



## Briefing Note: Request to use red zone land

<b>To:</b>	Hon Chris Hipkins Minister of Education		
<b>C.C:</b>	Hon Kelvin Davis Associate Minister of Education		
<b>Date:</b>	29 June 2022	<b>Priority:</b>	Medium
<b>Security Level:</b>	In Confidence	<b>METIS No:</b>	1290201
<b>Key Contact:</b>	Sam Fowler	<b>DDI:</b>	04 463 7744
<b>Messaging seen by Communications team:</b>	No	<b>Round Robin:</b>	No

### Purpose

This briefing provides you with information on the use of Crown land previously designated the “red zone” following the Canterbury earthquakes.

### Summary

- Following the 2010 and 2011 Canterbury earthquakes, decisions were made on the viability of land bordering the Ōtakaro/Avon river. As part of establishing the “red zone” over 7,500 residential dwellings were demolished and titles transferred to the Crown.
- Decisions on red zone land have been the responsibility of the Minister for Greater Christchurch Regeneration (Hon Woods) however this is transferring to the Christchurch City Council.
- Te Pā o Rākaihautū is a designated character school that opened in 2015. It currently has around 200 students across Years 1-13.
- Since its establishment Te Pā has been operating on the former Linwood Intermediate site, as a temporary arrangement while permanent site options are explored. The buildings on the Linwood site are in poor condition and, while they have been made fit for use on a temporary basis, significant investment would be required to support longer-term use. This site is unlikely to be large enough to support the longer-term growth aspirations of Te Pā, and does not support their cultural aspirations.
- In 2021, Te Pā expressed interest in a site within the red zone that was both culturally and ecologically significant to Ngāi Tahu. This was an old Pā site, dating back to the era of Rākaihautū (14th Century).
- Te Pā are currently operating horticultural and associated curriculum activities on this red zone site under licence. The licence also allows for geotechnical and other investigations on the site to inform assessments about the lands suitability for future use.
- The Ministry would like to work with Te Pā to undertake the testing and due diligence and initial masterplanning work for the site, and, subject to the outputs of that work, to progress this for consideration through the relevant Council processes (once those have been established).

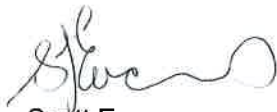
- The testing and due diligence processes would require specialised equipment to be brought on site, which would likely attract public interest. We would work with Te Pā to develop a proactive communications plan that explains the significance of the land for Te Pā and their desire to explore its feasibility as the permanent site for their school.

### Proactive Release

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- We recommend that this Briefing is not released at this time as it relates to matters under active consideration.

**Agree / Disagree**



Scott Evans  
Hautū - Hanganga, Matihiko |  
Deputy Secretary - Infrastructure & Digital

29 / 06 / 2022



Hon Chris Hipkins  
Minister of Education

30/6/22

## Background

### Formation of the red zone

1. In June 2011 the Government released the identification of post-earthquake land distinguished into four zones, colour coded red, orange, green and white.<sup>1</sup> While the orange zone required further assessment, the green zone was safe to repair and the white zone was non-residential, the red zone was clearly demarked as unlikely to be suitable for continuous residential occupation for a prolonged period of time.
2. The criteria for defining the red zone were:
  - there is significant and extensive area wide land damage;
  - there is a high risk of further damage to land and buildings from low-levels of shaking;
  - the success of engineering solutions would be uncertain and uneconomic; and
  - any repair would be disruptive and protracted.
3. For the red zone, it was concluded that it was not feasible to rebuild residential properties on the land at that point in time, the necessary land remediation was projected to take three to five years and the essential infrastructure like sewer, water, electricity and roading were no longer there.

The current remaining limitations of the red zone include the engineering solutions to stabilise the land and the lack of essential infrastructure.

### Christchurch Red Zone plan

4. In August 2019, government announced a red zone plan<sup>2</sup> that divides the former zone into four areas including a green spine and three other areas focused on environmental restoration, recreation, and visitor attractions.<sup>3</sup>
5. The publication of the plan opened up possibilities for many interested parties that would benefit from the location so close to the city centre. This idea has been seized upon by those who recognise the area as Crown land, and the interest from Te Pā has been the first received by the Ministry on the availability of sites in the red zone.

