

Community Forum
Private Bag 4999
Christchurch 8140

**Meeting notes for the meeting of the CERA Community Forum
Thursday 2 October 2014, 6pm
Cambridge Room, Canterbury Club, Christchurch**

Present:

Community Forum members:

Weng Kei Chen, Ruth Jones, Tom McBrearty, Lesley Murdoch, Jocelyn Pappriill, Faye Parfitt, John Peet, Brian Vieceli, Rachel Vogan, John Wong, Darren Wright

Apologies

Richard Ballantyne, Leah Carr, Gill Cox, Martin Evans, Trevor McIntyre

Chair

Darren Wright

In Attendance

Hon Nicky Wagner, Associate Minister for Canterbury Earthquake Recovery (left at 7.15pm)

Benesia Smith, Deputy Chief Executive, Strategy and Governance, CERA

Siân Daly, Manager, Ministerial and Executive Services, CERA

Viv Smith, Manager, Planning, CERA (first item only)

Victoria Caseley, District Plan Manager, Waimakariri District Council (first item only)

Cameron Wood, Team Leader, Strategy and Policy Selwyn District Council (first item only)

Craig Friedel, LURP Implementation Manager, Selwyn District Council (first item only)

s9(2)(a), Advisor, Planning, CERA (first item only)

s9(2)(a), Advisor, Ministerial and Executive Services, CERA

Agenda

1. Land Use Recovery Plan: Actions 4 and 6

Viv Smith from CERA, Victoria Caseley from Waimakariri District Council (WDC) and Cameron Wood from Selwyn District Council (SDC) presented to the Forum about Land Use Recovery Plan (LURP) Actions 4 and 6. They were supported by Craig Friedel from SDC and Roseanne Simes from CERA. The presentation is attached as **Attachment A**.

- CERA updated the Forum about progress on the three, six and nine month LURP actions, including several actions where the SDC and WDC proposed no changes to their district plans.
- CERA also updated the Forum about the two LURP-related judicial reviews that have been lodged; one of these has been settled and the other is awaiting a court decision.
- CERA also noted that there are three 12 month actions, which may propose significant changes, due to the Minister in December 2014.

Action 4

- WDC noted that this type of residential development had been considered as part of its District Plan review prior to the gazettal of the LURP.
- WDC noted that this change would mean there are directive policies/rules/frameworks for residential development on smaller areas of land. The homes and land would be fully comprehensively designed.
- WDC noted that the Beach Road development in Kaiapoi by Mike Greer Homes and Beachgrove Developments is a good example of fully comprehensive designed development.
- WDC considers that Waimakariri District will have the infrastructure and amenities to support the development as it occurs.
- The Forum asked how restrictive this proposal would be. WDC responded that it would expect the approved plans to be built. However, depending on scale, some changes could occur. Its main concerns would relate to the footprint of the dwelling and the external aspects (i.e. not the floor plan). It was noted that some developers would provide options for buyers, including colour palettes and cladding options. WDC noted that this approach allows a freedom of choice, while also providing a certainty of outcomes.
- The Forum asked about housing affordability. WDC stated that this type of residential development would allow some gains (for example, shared driveways) that could be expected to result in increased affordability.
- WDC noted that accessibility issues had been fully considered.
- The Forum asked whose responsibility it was to develop recreation areas in the developments. WDC noted that it was the Council's responsibility and that it has a policy about neighbourhood reserves. WDC noted that it also looks actively for where it can incorporate pedestrian walkways and cycle-ways in residential developments.
- The Forum raised concerns about the appearance of the developments. WDC noted that while there would be some degree of uniformity in larger developments, it would be less significant than other earlier developments.
- It was highlighted that this proposal does not prevent individuals from designing their own home on regular sized sections.
- The Forum asked why it was necessary for the Minister for Canterbury Earthquake Recovery to use his special powers in this instance. WDC and CERA responded that one of the aims of the LURP is to provide a range of housing in order to assist with recovery. If WDC followed standard Resource Management Act 1991 processes, it could take an additional 3-4 years to achieve this.
- CERA noted that residential housing is one of the biggest issues to remain unresolved following the earthquakes and this proposal would help to ease the situation.
- The Forum noted its concern about the disparity in timing between residential developments for the Waimakariri and Selwyn Districts and for Christchurch city.

- The Forum noted that developers need certainty and that it considers WDC is providing essential leadership in the area of residential developments.
- The Forum agreed to recommend to the Minister that it does not consider there is a need for a public process on the proposed amendments to the Waimakariri District Council district plan.

Action 6

- SDC noted that it had done a lot of planning for residential development prior to the earthquakes.
- SDC noted that there is not a lot of high-density housing in Lincoln, and that this type of residential development would be quite unique for the area.
- SDC noted that the proposed Vernon Drive development links with the existing Te Whāriki subdivision.
- The Forum asked whether the development was supported by Lincoln Town Centre and when it would be presented to the township committee. SDC noted that this would occur at the same time as Action 27.
- SDC considers that all the concerns raised in submissions opposing the development have been mitigated.
- SDC confirmed that the neighbourhood centre would be comprised of shops and noted that it would effectively elongate the Lincoln Town Centre.
- The Forum queried whether shops can provide community ambience and connection. SDC noted that this development would be close to the existing Lincoln Community Centre.
- SDC noted that this development may also provide more options for people associated with Lincoln University to reside in Lincoln.
- The Forum agreed to recommend to the Minister that it does not consider there is a need for a public process on the proposed amendments to the Selwyn District Council district plan.

