

- Nil

4.14 **Option 2 - Do not approve the granting of an easement in gross to MCH in Cracroft Reserve for the National Erebus Memorial**

4.14.1 **Option Description:** Under this option, the Community Board would not approve the granting of an easement in gross to MCH for the National Erebus Memorial.

4.14.2 **Option Advantages**

- Nil

4.14.3 **Option Disadvantages**

- Delay and potential for non-delivery of the memorial
- Does not align with the Council offer in August 2025.

Analysis Criteria Ngā Paearu Wetekina

4.15 In making its decision, the Board must apply the requirements of section 48 of the Reserves Act 1977 and consider only those matters that are directly relevant to the granting of an easement over reserve land.

4.16 The Board's role is to determine whether the proposed easement is appropriate having regard to the statutory tests, including the purpose of the reserve, the nature and effects of the easement, and any relevant submissions received through the statutory process. Specific considerations include:

4.16.1 Does the easement restrict public access?

4.16.2 Does the easement restrict activities associated with the purpose of the reserve?

4.16.3 Does the easement require the destruction of trees and bush, that would not be approved by the administering body?

4.17 The existence, location, and design of the memorial itself sit outside the scope of this decision, noting that the memorial has already been considered and approved through the appropriate authority. Similarly, wider considerations or preferences regarding the city in which the memorial is located are not relevant to the decision before the Board.

4.18 Accordingly, while such matters may be raised in submissions, the Board must give weight only to those considerations that are material under the Reserves Act 1977 and must set aside issues that do not bear on the legal and effects-based assessment of the proposed easement.

5. Financial Implications Ngā Hīraunga Rauemi

Capex/Opex Ngā Utu Whakahaere

	Recommended Option – Approve the easement	Option 2 – Do not approve the easement
Cost to Implement	Costs sit with MCH	Nil
Maintenance/Ongoing Costs	Costs sit with MCH	Nil
Funding Source	MCH	Nil
Funding Availability	MCH	Nil
Impact on Rates	Nil	Nil

5.1 Government funding has been secured through MCH for the delivery of the National Erebus Memorial, including its construction and ongoing maintenance and renewal costs. Council staff will continue to provide operational support to MCH, as needed.

6. Considerations Ngā Whai Whakaaro

Risks and Mitigations Ngā Mōrearea me ngā Whakamātautau

6.1 MCH accepted the Council’s offer to locate the memorial in Cracroft Reserve. A mechanism to enable the delivery is essential to fulfilling this. If an easement is not granted there is a risk that the National Erebus Memorial will not be delivered resulting in further delays, distress for families and reputational risk for MCH and Council.

Legal Considerations Ngā Hīraunga ā-Ture

6.2 Pursuant to section 48 of the Reserves Act 1977, the Council, as administering body, may grant an easement across the Cracroft Reserve. This right has been delegated to the Community Board.

6.3 Under section 48(1) of the Reserves Act 1977, the Minister of Conservation's approval is also required. The Minister has delegated this authority to the Council, which has further subdelegated it to the Chief Executive.

6.4 Section 48(2) of the Reserves Act 1977 mandates that the granting of easements over reserves must be publicly notified. The public notification has been completed and 13 submissions received.

Strategy and Policy Considerations Te Whai Kaupapa here

6.5 The required decisions:

6.5.1 Align with the [Christchurch City Council’s Strategic Framework](#). Offering and enabling a site in Christchurch for the National Erebus Memorial aligns with the Council’s Strategic Framework by contributing to a cultural powerhouse city that honours its past and shapes a compassionate, connected future. The proposal also reinforces our role as a gateway to Antarctica and champions Ōtautahi Christchurch’s capacity to support national heritage initiatives in ways that enhance civic pride, cultural expression, and community wellbeing.

6.5.2 Are assessed as of medium significance based on the Christchurch City Council’s Significance and Engagement Policy. The level of significance was determined by the potential impact of the decision on affected families and the national interest in the

issue, weighed against the minimal effect on Council service levels, the financial cost, and the associated risk.

- 6.5.3 Are consistent with Council's Plans and Policies. Aligns with Our Heritage, Our Taonga Christchurch Heritage Strategy 2019-2029 vision, outcomes and goals. In particular, Goal 3, Action 3. 'Acknowledge the importance of anniversaries, traditional commemorations and events, and support communities to celebrate them'.
- 6.6 This report supports the [Council's Long Term Plan \(2024 - 2034\)](#):
- 6.7 Parks, Heritage and Coastal Environment
- 6.7.1 Activity: Parks and Foreshore
- Level of Service: 6.8.10.1 Appropriate use and occupation of parks is facilitated.

