

Community Forum  
Private Bag 4999  
Christchurch 8140

**Meeting notes for the meeting of the CERA Community Forum  
Thursday 7 August 2014, 6pm  
Cambridge Room, Canterbury Club, Christchurch**

**Present:**

Community Forum members:

Richard Ballantyne, Weng Kei Chen, Gill Cox, Wendy Gilchrist, Tom McBrearty, Jocelyn Pappill, Faye Parfitt, Emma Twaddell, Rachel Vogan, John Wong, Darren Wright

**Apologies**

Deborah McCormick, John Peet, Patricia Siataga, Brian Vieceli

**Chair**

Darren Wright

**In Attendance**

Hon Nicky Wagner, Associate Minister for Canterbury Earthquake Recovery  
Joana Johnston, General Manager (Acting), Ministerial and Executive Services, CERA  
Craig Mallett, Chief Advisor, Planning, CERA  
Hamish Osborne, Senior Advisor, Planning, CERA (first item only)  
Tim Harris, Planning Manager, Selwyn 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)  
Greg Wilson, General Manager, Christchurch Central Project Delivery, CCDU, CERA (second item only)  
Erin Tennent, Project Director – Anchor Projects, CCDU, CERA (second item only)  
s9(2)(a), Advisor, Ministerial and Executive Services, CERA

**Agenda**

**1. Land Use Recovery Plan Actions 18 and 27(iv): Residential and Business Amendments to Selwyn District Plan**

Tim Harris, Cameron Wood and Craig Friedel from Selwyn District Council presented about Land Use Recovery Plan (LURP) Actions 18 and 27(iv). They were supported by Craig Mallett from CERA. Their presentation is attached as **Attachment A**.

#### *Action 18*

- Action 18(i)-(vii) of the LURP directs the Selwyn District Council to amend its district plan to include zoning and Outline Development Plans for seven residential greenfield priority areas. This will allow for potentially 4,500 new households.
- It was noted that with an additional 4,500 lots, overall there would be around 8,000 lots to cater for an expected population of approximately 22,000.
- The Forum asked the presenters where they believe the expected population will work. The presenters noted that some would work in the Izone (industrial park), some at Lincoln University and that there would also be a group that would work in Christchurch.
- The Forum queried whether this population growth and the Tauranga and Lyttelton Port hubs in Rolleston had been factored into transport planning. The presenters confirmed that it had and that the second Southern Motorway has been deemed a road of national significance.
- The Forum raised the issue of commuter rail. The presenters noted that Central Government is investing in roads not rail and that this makes it cost prohibitive for the SDC.
- The presenters noted that bus transport services are growing steadily. The Forum queried about how it plans to ensure/encourage people to use buses. The presenters noted that the new subdivisions would have roads that allow public transport. Any bus lanes into Christchurch would be determined by the New Zealand Transport Agency.
- The Forum queried about how long the process would take if the Minister for Canterbury Earthquake Recovery did not use his special powers. The presenters noted that it would take at least an extra two-five years. However, should there be an appeal it could potentially take years longer.
- The presenters also noted that due to the large number of land owners for each Outline Development Plan there would be difficulties with the standard Resource Management Act processes.
- The presenters confirmed that there are currently enough lots to last another two-three years. The presenters emphasised that the population growth rate is dynamic and increasing.
- The presenters noted that they consider if the Minister does not use his special powers there would be land supply and housing affordability issues.
- Action 18(viii) directed the Council to amend its district plan to implement a rural residential development strategy to provide direction for future rural residential development.
- It was noted that the changes are limited to high level objectives, policies and rules. The changes do not rezone land identified in the adopted Strategy, which continues to be subject to the Resource Management Act 1991 process.
- 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 Selwyn District Plan for Actions 18(i)-(vii) and Action 18(viii).

#### *Action 27(iv)*

- Action 27(iv) of the LURP directs the Selwyn District Council to change or vary the objectives, policies and methods of its district plan to the extent necessary to provide for business greenfield priority areas at Rolleston.
- The presenters noted that the Izone currently has a take up of approximately 18 hectares per year. The presenters also confirmed that there are landscaping

requirements for the Izone and that there are attractive outside areas for the workers to take their breaks in.

- The presenters emphasised that there is a package of rules/a defined list that summarises what is considered as large format retail. The presenters consider that these are the types of retail that is not appropriate for Rolleston city centre.
- The presenters noted that they are looking to double the size of Rolleston city centre and that small, boutique shopping would remain in the town centre. This is part of the master plan.
- The presenters noted that there is a demand for industrial land in Christchurch and that much of the land in Christchurch East that was previously used for this purpose has been damaged.
- The presenters noted that they considered there would not be a significant take up of land for five-ten years.
- 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 Selwyn District Plan.

