

Community Forum
Private Bag 4999
Christchurch 8140

**Meeting notes for the meeting of the CERA Community Forum
Thursday 17 October 2013, 6.00pm
Canterbury Club, Cambridge Terrace**

Present:

Community Forum members:

Leah Carr, Weng Kei Chen, Gill Cox, Faye Parfitt, Martin Evans, Maria Godinet-Watts, Trevor McIntyre, Lesley Murdoch, Jocelyn Papprell, John Peet, Patricia Siataga, Emma Twaddell, Brian Vieceli, Rachel Vogan, Sion Sah (John) Wong

Apologies

Richard Ballantyne, Leanne Curtis, Deborah McCormick, Ruth Jones

Hon Amy Adams, Associate Minister for Canterbury Earthquake Recovery

Chair

Darren Wright

In Attendance

Paul Thomas, Project Leader, Land Use Recovery Plan, CERA (Item 1 only)
Viv Smith, Manager, Planning, Strategy and Governance, CERA (Items 1 and 2 only)
Amanda Shaw, Acting Manager, Ministerial and Executive Services, CERA
Advisor, Ministerial and Executive Services, CERA

Agenda **Withheld under section 9(2)(a)**

1. Land Use Recovery Plan discussion on intensification (in confidence) - Paul Thomas, Project Leader, Land Use Recovery Plan, CERA

Paul Thomas, Project Leader, Land Use Recovery Plan, CERA gave a presentation on proposed changes to the draft Land Use Recovery Plan (LURP) that have been under discussion since he last presented to the Forum (on 5 September 2013).

- Intensification is a key issue in the LURP in order to provide urgent solutions to housing availability issues. One example is housing for older people.
- Some of the proposed intensification measures were not signalled in the draft LURP, and were therefore not consulted on.
- Important to get the LURP out in a timely manner. Acknowledgement that timelines have already slipped, and that people are having to make decisions about their land now.
- In order to be consented, it is proposed that medium-density developments will need to be within walking distance of:
 - an open space, larger than 4000m²
 - public transport
 - key activity centres (suburban centres greater than 2000m² that provide a range of services).
- Designs would be vetted at the consenting stage to ensure quality developments are built. The "exemplar development" mechanism is one way of providing incentives for good design.

- The changes would come into effect when the LURP is gazetted by the Minister. It is expected that the uptake of the LURP would be gradual, and it will be monitored.
- **Withheld under section 9(2)(f)(iv)**

Discussion:

- The Forum was concerned about the lack of opportunity for the public to have input into the new intensification proposals. The proposed changes to intensification mechanisms could have a significant impact on peoples' enjoyment of, and investment in, their property and there is an obligation to consult on this.
- The Forum also noted that there is a lot of information for the community to absorb at the moment regarding consultation on council plan changes and residential proposals for the central city.
- The Forum also considered that intensification proposals should require limited notification as part of the consenting process. Communication and transparency is crucial.
- The Forum queried what the proposed changes are trying to achieve - addressing current temporary accommodation shortages or longer-term housing issues. The Forum queried whether such a big change is required. [Paul Thomas noted that an estimated 40,000 new dwellings will be needed in greater Christchurch in the next 15 years].
- The Forum expressed concern that there is insufficient linkage with the Christchurch Central Recovery Plan. By intensifying housing in the suburbs now this may discourage residential development in the CBD with the risk that Christchurch may become a 'Donut City' with residential development clustered around the edges of the CBD.
- The Forum also expressed strong concerns about the living space available in intensified medium-density housing areas. In many cases existing parks are already insufficient to meet the need. Any intensification measures need to be combined with increased and adequate sport and recreation facilities and green spaces.
- The Forum also expressed concern about the impact on infrastructure that intensification may have. Halswell was cited as an example where the infrastructure is already struggling with existing demand.

The Forum agreed that this summary of the LURP discussion in the meeting notes will, once approved by the members, be forwarded to the Minister for Canterbury Earthquake Recovery as a record of the Forum's feedback on the proposed amendments to the LURP.

Action Point:

Withheld under section 9(2)(f)(iv)

2.

Withheld under section 9(2)(f)(iv)

Withheld under section 9(2)(f)(iv)

3. Notes of previous meeting

a. Moved

That the meeting notes from 19 September 2013 meeting be confirmed as an accurate record.

Carried

b. Matters arising

- Wendy Gilchrist has advised she wishes to return to the Forum (following the local body elections).
- Paul Lonsdale will not be returning to the Forum as he has been elected to the Christchurch City Council.

4. Role of the Forum going forward

The Chair asked whether the Forum was happy for him to arrange a small sub-group to discuss the role of the Forum's going forward, to then be discussed with the Associate Minister for Canterbury Earthquake Recovery before being discussed with the full Forum. The Forum agreed to this proposal.

Action Point:

Forum members to email the Chair if they are interested in joining the small sub-group to discuss the role of the Forum going forward.

Chair to send email to Forum, seeking interest from members who were not present at the meeting.

5. Jocelyn Pappriill – Mt Pleasant, Youth, and Sustainability

Jocelyn spoke to the Forum about her different roles as an advocate for Mt Pleasant, Youth, and Sustainability.

Mt Pleasant:

- Mt Pleasant is often described as a 'forgotten suburb' in the Port Hills.
- There are an estimated 500 rebuilds in the area, and over 700 homes suffered over \$100,000 worth of damage.
- Despite the challenge of being under-insured, fundraising means that a new Community Centre will be rebuilt on site, and is expected to be opened in early 2015.

Youth:

- Youth want to be involved in the rebuild, and in decision-making processes. Along with a voice, they also need the capability to express their ideas and opinions, so need opportunities to develop that capability.

New Zealand Association for Environmental Education:

- The NZAEE's Biennial conference will be held in Christchurch in January 2014, with the theme 'Shake Up'. 200-300 people are expected to attend.
- The Forum raised the question of diversity on the Christchurch Youth Council. Pasifica voices are most notably absent from such groups.

6. Rachel Vogan – Nursery and Garden Industry

Rachel spoke to the Forum about her involvement in the nursery and garden industry.

- The industry has faced a number of logistical issues since the earthquakes. Initially, earthquake damage made growing plants more difficult, and a number of companies were greatly affected by damage.
- Later, companies had difficulty selling plants, as the demand was low.
- Now, nurseries in and around greater Christchurch are struggling to meet demand as property owners are landscaping new builds.
- The industry is facing pressure due to the Department of Corrections' gardens, which can produce quality plants, with lower overheads.
- Rachel brought up the importance of retaining the 'Garden City' title and is keen on a campaign to keep the name.
- More people want to get involved with community gardens, however space is an issue. Ideally, a site would be required for at least 10 years, as it takes time to develop a productive garden.

Next Meeting – Thursday 7 November 2013, Canterbury Club, Cambridge Terrace

Meeting closed 8:00pm