

Te Tira Kāhikuhiku
Christchurch Red Zones Transformative Group
MINUTES

Date: Wednesday 2 September 2020
Time: 5pm
Venue: Boardroom, Beckenham Service Centre,
66 Colombo Street, Beckenham

Present

Chairperson Chrissie Williams

Iwi Representatives Shayne Te Aika, Ngāi Tūāhuriri

Community members - Ashley Campbell
Ōtākaro Avon River Corridor Adam Parker
Hannah Watkinson

Community member Bill Simpson

Community member - Jazmynn Hodder-Swain
Youth

Community Board Tyrone Fields, Te Pātaka o Rākaihautū/Banks Peninsula Community Board
Representatives Bebe Frayle, Waitai/Coastal-Burwood Community Board
Jo Zervos, Waitai/Coastal-Burwood Community Board
Keir Leslie, Waihoru/Spreydon-Cashmere Community Board

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Mihi and Karakia: The group acknowledged the death of Evan Smith and recognised his influence in the establishment of Te Tira Kāhikuhiku.

1. Apologies / Ngā Whakapāha

Decision

That the apologies received from Tim Lindley and Gail Gordon be accepted.

2. Declarations of Interest / Ngā Whakapuaki Aronga

Tyrone Fields declared an interest in item 7 and did not take part in the decision for this item.

Other members declared an interest in specific items but considered their interest was not to a point that they were not able to take part in the discussion and decision:

Hannah Watkinson and Chrissie Williams for Item 5; Bebe Frayle for Item 9

3. Confirmation of Previous Minutes / Te Whakaāe o te hui o mua

Decision

That the minutes of the Te Tira Kāhikuhiku meeting held on Wednesday 5 August 2020 be confirmed.

4. Deputations by Appointment / Ngā Huinga Whakaritenga

1. David Newton and Mike Patchett of Eco Action Nursery Trust addressed the group regarding the Trust's project at Chimera Crescent. The Chairperson thanked David and Mike for the presentation and commented on the success of the project and high engagement of the youth involved.
2. Cathy Allden addressed the group regarding the Riverlution Collective and the plan for projects within the Richmond area from Swanns Road to Banks Avenue. The Chairperson thanked Cathy for the presentation.

5. Temporary Land Use Application - License to Waitākiri Eco-Sanctuary Charitable Trust investigation for an eco-sanctuary in Burwood East of the Eastern Reaches

Comments

1. Confusion for the community as the Trust has shared their proposed long-term plan with the residents. Local residents have raised concerns about the long-term project and have unanswered questions. Concern that the community might misunderstand that investigations confirm permanent use for this site by the Trust - which is not the case.
2. Concerns and questions were raised about informing the community prior to investigations starting, and on continual liaison with the local community.
3. If the Trust is granted a license, they must engage with manawhenua.
4. Donnell Park is not included in the license area.
5. Te Tira Kāhikuhiku asks Council to consider providing FAQs on the investigations to be able to respond with a consistent message to community enquiries.

Recommendation to LINZ

1. Te Tira Kāhikuhiku recommends that Land Information New Zealand agrees to grant a license to the Waitākiri Eco-Sanctuary Charitable Trust in Burwood East, noting that:
 - a. The license is for access to land to undertake investigations for an eco-sanctuary;
 - b. Granting a license for investigations does not imply support for an eco-sanctuary as a long-term or permanent use in this area;
 - c. The license is granted with the following conditions:
 - i. The license is granted until the land is transferred to Christchurch City Council ownership in 2021;
 - ii. Prior to commencing any investigations the Trust must:
 - Engage with manawhenua.
 - inform the local community about the proposed investigations and provide contact details;
 - liaise with the existing lease and license holders in the area;
 - iii. Signage is displayed during any investigations with the Trust's contact details;
 - iv. No structures are erected in the license area;
 - v. LINZ approval is obtained for more than minor soil disturbance;
 - vi. There is no disturbance to wahi tapu or wahi taonga sites.

