

Community Forum
Private Bag 4999
Christchurch 8140

Meeting notes for the meeting of the CERA Community Forum
Thursday 17 July 2014, 6pm
Cambridge Room, Canterbury Club, Christchurch

Present:

Community Forum members:

Richard Ballantyne, Leah Carr, Weng Kei Chen, Tom McBrearty, Jocelyn Pappill,
Faye Parfitt, John Peet, Patricia Siataga, Rachel Vogan, John Wong, Darren Wright

Apologies

Gill Cox, Martin Evans, Trevor McIntyre, Lesley Murdoch, Emma Twaddell, Brian
Vieceli

Chair

Darren Wright

In Attendance

Hon Nicky Wagner, Associate Minister for Canterbury Earthquake Recovery
Phil Clearwater, Councillor, Christchurch City Council
Joana Johnston, General Manager (Acting), Ministerial and Executive Services, CERA
Carmen Hammond, General Manager (Acting), Effective Government Services, CERA
(first item only)
Julyan Falloon, Chief Executive, Sport Canterbury (first item only)
Dallas Seymour, Relationship Manager, Sport New Zealand (first item only)
Viv Smith, Manager, Planning, CERA (third item only)
Vanessa Scott, Programme Manager, Environment Canterbury (third item only)
Andrew Willis, Consultant, Environment Canterbury (third item only)
Victoria Caseley, District Plan Manager, Waimakariri District Council (third item only)
Tim Harris, Planning Manager, Selwyn District Council (third item only)
Cameron Wood, Strategic Policy Planner, Selwyn District Council (third item only)
s9(2)(a) Graduate Advisor, Planning, CERA (third item only)
s9(2)(a), Advisor, Ministerial and Executive Services, CERA

Agenda

1. Sports and Recreation Recovery Programme Update

Julyan Falloon and Dallas Seymour from Sport Canterbury presented to the Forum
about the Sports and Recreation Recovery Programme. The Sport and Recreation

Recovery Programme is a living document and available at <http://www.sportcanterbury.org.nz/spacesplacespeople/>

Recovery Programme

- The Forum praised the massive achievements that Sport Canterbury and other local sports organisations have made over the past few years.
- It was noted that the opportunity for young people to participate in sport and recreational activities was a motivating factor for remaining in Christchurch.
- The Forum noted that last time the Recovery Programme was presented to the Forum one of the criticisms was that there didn't appear to have been much consultation.
- A Forum member noted that he had recently met with a group of Sport Chief Executives from Christchurch and that they had conveyed their frustration about a lack of coordination, consultation and knowledge about what is currently happening, particularly in relation to the CERA Anchor Project Metro Sports Facility. This appears to be in contrast to the material presented by Sport Canterbury. The Forum queried what consultation was actually happening with the Chief Executives of different sports.
- The presenters acknowledged that as the CERA Metro Sports Facility's business case is going straight to Cabinet, and thus is confidential, that some sport leaders have not been able to be updated about it.
- The Forum noted that Canterbury Netball has felt it necessary to make an Official Information Act request for information about the Metro Sports Facility's business case.
- The Forum raised concerns that the confidentiality of the business case and thus its lack of visibility and understanding within the sector is an issue. The Forum also questioned the business case's viability if the Chief Executives are not involved in its development.
- The presenters noted that careful consideration was being given to the needs as opposed to wants of sporting groups in Christchurch in relation to the Metro Sports Facilities business case.
- The Forum raised concerns that if the Sport leaders are not being involved in the development of plans, then the general public cannot be involved either.
- The presenters noted that during the development of the Blueprint Plan it was the local consultation which saw the Metro Sports Facility located closer to Hagley Park. This included grass-roots consultation.
- The presenters noted that in relation to the Ngā Puna Wai Sports Hub, all of the sporting parties involved are 'on the same page'. It was also noted that this project is more open and transparent due to it not being subject to Cabinet processes.
- It was noted that while sport participation is back to 100% of pre-earthquake levels, the Youth Wellbeing Survey 2013 recorded that young people miss sport. The presenters acknowledged that it measures the levels of participation based on affiliated membership in sport.
- The Forum raised the need to have robust plans for parking for the Cricket World Cup in 2015. Especially as the Christchurch Hospital will have further reduced parking at this time.
- The Forum suggested that the website should have links to sporting opportunities.
- It was suggested that it would be good for the Sport and Recreation Recovery Plan to have a link in with cycle ways.

2. One Voice Te Reo Kotahi (OVTRK)

- OVTRK link people in a number of areas on behalf of Non-Government organisations.
- OVTRK had a meeting on 3 July 2014 and there were a number of references to the Community Forum and how it was not influencing people at a community level.
- It was noted that representatives from OVTRK are interested in attending a future Community Forum meeting.

