

**Community Forum**

Private Bag 4999

Christchurch 8140

**Meeting notes for the meeting of the Community Forum****21 May 2015, 6pm****Cambridge Room, Canterbury Club, Christchurch**

<b>Present:</b>	Community Forum members: Richard Ballantyne, Leah Carr, Betty Chapman, Gill Cox, Martin Evans, Wendy Gilchrist, Maria Godinet-Watts, Ruth Jones, Tom McBrearty, Lesley Murdoch, Jocelyn Papprell, Faye Parfitt, John Peet, Patricia Siataga, Suzanne Vallance, Rachel Vogan, Amanda Williams, Siong Sah (John) Wong, Darren Wright
<b>Apologies:</b>	Community Forum members: Weng Kei Chen, Trevor McIntyre, Emma Twaddell, Brian Vieceli  Hon Nicky Wagner, Associate Minister for Canterbury Earthquake Recovery
<b>Chair:</b>	Darren Wright
<b>In Attendance:</b>	Benesia Smith, Deputy Chief Executive, Strategy and Governance, CERA Craig Mallett, Manager, Recovery Plans, CERA Andrew Hammond, Principal Advisor, Recovery Plans, CERA Treena Davidson, Senior Advisor, Recovery Plans, CERA Victoria Caseley, District Plan Manager, Waimakariri District Council Sheridan Smith, Ministerial and Executive Services Director, CERA s9(2)(a), Advisor, Ministerial and Executive Services, CERA
<b>Agenda</b>	
<b>Introduction of new Community Forum member</b> Darren Wright – Community Forum Chair	
<b>Discussion:</b>	
40. Darren Wright introduced new Forum member Betty Chapman. Following introductions to the other Forum members, Betty spoke about her volunteering interests and how she hopes to contribute to the Forum's work.	
<b>Update on Residential Red Zone Offer Recovery Plan and transition arrangements</b> Benesia Smith, CERA	
<b>Discussion:</b>	
41. Benesia Smith updated the Forum on the progress of the Residential Red Zone Offer Recovery Plan. The Forum heard how the 800 submissions had been analysed and that a draft response had been prepared.	

42. Benesia Smith also updated the Forum about the Draft Transition Recovery Plan.

43. The Forum then heard about how the Advisory Board on Transition is developing advice on future delivery arrangements for CERA's core functions. The proposed advice on future delivery arrangements for CERA's psychosocial, housing, community resilience, planning and central city work were explained. The Forum also heard how local government and various government departments might take on the current functions of CERA.

44. The Forum was particularly interested in the options for central city delivery arrangements. The presenter identified challenges and opportunities to those arrangements, including certainty of funding, consent processes, Anchor Project delivery and regeneration. The Forum members expressed their concern about the options presented in terms of separate arrangements for the Crown and CCC, and the future of the central city. The members are concerned about who will maintain recovery momentum in the city and discussed the merits of having local government, central government and appointed advisors joined up in that role. The Forum also noted that investment is extremely important to the future of the central city area.

Succession planning was discussed and the Forum noted the importance of a good handover process, guidance and communication as transition happens. This demonstrates leadership and will build the confidence of residents, businesses and investors.

### Consideration of Land Use Recovery Plan Action 21

Craig Mallett, CERA

Victoria Caseley, Waimakariri District Council

#### Discussion:

45. Craig Mallett introduced the Land Use Recovery Plan (LURP) and explained that this was the last Action the Forum will be asked to consider. The LURP contains 50 Actions for central government, local councils and other groups to provide direction for residential and business land use to support recovery. Craig Mallett asked the Forum to consider and provide advice on whether the consultation process was considered sufficient. The presentation is at **Attachment A**.

46. Victoria Caseley explained LURP Action 21, how it relates to Maori Reserve 873 and Kemp's Deed and how planning rules restricted the original intent, set out in Kemp's Deed, for the use of the land.

47. The Forum was shown the maps of the area concerned and introduced to the concept of "cluster housing" (explained in further detail below). LURP Action 21 directs the Waimakariri District Council to amend its District Plan to the extent necessary to:

- provide methods to give effect to objectives and policies for Māori Reserve 873 (Tuahiwi); and
- change or vary objectives, policies and methods to recognise and provide for the relationship of Ngāi Tahu whanui with other Māori reserves in the area covered by this Recovery Plan, to enable that land to be used for housing where appropriate and in accordance with its intended purpose.

48. Cluster housing is proposed to meet LURP Action 21. The Forum was interested

in this housing model and how it would work in practice. It allows for three to seven houses to be built on properties of more than 5000m<sup>2</sup> of land. To take advantage of the model, prospective residents must be descendants of the original grantees of Māori Reserve 873. The Forum discussed its fit with the rural characteristics of the area, the number of buildings and the ratio of building area to land area. The members spoke about its similarities to papakainga housing and the potential for subdividing the land.

49. Victoria Caseley spoke about the consultation process. There were three main rounds of consultation which were used to progressively refine decisions made. During the consultation period, there were public notices, letter drops, “drop in” sessions and hearings of comments by the independent Comments Hearing Panel. The Strategic Partners were also briefed. “Drop in” sessions at the marae were particularly well-attended.

50. The Forum heard how the concerns of land holders in the area to the north were addressed. These land owners raised concerns in the final round of consultation about the impact on their properties. As a result, a Further Information Report was prepared that responded to the concerns. The Further Information Report was sent to everyone who had made a comment in any of the three rounds of consultation.