The government released a [red zone plan](#) in 2019 that outlines the intended future use of the space.

### Transfer of red zone land to the Council

6. Land Information NZ/ Toitū Te Whenua (LINZ) are working through a process of creating “super-lots” and transferring these to Christchurch City Council (Council). Our understanding it is all transfers will be completed by the end of 2022.
7. The Council has confirmed a co-governance entity (Entity) will be created to inform the future of the Ōtākaro Avon River Corridor. A co-governance committee (Committee) is in the process of being established.
8. The Committee will provide input into the development of the Entity and will provide direction, leadership and decision making related to the long-term future of the Ōtākaro Avon River Corridor
9. This Committee will have equal representation between local hapū - Ngāi Tūāhuriri and Council with each party having four members.

#### Christchurch City Council

Co-governance committee:

<b>Lianne Dalziel</b> (Co-chairperson)	<b>Ngāi Tūāhuriri</b> (Co-chairperson)
Council 3 members	Ngāi Tūāhuriri 3 members

The committee will inform the development of the Co-Governance entity

<sup>1</sup> Hon Gerry Brownlee [Latest Christchurch land information released](#) 24 June 2011

<sup>2</sup> Hon Dr Megan Woods [Ōtākaro Avon River Corridor Regeneration Plan approved](#) 23 August 2019

<sup>3</sup> [Ōtākaro Avon River Corridor Regeneration Plan](#)

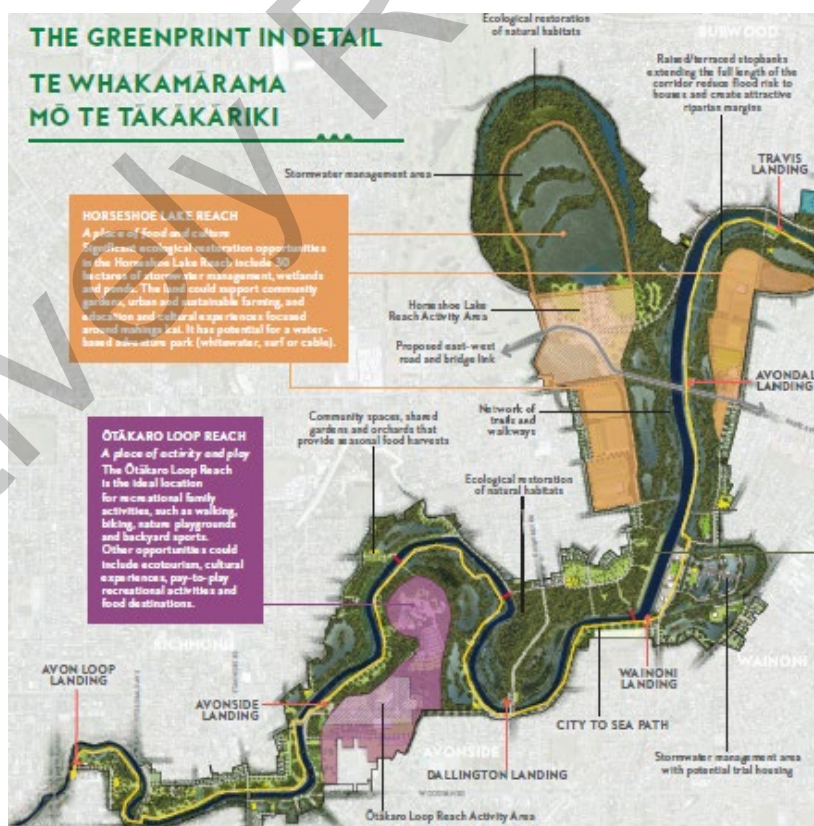
10. Christchurch Mayor Lianne Dalziel has been appointed co-chairperson of the Committee. Ngāi Tūāhuriri is set to appoint four members of the Committee with one of those members becoming the other co-chair. No timeframes have been given as to when Ngāi Tūāhuriri will appoint their four members. The co-chairs will then select the three remaining members for approval by Council.