2. General Discussion

- The Chair noted that the most requested future presentations were:
 - *An Accessible City* update
 - Infrastructure update
 - Performing Arts Precinct update
 - tourism (Christchurch International Airport)
 - shrinking city (impact of Waimakariri and Selwyn residents' commuting to Christchurch)
 - Colliers update
 - transport update; and
 - Ngā Puna Wai.
- Forum members shared their concern about not being able to share much of the information they receive at meetings with their communities. The Forum reflected that some of their value lies in asking challenging questions of presenters on behalf of their communities.

- CERA noted that a report is being prepared for the Forum containing information about the Forum's contribution to various recent CERA pieces of work.

Next Meeting – 16 October 2014

Meeting closed 7:45pm

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Attachment A

LURP Actions 4 and 6 Comprehensive Residential Development: amendments to Waimakariri and Selwyn District Plans

Presented by:
Viv Smith – Planning Manager, CERA
Cameron Wood – Team Leader Strategy and Policy, Selwyn District Council
Victoria Casaly – District Planning Manager, Waimakariri District Council



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Land Use Recovery Plan

BUILT RECOVERY

- **Actions 4 and 6**
 - Actions 4 and 6 direct Waimakariri and Selwyn District Councils to amend its district plan to identify sites including brownfield sites, within existing urban areas for intensified residential and mixed use development and enable comprehensive development of these sites.
- **Update on LURP Actions**
 - Judicial Reviews
 - Public process decision by Minister



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Action 4 – Waimakariri District Plan

BUILT RECOVERY

- Provides for more intensive development below minimum allotment sizes where 4 or more dwellings are developed together and at the same time.
- Discretionary Restricted Activity in Residential 1 zone subject to certain criteria being met.
- Discretionary Activity in Residential 2 and 6 zones subject to certain criteria being met.
- In all cases affected persons consent required.



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Action 4 – Waimakariri District Plan

BUILT RECOVERY

- Residential 1 Zone is identified as the principal location, with development also provided for in Residential 2 and 6 Zones.
- Development criteria will ensure good levels of amenity for the residents within comprehensive residential developments and avoid adverse impacts on neighbours or the wider residential community.
- The amendments reflected within Action 4 were already being considered and consulted on as part of the District Plan Review for the Residential 1 & 2 zones.
- Council, prior to the preparation of Action 4, have been assessing comprehensive developments in accordance with the proposed amendments.



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Public Consultation Process

BUILT RECOVERY

- Letters sent to 11 RMA First Schedule Parties and 19 developers, some of whom reside in the District.
- Notification of proposed amendments in local papers and on Council website seeking written comments.
- Four weeks public comment period – 19 April to 21 May.
- Three public 'drop-in' sessions for questions and comments.



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Public Consultation Process

BUILT RECOVERY

- Twelve comments received from mix of RMA First Schedule Parties, developers and local residents.
- Most supported the changes, although some sought for less restriction and urban design requirements.
- One opposed the changes with concerns over impact on infrastructure and public amenities



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Action 6 – Selwyn District Plan

BUILT RECOVERY

- Selection criteria and discussions with landowners used to identify potential sites. The selection criteria included:
 - No known geotechnical or flooding issues
 - Infrastructure capacity
 - Located within existing urban area
 - Proximity to retail and commercial facilities, recreation reserves, primary schools, and multimodal transport networks
- A 3.2ha site at Vernon Drive, Lincoln identified for comprehensive residential development and limited business activity.



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Action 6 – Selwyn District Plan

BUILT RECOVERY

- The amendments to rezone the site were undertaken in collaboration with the landowner.
- To be rezoned Living Z which is an existing zone that includes provisions for medium density housing and neighbourhood centres.
- An outline development plan is incorporated in the proposed amendments to ensure development integrates well with the surrounding urban environment.



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Public Consultation Process

BUILT RECOVERY

- First consultation step was to canvas site suitability with Council staff
- Selection process resulted in the identification of a number of sites that met some or all of the criteria
- Letters were initially sent to landowners in mid March 2014
- Meetings with landowners were held in March and April
- Lincoln Land Development site was the only interested party



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Public Consultation Process

BUILT RECOVERY

- Draft ODP and proposed amendments to the District Plan were published on the Council's website to allow interested parties to submit feedback (28 April 2014)
- Public notice in local newspapers (29 April 2014)
- Letters were also sent to all adjoining landowners
- Letters were also sent RMA 1st schedule statutory parties
- 5 submissions received
 - 3 oppose
 - 2 support in part



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Process for consideration

BUILT RECOVERY

Council has prepared the proposed amendments to the district plan to provide for matters in the LURP Actions



Advice sought from the Community Forum on the public process



Minister's makes a decision on what public process (if any) is necessary
Minister writes to Council advising it of decision



Council approves amendments through Council resolution and changes to plan publicly notified



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Next Steps

BUILT RECOVERY

- To receive any feedback from the Community Forum on:
 - whether there is a need for a further public process for the proposed amendments to the planning documents; and
- CERA provides advice to the Minister



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