51. The Forum heard how a number of submitters followed the entire submission process and commented during all three rounds of consultation.

52. The Forum then considered the information put forward by the Mana Waitaha Charitable Trust, including their endorsement of a “thorough plan of consultation” that was an “inclusive” process.

**Decisions taken:**

1. The Community Forum agreed to advise the Minister for Canterbury Earthquake Recovery that he does not need to direct further public process on the Waimakariri District Council’s response to LURP Action 21.
2. The Community Forum also wished to note that some of the members had concerns about the housing model but some of the members supported it.

**Meeting closed:** 8.15pm

**Next meeting:** 4 June 2015

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Attachment A

# LURP Action 21 – Maori Reserve 873 (Tuahiwi) Waimakariri District Council

Prepared by:  
Craig Mellett – Recovery Plans Manager, CERA  
Victoria Cassidy – District Planning Manager, Waimakariri District Council



New Zealand Government



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## Purpose

### BUILT RECOVERY

- Seek your advice whether the Minister should seek further public process be undertaken in relation to Council's proposed plan change for action 21 of the Land Use Recovery Plan (LURP).
- Possible factors to consider:
  - the range of methods undertaken
  - if consultation in keeping with significance of issues
  - balance benefits between more public consultation and need to amend documents to enable/support recovery



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# Land Use Recovery Plan

BUILT RECOVERY

- The LURP was gazetted on 6 December 2013.
  - The LURP contains 50 actions for central government, local councils and other groups to provide direction for residential and business land use to support recovery.
  - Action 21 is the last Action the Community Forum needs to consider.
- Action 20: Made immediate amendments to objectives and policies in District Plan for Maori Reserve 873 (Tuahiwi).
- Action 21: Gives effect to these amendments (as necessary) through methods in the District Plan.



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## Action 21

BUILT RECOVERY

- Directs Council to amend its District Plan to the extent necessary to:
  - i. provide methods to give effect to objectives and policies for Māori Reserve 873 (Tuahiwi); and
  - ii. change or vary objectives, policies and methods to recognise and provide for the relationship of Ngāi Tahu whanui with other Māori reserves in the area covered by this Recovery Plan, to enable that land to be used for housing where appropriate and in accordance with its intended purpose.
- Action 21(ii) - not relevant as there are no other Maori reserve land in Waimakariri required by Ngāi Tahu for housing.



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## Background – Maori Reserve 873

BUILT RECOVERY

- 1848: the Crown and Ngāi Tahu signed 'Kemps Deed' that set aside for Ngāi Tahu grantees (and their descendants) to live upon as a 'kāinga nohoanga' or settlement.
- 1848 -1968: the land was used in accordance with Deed by descendants.
- 1968: new planning rules restricted descendants use of land set aside under the Deed.
- Today the land is 1068 ha of varied farmland with the small village Tuahiwi at its centre in Maori and general property titles.



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## Plan changes proposed

BUILT RECOVERY

MR873 – Changes Provided, Residential 3 Zone

- Extension to the east of existing Residential 3 Zone.
- Extension to have landscaping buffer strip and building setback to Rural zone.
- Addition of View Protection Area from the Marae & associated structure height restriction.



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## Plan changes proposed

BUILT RECOVERY

### MR873 – Changes Provided, Rural Zone

- **Overriding requirements:**
  - Must be a descendant of an original grantee of the land.
  - Need to connect to reticulated water and sewer.
  - Site less than 5000m<sup>2</sup>, 1 dwellinghouse.
  - Site more than 5000m<sup>2</sup>, cluster housing between 3 and 7 dwellinghouses.



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## Plan changes proposed

BUILT RECOVERY

### MR873 – Cluster Housing, Rural Zone

- **In addition to above:**
  - 15m structure setback.
  - Maximum dwellinghouse height 8m.
  - Total site structure coverage 15%.
  - All dwellinghouses, private use structures and curtilage to be clustered in 20% or less of the total site.
  - Comprehensive design.
  - One accessway to total site.
  - Ten year lapsing provision.
  - Subdivision by unit title.



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## Plan changes proposed

BUILT RECOVERY

### MR873 – Changes Proposed following Consultation

- Deletion of Residential 3 zone expansion to the north.
- Deletion of Residential 3 zone expansion to the west.
- Addition of landscape buffer, building setback and stormwater detention basin to the Residential 3 zone expansion to the east.
- Total site structure coverage for cluster housing increased.
- Setbacks for cluster housing decreased.
- Provision for cluster housing across two sites.
- Accessways excluded from 20% cluster housing area restriction.



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## Public Consultation

BUILT RECOVERY

- 3 main rounds of consultation, each refining the decisions of the previous round.
- Included public notices, flyer/letter drop to landowners, 'drop-in' sessions and hearing of comments by a Comments Hearing Panel.
- Also on last round letter to statutory parties, briefing of Strategic Partners.
- Following concerns over public process of last round Council delayed hearing comments and provided a further detailed report and opportunity for further public comment to be provided prior to, or at, comments hearing.



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## Public Consultation

### BUILT RECOVERY

- Comments hearing panel provided recommendation to Council on proposal and suggested changes. All endorsed by Council.
- Drop-in sessions generally well attended, especially those held at the Marae, over all 3 consultation rounds.
- Total of 69 written comments received, from 53 people/organisations, across all 3 consultation rounds.
- Total of 26 people/organisations spoke to their written comments, across all 3 consultation rounds.



## Next Steps

### BUILT RECOVERY

- Advise the Minister whether further public process is needed on Council's response to Action 21

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