## Te Pā interest in the red zone

11. Te Pā is a designated character school that opened in January 2015 and has been operating temporarily on the former Linwood Intermediate site. It currently has around 200 students across Years 1-15.
12. Linwood Intermediate School closed at the start of 2014 as part of the programme of education renewal in Greater Christchurch. The buildings on the Linwood site are in poor condition and, while they have been made fit for use on a temporary basis, significant investment would be required to support longer-term use. This site is unlikely to be large enough to support the longer-term growth aspirations of Te Pā, and does not support their cultural aspirations.
13. In 2021, Te Pā expressed interest in a site within the red zone that was both culturally and ecologically significant to Ngāi Tahu. This was an old Pā site, dating back to the era of Rākaihautū (14<sup>th</sup> Century).

### Land investigation

14. The Board representing Te Pā, - Noku te Ao Trust (the Trust), have a licence to conduct horticulture activities in part of Horseshoe Lake Reach being the **orange block** on the Western side of the river.<sup>4</sup>
15. The licence also allows the Trust to undertake geotechnical and other investigations on the site, to inform assessments of the lands ability to support future use.
16. Council has made clear that the issuing of licences in no way infers that any party will be granted rights to any specific parts of Ōtākaro Avon River Corridor.



<sup>4</sup> As in **Appendix One**, The **blue block** is set aside for an ecological reserve and the **purple block** is currently being investigated by Climate Change Campus and the Eden Project. [The Green Print in Detail.pdf](#) ([dpmc.govt.nz](#))

### **Approval process**

17. Currently the Council is transparent on who it is issuing licences to, however the Council is unable to confirm the exact details of how an agreement by acquisition will be reached. It is anticipated the process will be some form of invitation for expressions of interest (EOI) that will be assessed by the Entity and/or Committee against the values and goals of the Ōtākaro Avon River Corridor.
18. The Council will not be commencing this process until the Entity is formed and are unable to give any timeframes as to when this is expected.

### **Ministry Relationship with Te Pā / Noku te Ao Trust and next steps**

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19. The Ministry has a positive working relationship with Te Pā/ Noku te Ao Trust and in May 2022 confirmed a Mana Ōrite Agreement to progress planning for the new school. This agreement documents the intention to progress the identification of a site and construction of a school on the basis of shared governance, responsibilities and transparency between parties.
20. The Trust are currently undertaking a 16-week piece of work to capture their educational and cultural requirements for their new facilities through engagement with their stakeholders.
21. The next steps would be to masterplan the new facilities on Te Pa's preferred site., To support this, the Ministry would work with the Trust to appoint a masterplanner and undertake surveys and investigations of the site.
22. The surveys and investigations would require specialised equipment to be brought on site, which would likely elicit local interest in the purpose of these investigations. We would work with Te Pā to develop a proactive communications plan around this. As a first step for that plan, we understand that Te Pā would like to make a public statement about the significance of the land and their desire to explore its feasibility as the permanent site for their school.
23. As noted above, red zone land is currently being transferred to the Council, with processes for determining its future use and acquisition to be determined by the new co-governance entity (once established). If the surveys, investigations and initial masterplanning indicated that this site could be a feasible option for the school, we would work with Te Pā to progress this to consideration through the relevant processes.







# HORSESHOE LAKE REACH    TE MĀTĀWAI O ŌRAKA

## FOOD AND CULTURE

**Waikākariki/Horseshoe Lake was a significant site of Ngāi Tahu settlement Te Oranga, which is culturally important as wāhi tapu to manawhenua.**

The restoration of wetlands, ponds and natural ecosystems will be carried out in the northern parts of the Reach. Situated within a wider stormwater catchment area, this Reach provides the most appropriate location for a significant stormwater management area (30ha).