3. Land Use Recovery Plan Actions 46, 47 and 48

Representatives from CERA, Environment Canterbury, Waimakariri District Council and Selwyn District Council presented to the Forum about Actions 46, 47 and 48 of the Land Use Recovery Plan. The PowerPoint presentation is attached as **Attachment A**.

Action 46

- Action 46 directed Environment Canterbury to make amendments to its Regional Policy Statement and regional plans that it considers appropriate to enable and support recovery and rebuilding.
- The Forum queried whether there is a relationship between high hazard and high cost. The presenters noted that high hazard areas are defined as areas subject to coastal erosion or flooding over the next 100 years, not earthquake damaged land.
- The presenters clarified that this change was aimed at new/future developments, not existing properties, and gives the Council the ability to decide whether areas are too hazardous to build on.
- The Forum raised concerns about the disposal of silt in the Burwood Landfill and its link to respiratory problems. The presenters noted that this is an operational issue and the Landfill must operate within its guidelines which covers these sorts of issues. The Forum also asked if further consultation would occur with the community around the landfill. The presenters confirmed that this consultation is provided for in the proposed new provisions in the Land and Water Regional Plan.
- The Forum noted its support for the use of aquifers for district heating schemes and noted that it should happen soon so that this can be factored into the repair of infrastructure being undertaken by SCIRT.
- The Forum agreed to recommend to the Minister that it does not consider there is a need for a further public process on the proposed amendments to the Environment Canterbury planning documents in response to Land Use Recovery Plan Action 46.

Action 47

- Action 47 directed Waimakariri District Council to make amendments to its district plan that it considered appropriate to enable and support recovery and rebuilding.
- The presenter noted that the Waimakariri District Council considered that there were a range of changes proposed to remove some unnecessary rules including relating to earthworks, relocation of houses, stockpiling of demolition materials and making safe damaged heritage buildings.
- The Forum queried whether noise from an arterial road referred to in the Silverstream development could be mitigated. The presenter explained that it is traffic drone noise on an arterial road that has been mitigated by a solid fence and a set-back for houses on sections adjoining the road.

- The Forum asked what the justification was for allowing houses to be built closer to High Voltage transmission lines. The presenter explained that the National Policy Statement on Electricity Transmission set out how to determine safe distances from transmission lines. What is proposed, is consistent with this national approach.
- The Forum agreed to recommend to the Minister that it does not consider there is a need or a further public process on the proposed amendments to the Waimakariri District Council district plan.

Action 48

- Action 48 directed the Selwyn District Council to make amendments to its district plan it considered appropriate to enable and support recovery and rebuilding.
- The presenters noted that changes have the purpose of fine-tuning the Selwyn district plan to make sure the increased development that is occurring is appropriate and efficient. Selwyn district had rezoned significant amounts of land for residential use prior to the earthquakes. This included the Lincoln Structure Plan that was developed over several years using Resource Management Act 1991 processes.
- It was noted that some of the Greenfield areas these changes affect adjoin existing developments. The Forum raised concerns about the implications of this change for existing residents.
- The presenters noted that while potentially the changes could affect neighbouring properties, the changes are mainly aimed at new Greenfield sites which do not have many people already living at them. The presenters consider that existing residents understand the implications of these changes through LIM notices when they purchased their sections and the Outline Development Plans and Structure Plans that show how a new residential development will occur.
- The presenters noted that the changes could be achieved through the Resource Consent processes but because of development pressure post the earthquakes, it was appropriate to make the changes through the Land Use Recovery Plan Action 48. , They are confident that the changes won't have any adverse effects on existing properties.
- The Forum queried why the changes could not be limited to greenfield sites. The presenters noted that the proposed changes were contained in different parts of the district plan relating to residential development in general.
- The presenters noted that they did not receive any submissions from residents. The submissions were mainly from developers.
- The Forum noted that a legal public process had been undertaken.
- On balance, the Forum agreed to recommend to the Minister that it does not consider there is a need or a further public process on the proposed amendments to the Selwyn District Council district plan. However, the Forum wishes to highlight to the Minister its concerns about implications for neighbouring properties.

Next Meeting – 7 August 2014

Meeting closed 8:20pm

Attachment A

LURP Actions 46 – 48: proposed amendments to planning documents



New Zealand Government

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Land Use Recovery Plan

BUILT RECOVERY

- The Land Use Recovery Plan (LURP) was gazetted on 6 December 2013.
 - The LURP contains 50 actions to be undertaken by central government, local councils and other groups to provide direction for residential and business land use to support recovery.
 - Action 25 was presented to the Community Forum in June which related to amendments to the Waimakariri District Plan for business activity.
- **Actions 46 – 48**
 - These Actions are less prescriptive than other actions, and allow councils to identify amendments to their documents that **they** consider will support and enable recovery.