6. Temporary Land Use Application - Lease Variation for Avon-Ōtākaro Network Adventure Ave, Stage 1B Hut Building, corner of Medway Street and Woodchester Avenue, Richmond

Comments

1. Discussion for a preference for the use of natural materials

Recommendation to LINZ

2. Te Tira Kāhikuhiku recommends that Land Information New Zealand agrees to vary the lease to Avon-Ōtākaro Network corner of Medway Street and Woodchester Avenue, noting that:
 - a. The use is appropriate to the location and is consistent with recovery and regeneration objectives for the land concerned;
 - b. The initiative will strengthen the connection between the red zone land and adjacent communities, and contribute to recreational and other opportunities for Christchurch residents.
 - c. The lease is varied with the same conditions as the existing lease:
 - i. The lease is granted until the land is transferred to Christchurch City Council ownership in 2021.
 - ii. The site is maintained by the applicant during the lease period

7. Temporary Land Use Application - License to He Waka Tapu for Soil Remediation in Wainoni and Dallington

Comments

1. Query length of use of just 12 months.
2. Engage with the local community to keep them informed.
3. Concern about the maintenance stopping on the sites.
4. Ashley Campbell agreed to the recommendation with strong reservations.
5. Tyrone Fields did not participate in the decision.

Recommendation to LINZ

1. Te Tira Kāhikuhiku recommends that Land Information New Zealand agrees to grant a license to He Waka Tapu in Wainoni and Dallington, noting that:
 - a. The trials on soil remediation contribute to the OARC Regeneration Plan objective of using the regeneration area as a living laboratory able to benefit Christchurch and New Zealand
 - b. The license is for access to land to undertake trials on soil remediation;
 - c. Granting a license for these trials does not imply support for food resilience projects as a long-term or permanent use in these areas;
 - d. The license is granted with the following conditions:
 - vii. The license is granted until the land is transferred to Christchurch City Council ownership in 2021;
 - viii. Prior to commencing any trials, the Trust must:
 - Engage with manawhenua.
 - inform the local community about the proposed trials and provide contact details;
 - ix. Signage is displayed during trials with the Trust's contact details;

8. Temporary Land Use Application - Lease to Animal Physio NZ Limited for Dog NeuroPark at Ulm Place Burwood

Comments

1. Concern expressed about a lease which gives exclusive use, with the site being fenced off.
2. Uncertainty about the structure of the organisation seeking the lease.
3. Questioned whether this is the best location within the red zone for this activity.

Recommendation to LINZ

1. That Te Tira Kāhikuhiku recommends that Land Information New Zealand declines to grant a transitional land use lease to Animal Physio NZ Limited, noting that:

The use is not appropriate to the location;

The proposed initiative requires exclusive use of the site

Although the OARC Regeneration Plan allows for dog parks in this location, Te Tira Kāhikuhiku considers dog parks are open to the public.

9. Temporary Land Use Application - Lease Variation for Richmond Community Garden Trust - Corner Tidy and Wayfinding Project - 51 Swanns Road and 213 River Road, Richmond

Comments

1. Questions were raised on how the projects might transition from temporary use to permanent use.
2. LINZ conditions on the lease require that the selection of plants planted into the ground must be approved by Council ecologist.
3. Note from members that the community engagement for this project has been exceptional.

Recommendation to LINZ

1. Te Tira Kāhikuhiku recommends that Land Information New Zealand agrees to vary the lease to Richmond Community Garden Trust to include 51 Swanns Road and 213 River Road, noting that:
 - a. The use is appropriate to the location and is consistent with recovery and regeneration objectives for the land concerned;
 - b. The initiative will strengthen the connection between the red zone land and adjacent communities, and contribute to recreational and other opportunities for Christchurch residents.
 - c. The lease be varied with the same conditions as the existing lease and with the following additional conditions:
 - i. A Health and Safety plan is provided for LINZ review prior to any works being undertaken;
 - ii. There is no disturbance to wahi tapu or wahi taonga sites;

- iii. The Trust confirms they understand the Archaeological Interest and associated requirements of the site at 213 River Road;
- iv. The Trust continues discussions with former landowners
- v. Ecological advice is sought regarding the species of plants

10. Members' Information Exchange

There was no time for members information exchange.

The group was provided with information on an application for a license for a metal detecting event in October, as the application did not meet the September meeting deadline. The group were asked to provide feedback to the Chairperson by close of business Friday 4 September. The Chairperson will provide the collated feedback to LINZ for a final decision.

The group were provided with a hand out outlining an expression of interest for a Drum and Base music event. A formal application has not been made yet. The group were asked to provide feedback to the Chairperson by close of business Friday 4 September. Staff will collate the feedback and provide a response to Council Permit team as the enquiry had come through them.

Meeting concluded at 7.31pm

CONFIRMED THIS 7TH DAY OF OCTOBER 2020.