## 2. Metro Sports Facility – Summary of Stakeholder Engagement

Greg Wilson and Erin Tennent from CERA presented to the Forum about the Metro Sports Facility. s9(2)(f)(iv)

s9(2)(f)(iv)

- The presenters noted that they had been upfront with relevant sport organisations where there had been a gap in communication and had apologised to these organisations. It was noted that they have a refreshed engagement strategy and are focused on relationship management.
- The presenters stated that they would utilise both group and one-on-one engagement with key stakeholders where appropriate. Ensuring all of the key stakeholders understand why different decisions have been made is a priority.

s9(2)(f)(iv)

s9(2)(f)(iv)



**Next Meeting** – 21 August 2014

Meeting closed 8:15pm

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## Attachment A

# LURP Actions 18 & 27(iv): residential and business amendments to Selwyn District Plan

Presented by:  
Craig Mellett - Chief Planning Advisor, CERA  
Tim Harris - Planning Manager, SDC  
Cameron Wood - Team Leader - Strategy and Policy, SDC  
Craig Fiedel - LURP Implementation Manager, SDC



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## Land Use Recovery Plan

BUILT RECOVERY

- The Land Use Recovery Plan (LURP) was gazetted on 6 December 2013.
  - The purpose of the LURP is to provide direction for residential and business land use development to support recovery.
  - The LURP contains 50 actions to be undertaken by central government, local councils and other groups.
- **Actions 18 & 27 (iv)**
  - Actions 18 and 27(iv) direct Selwyn District Council to make specific changes or variations to its district plan relating to the rezoning of greenfield residential and business areas, and for the implementation of a rural residential strategy.



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## Context / History

### BUILT RECOVERY

- 2006 – Greater Christchurch Urban Development Strategy
  - Community engagement on growth options in the Greater Christchurch area (out to 2041)
- 2008-2009 – Rolleston Structure Plan
  - Engagement with the Selwyn Central Community Board
  - Public engagement - Open Forums / one on one discussions with Council staff
  - Submissions lodged by the community
- 2009-2012 – Plan Change 7
  - Rezoned four of these areas contained in this action to Living Z Deferred (subject to the development of ODP)
  - RMA process (during 2010 / 2011)
    - Submissions / Further Submissions / Hearing



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## Public Consultation Process

### BUILT RECOVERY

- Nov 2012 – Letter went out to all landowners zoned Living Z Deferred
- Dec 2012 – Workshop with Landowners
- Feb 2013 – Council suggested that the LURP should be used to help the landowners develop Outline Development Plans in partnership with Council
- Mar 2013 – First Consultation on the Preliminary Draft LURP
  - Submissions made by residents to include 2 additional areas (included in the Draft LURP)
  - Public meeting in Lincoln



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## Public Consultation Process

BUILT RECOVERY

- July 2013 – Draft LURP – Public Consultation
- Dec 2013
  - LURP gazetted
  - Letter sent to all landowners within the six areas in Rolleston inviting them to a workshop in the new year
- Jan/Feb 2014 – workshops with each of the six ODP areas – 1<sup>st</sup> consultation process on the ODPs opened
- Feb / Mar 2014 – Specific meetings with landowners
- Mar 2014 – 1<sup>st</sup> consultation closed, received 73 submissions – largely supportive



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## Public Consultation Process

BUILT RECOVERY

- 28 April 2014 - 2<sup>nd</sup> Consultation phase opened
  - Council website
  - Local newspapers – Selwyn Times and the Central Canterbury News
  - Letters to all affected landowners
  - Letters to Ministry for the Environment, Christchurch City Council, Environment Canterbury, Ngai Tahu, Te Taumutu Runanga, CERA
- 12 May 2014 – 2<sup>nd</sup> Consultation phase closed



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## Public Consultation Process

BUILT RECOVERY

- 21 Submissions Received
  - Makeup of submissions
    - Landowners within the ODP Areas (76%)
    - Landowners outside the ODP Area (14%)
    - Runanga (5%)
    - Strategic Partners (5%)
- Main points
  - General support
  - Roading and walkway issues
  - Boundary issues



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## Action 18 – continued....

BUILT RECOVERY

### Action 18 (viii) – Implementation of adopted Rural Residential Strategy

- Action 18 (viii) directs the Council to amend its district plan to implement a rural residential development strategy, which must be prepared and adopted using the Special Consultative Procedure under the Local Government Act 2002.
- Under the Canterbury Regional Policy Statement, rural residential development can only be undertaken in accordance with an adopted rural residential development strategy.
- The proposed amendments to the district plan include:
  - The District Plan changes are limited to high level objectives, policies and rules. The changes do not rezone land identified in the adopted Strategy, which continues to be subject to the Resource Management Act process.