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Action 46 – Environment Canterbury

BUILT RECOVERY

- Action 46 directed Environment Canterbury to:
 - make amendments to its Regional Policy Statement (RPS) and regional plans that it considers appropriate to enable and support recovery and rebuilding
- The proposed amendments:
 - Gives the three greater Christchurch territorial authorities the option to avoid or mitigate development in areas subject to high hazards;
 - Enable the continued disposal of earthquake related waste past September 2017 at Burwood Landfill subject to conditions by inserting provisions into the proposed Land and Water Regional Plan;



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Action 46 – Environment Canterbury

BUILT RECOVERY

- Enabling district heating and cooling schemes in the Christchurch Central Business District;
- Enabling piling, grouting and associated discharges of contaminants on non-residential sites as a permitted activity subject to conditions.



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Public Consultation Process

BUILT RECOVERY

- Meetings with Mahaanui Kurataiao Ltd and Te Rūnanga o Ngāi Tahu.
- Workshops with TAs and central Government agencies
- Letter sent to statutory parties
- Notification for public comment in The Press and on council website
- Two week consultation period – 30 April to 13 May
- Comments received and considered before finalising proposed amendments



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Action 47 – Waimakariri DC

BUILT RECOVERY

- Action 47 directed Waimakariri District Council to:
 - Make amendments to its district plan that it considered appropriate to enable and support recovery and rebuilding.
- The proposed amendments to the district plan include:
 - Increasing the permitted threshold for earthworks relating to land remediation, from 300m³ per 1000m² to 2000m³ on any one site;
 - Allowing relocated dwellings to be placed on a site as a permitted activity;
 - Inserting provisions to control the location and duration of stockpiling of earthquake demolition materials;



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Action 47 – Waimakariri DC

BUILT RECOVERY

- Enabling activities to make safe damaged heritage buildings as a permitted activity, and including the economic cost of retaining heritage structures in assessment matters for the alteration, removal or demolition of a heritage structure;
- Enabling second residential units to be built on a site that complies with other plan rules (e.g. lot area, servicing and access) and removing the need for a resource consent application to deal with financial contributions;
- exempting an arterial road within the West Kaiapoi Outline Development Plan Area (Silverstream) from complying with noise provisions, allowing for its construction and operation in line with other arterial roads in the district;



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Action 47 – Waimakariri DC

BUILT RECOVERY

- Inserting provisions to control vibration and noise from earthquake related residential reconstruction;
- Reducing the required setback from High Voltage Transmission Lines so the setbacks are consistent with Transpower's recommended nationwide approach



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Public Consultation Process

BUILT RECOVERY

- Letters sent to RMA First Schedule statutory parties
- Notification of proposed amendments in local papers seeking written comments
- Four week comment submission period – 19 April to 21 May
- Three public 'drop-in' sessions for questions and comments
- Comments received and considered before finalising proposed amendments



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Action 48 – Selwyn DC

BUILT RECOVERY

- Action 48 directed the Selwyn District Council to:
 - Make amendments to its district plan it considered appropriate to enable and support recovery and rebuilding
- The proposed amendments to the district plan include:
 - General amendments to remove impediments to development relating to provisions controlling site coverage, vibration, sewerage treatment, building and structure height, retailing in specific zones, and Lincoln Outline Development Plan Area 3;
 - Amendments to rules relating to medium density residential developments to manage and support the provision of a range of household types;
 - Amendments to assessment matters relating to the design of medium density residential developments.



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Public Consultation Process

BUILT RECOVERY

- Informal consultation with identified planning consultants / house building companies to understand issues
- Notify identified stakeholders, affected and interested parties on proposed amendments
- Public notice on council website and local paper
- Received submissions over two week period – 28 April to 12 May
- Letters sent to RMA First Schedule statutory parties
- Comments received and considered before finalising proposed amendments



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Process for consideration

BUILT RECOVERY

Councils prepared proposed amendments to their planning documents to provide for matters in the LURP Action



Advice sought from the Community Forum on the amendments and the public process



Minister's 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:
 - the proposed amendments; and
 - whether there is a need for a further public process on the proposed amendments to the planning documents
- Advice to the Minister on the proposed amendments, having regard to the advice of the Community Forum
- There will be further actions brought before the Community Forum over the coming weeks and months.



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