An activity area in the middle of the Reach provides for a concentration of larger-scale

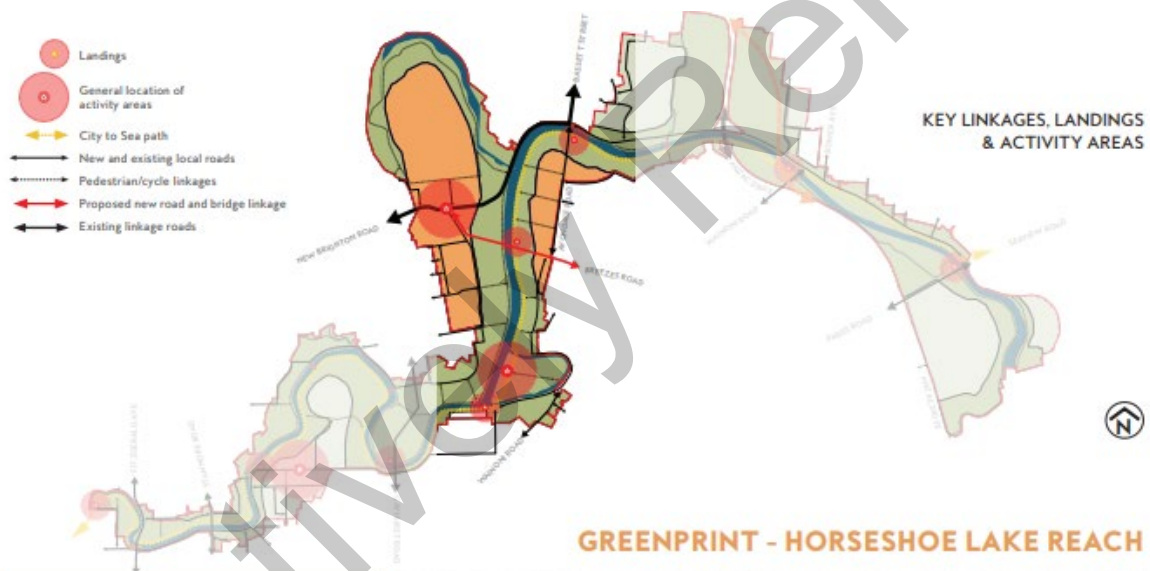
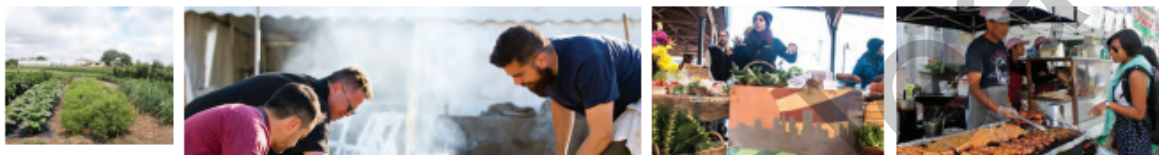
buildings that integrate with the surrounding, predominantly natural, landscape. Buildings outside the activity area should sit within a largely open space and landscaped setting. Larger buildings that dominate and do not integrate with the landscape setting would not generally be appropriate.

A road and bridge connecting Breezes Road and New Brighton Road could improve connectivity between the eastern suburbs and the rest of the city.

In addition to ecological restoration and habitat creation, community-based urban farms, market gardens, ecotourism and

cultural experiences, recreation, camping and education provide compatible activities. Community, education and culturally based activities, founded on the principles of kaitiakitanga, tikanga, traditional ecological knowledge and practices, kāinga nohoanga and ki uta ki tai, would enable Ngāi Tahu to reaffirm their enduring relationship and cultural association with this locality.

Edge housing adjacent to the Horseshoe Lake Reach would enable passive surveillance of the surrounding landscape, improving safety and visibility of the river corridor.



### SUMMARY OF THE CONCEPT FOR THE AREA

- Character: Food and Culture.
- Opportunities: Food and food production, ecotourism and cultural experiences, recreation destinations, camping, edge housing and education.
- Change from residential character (pre-earthquakes) to predominantly natural character through ecological restoration and habitat creation in northern parts of the Reach.
- 88-hectare area.
- Close to The Palms shopping mall.
- Connection through New Brighton Road.
- Good agricultural soils.
- Development of an activity area around New Brighton Road with higher concentrations of built form and activities.
- Improved connection between eastern suburbs and the rest of the city with an east-west road and bridge.