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## Public Consultation Process

BUILT RECOVERY

- Consultation and public engagement on how to manage rural residential development had taken place over several years prior to the Land Use Recovery Plan.
- The process to prepare the Strategy included a 4 week submission process and 5 day hearing. 55 submissions were received, primarily in support with a key focus on land owners nominating their properties for inclusion in the Strategy.
- Hearings panel identified 14 locations on the periphery of West Melton, Rolleston, Lincoln, Prebbleton and Tai Tapu.
- A subsequent public notification and submissions process was then initiated to consider the District Plan changes.
- 20 submissions were received, with strong support for the proposed District Plan changes. High level of interest in 'fast-tracking' land use zonings, which was opposed on the grounds that it was inconsistent with the adopted Strategy.



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## Action 27 (iv) Selwyn District Plan Business Amendments

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- Action 27(iv) directs the Council to change or vary the objectives, policies and methods of its district plan to the extent necessary to provide for business greenfield priority areas at Rolleston.
- The proposed amendments involves the rezoning of 122 hectares of rural land at Rolleston to provide for business, adjacent to the current I-Zone Southern Business Hub.
- The rezoning provides for industrial development and a select range of commercial activities, including four hectares of large format retail and other smaller supporting retail activities in the area.



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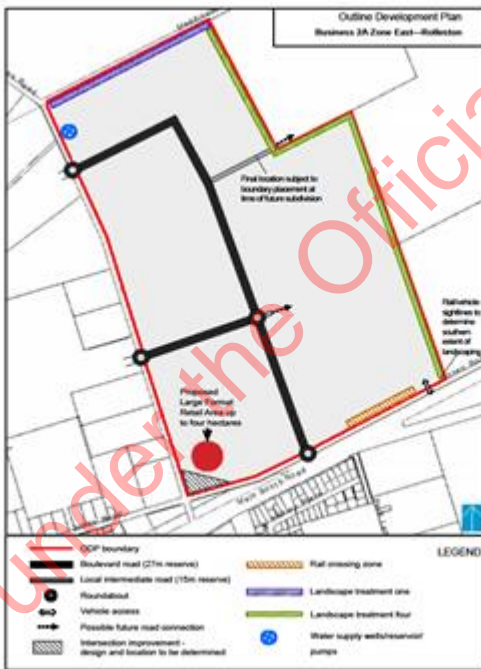
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# Greenfield Industrial Land at Rolleston



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## Rule Package

BUILT RECOVERY

- The inclusion of a new objectives, policies and rules providing for large format retail activities on the site;
- Specific provision for hospitality activities;
- Inclusion of landscape requirements;



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## Consultation Process

BUILT RECOVERY

- An initial letter was sent to Strategic Partners on 22 January 2014 outlining
- the general process that was proposed to be followed to deliver Action 27(iv).
- A briefing was also provided to the LURP Planning Managers Group in early March 2014.
- Councilors were informed of progress on Action 27(iv) via a Council workshop in April 2014.
- A public notice was placed on the Council website on 28 April
- Letters were also sent to all adjoining landowners and other interested parties site from Rural (Inner Plains) to Business 2A, inviting submissions by 12 May 2014.



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## Consultation Process

BUILT RECOVERY

- Letters were also sent to the following RMA First Schedule statutory parties asking for comment Ministry for the Environment;
  - Christchurch City Council;
  - Environment Canterbury;
  - Te Runanga o Ngai Tahu;
  - Te Taumutu Runanga;
  - Mahaanui Kurataiao Ltd; and
  - Canterbury Earthquake Recovery Authority.
- A total of 21 submissions were received during the formal consultation phase
- Makeup of submissions
  - Community (43%)
  - Strategic Partners (19%)
  - Landowner (19%)
  - Business Community (14%)



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## Submissions

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- There are concerns that the provisions for retail activity in the Business 2A zone might undermine the role of Rolleston town centre as a Key Activity Centre;
- There are concerns that significant retail activity would negatively impact State Highway 1 due to cross traffic between Rolleston and the proposed retail site of the Business 2A Zone;
- Concerns with the definition of Large Format Retail Activity and commercial activities

### Relief sought

- Included that the proposed amendments as be reviewed to ensure they will not undermine the Rolleston town centre,
- That a retail distributional effects report should be completed and that appropriate constraints on large format retail activities be further developed to ensure there are no effects on the Rolleston Key Activity Centre.



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## Response

### BUILT RECOVERY

- A detailed retail distribution study had been completed that suggested LFR in this location would not have an adverse effect on the Rolleston Town Centre
  - \$3 out of every \$4 earned in the Selwyn District is spent outside of the District
- Nevertheless the council decided to reduce the amount retail land from 8ha to 4ha
- No more than six tenancies within the large format retail area prior to 1 January 2019;
- To include a new definition of Large Format Retail Activities identifying a specific range of retail activities that are defined as such, and that for a selected range of other large format retail activities, they have a minimum gross floor area of 450m<sup>2</sup>.