Community Impacts and Views Ngā Mariu ā-Hāpori

- 6.8 Public consultation was conducted from 26 March to 30 April 2026. Project details including links to the [Kōrero mai | Let's Talk webpage](#) were advertised via:
- An email sent to key stakeholders, including Friends of Cracroft Reserve, the operator of Sign of the Takahe, Cashmere Scouts and Kidsfirst Kindergartens Cashmere and 108 subscribers for council consultation alerts
 - A newsletter was sent by Friends of Cracroft Reserve to their members.
 - A newsletter sent to Erebus families by MCH.
 - Signs installed in Cracroft Reserve both at the proposed site and on the main entry gates next to the public toilets.
- 6.9 The [Kōrero mai | Let's Talk](#) page had 291 views throughout the consultation period.
- 6.10 The decision affects the following wards/Community Board areas:
- 6.10.1 Waihoru Spreydon-Cashmere-Heathcote Community Board
- 6.11 The Waihoru Spreydon-Cashmere-Heathcote Community Board has been appointed to hear and determine public submissions.

Summary of Submissions Ngā Tāpaetanga

- 6.12 Submissions were made by Friends of Cracroft Reserve, MCH and 14 individuals. All submissions are available on our [Kōrero mai / Let's talk webpage](#)
- 6.13 The majority of submitters (15), including both organisations and the eight submitters residing in Cashmere, supported the proposals to grant both the easement and License to Occupy. One submitter did not support either proposal. The submission that was not in support raised matters that were not relevant to the easement, and therefore should not be considered by the Community Board.
- 6.14 Submitters generally made positive statements about the memorial, and it's being located in Christchurch and more specifically within the reserve. These matters are also not relevant to the easement decision.

Impact on Mana Whenua Ngā Whai Take Mana Whenua

- 6.15 The decisions do not involve a significant decision in relation to ancestral land, a body of water or other elements of intrinsic value; therefore, these decisions do not specifically impact Mana Whenua, their culture, and traditions.

- 6.16 The decisions involve a matter of interest to Mana Whenua and will not impact our agreed partnership priorities with Ngā Papatipu Rūnanga.
- 6.17 Mana whenua were involved in the site selection process (through Whitiōra) and are continuing to provide advice as the project progresses.



Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi

- 6.18 The proposals in this report are unlikely to contribute significantly to adaptation to the impacts of climate change or emissions reductions.
- 6.19 While the memorial will be designed with sustainability principles in mind (e.g. materials, design and landscaping), the broader impact of the memorial includes travel by families and visitors, many of whom may come from across New Zealand or overseas. This travel, particularly by air, will contribute to greenhouse gas emissions. However, these emissions are not directly attributable to the Council’s decision to offer sites in Christchurch or to the Board’s decision on an easement and are instead a consequence of the memorial’s national significance and the desire of families and visitors to engage with it.

7. Next Steps Ngā Mahinga ā-muri

- 7.1 Obtain consent from the Chief Executive, under Minister of Conservation consent, for the easement to be granted over the reserve land.
- 7.2 Organise an ‘as-built’ cadastral survey plan and obtain a LINZ-approved survey plan for the easement registration.
- 7.3 Registration of easements at Land Information NZ.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A  	Proposed Easement Area and temporary access for construction within Cracroft Reserve	26/1012348	15

In addition to the attached documents, the following background information is available:

Document Name – Location / File Link
Not applicable

Signatories Ngā Kaiwaitohu

Authors	Raymond Qu - Property Consultant Ceciel DelaRue - Team Leader Urban Design Tessa Zant - Manager Engagement Elizabeth Neazor - Manager Legal Service Delivery Libby Elvidge - Principal Advisor Citizens & Community
Approved By	Bruce Rendall - Head of Facilities & Property Rupert Bool - Head of Parks

Item 4



Notes:
- Preferred Memorial footprint indicated in red. ---
Footprint area approximately 254m².

Legal Name: Memorial Footprint within reserve and temporary access for construction
Cracraft Reserve Hackhome Road, Christchurch

Karakia Whakamutunga

Tukuna te wairua kia rere ki te taumata Ko te matatika te mātāpono hei arahi i ngā mahi Ka arotahi te tira kia eke panuku, kia eke Tangaroa Haumi e, hui e, tāiki e	<i>May the spirit be released to soar to its zenith. Ethics is the principle that guides our work. As we focus on the success for our community Bring together! Gather together and bind together!</i>
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