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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 amendments and 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
  - the proposed amendments;
- CERA provide advice to the Minister on the proposed amendments, having regard to the advice of the Community Forum

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## Attachment B

### Metro Sports Facility Community Forum Update

7 August 2014



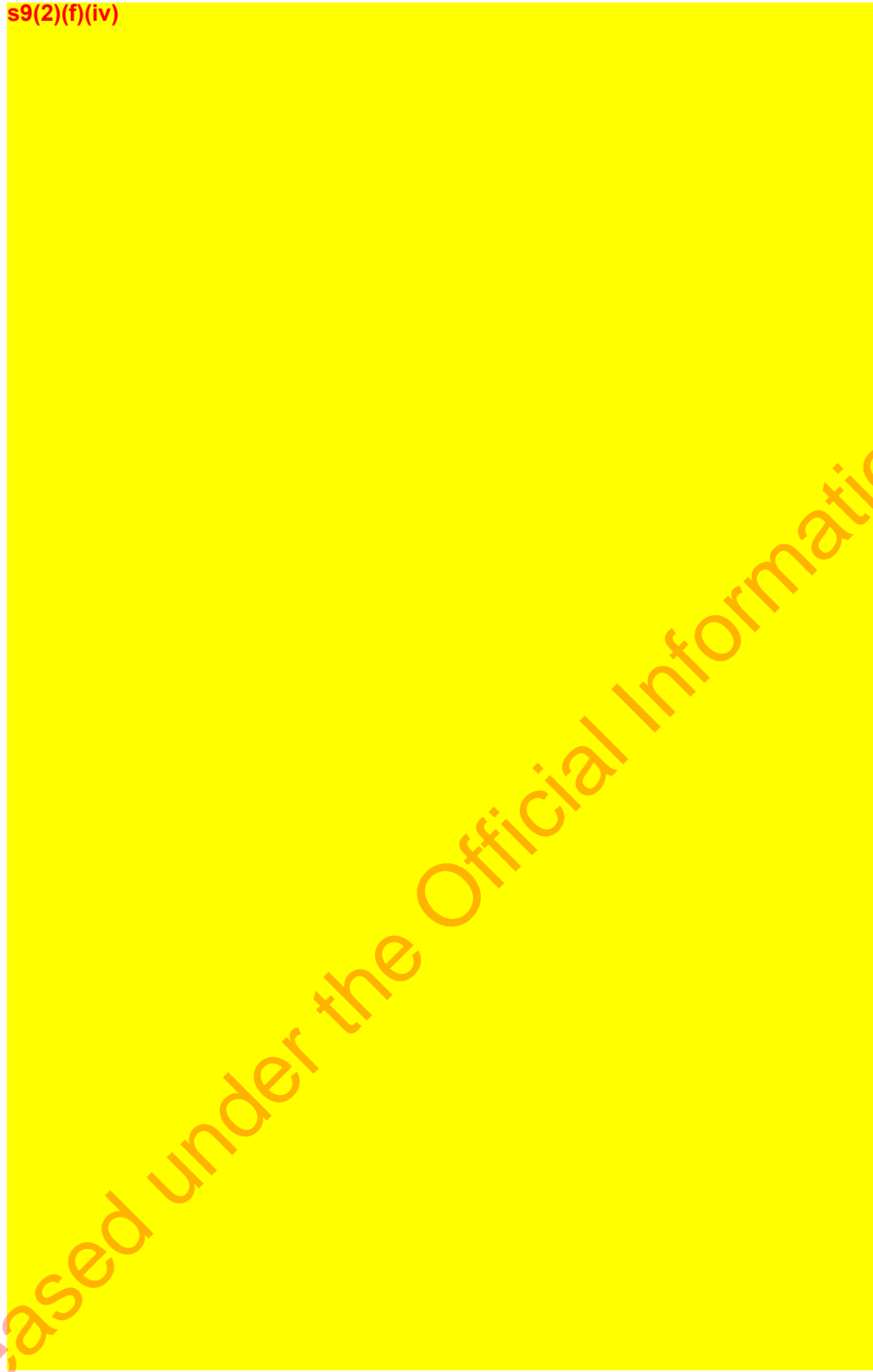
### Metro Sports Facility summary of stakeholder engagement to date

- Share an idea (CCC community involvement):
- The Christchurch Central Recovery Plan:
- The Blueprint Plan:
- Email updates:
- SGL information gathering for the business case:
- Linking with other significant projects:
- Metro Sports Facility Stakeholder Engagement Report:
- Stakeholder meetings





s9(2)(f)(iv)



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