

Community Forum  
Private Bag 4999  
Christchurch 8140

**Meeting notes for the meeting of the CERA Community Forum  
Thursday 18 September 2014, 6pm  
Cambridge Room, Canterbury Club, Christchurch**

**Present:**

Community Forum members:

Richard Ballantyne, Gill Cox, Martin Evans, Maria Godinet-Watts, Lesley Murdoch, John Peet, Brian Vieceli, Darren Wright

**Apologies**

Leah Carr, Ruth Jones, Tom McBrearty, Trevor McIntyre, Jocelyn Papprell, Patricia Siataga, John Wong

**Chair**

Darren Wright

**In Attendance**

Hon Nicky Wagner, Associate Minister for Canterbury Earthquake Recovery (left at 7.00pm)

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

Joana Johnston, General Manager (Acting), Ministerial and Executive Services

Ariana Smith, General Manager, Christchurch Central Development Services Unit, CCDU, CERA (first item only)

Kate McKenzie, Senior Advisor, Christchurch Central Development Services Unit, CCDU, CERA (first item only)

David Corlett, Senior Advisor, Christchurch Central Development Services Unit, CCDU, CERA (first item only)

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

**Agenda**

**1. Amendments to the Christchurch Central Recovery Plan**

Ariana Smith, Kate McKenzie and David Corlett from CCDU - CERA presented to the Forum about amendments to the Christchurch Central Recovery Plan; South Frame Planning Framework and review of the Central City Noise Provisions. The presentation is attached as **Attachment A**.

*South Frame Planning Framework*

- CERA acknowledged the need to promote the vision for the South Frame and stated that work related to this is underway.

- CERA clarified that the South Frame is the three blocks between the Health Precinct and the Innovation Precinct. The Crown's role in this anchor project is to provide high quality public realm that will motivate private investment in the South Frame.
- CERA noted that the feedback it received was mostly constructive.
- CERA emphasised that it was aware of the impact the proposed planning framework would have on motor vehicle dealerships (MVDs) and acknowledged that there are some long established MVDs in the South Frame.
- CERA explained that the intention of the planning framework was not to curtail the existing use rights of MVDs. However, should the MVDs wish to expand or upgrade there would be obstacles. CERA hopes that this would mean that MVDs transition out of the area on their own accord, over the next 5-10 years. This transition would also release land over stages, as opposed to all at once, which is preferable.
- The Forum noted that MVDs of new cars are important to the central city. CERA noted that it had looked at contemporary examples of MVDs in cities overseas and would welcome these types of dealerships in central Christchurch.
- The Forum raised concerns about the framework being over-prescriptive, and the risk of being left with naked space if MVDs are removed from the area. CERA emphasised it hoped that MVDs would transition out of the area gradually, which would mitigate the risk of leaving empty space.
- The Forum noted that it was important that MVDs have space and are clustered together. The Forum asked whether thought had been given to where MVDs could move to. CERA confirmed that the mixed use zone would be an appropriate place for MVDs.
- The Forum asked about car parking in the South Frame. CERA noted that unlike developments in other areas of the CBD, it expects developments in this area to provide their own car parking. It was also noted that there is expected to be a privately funded car parking building in the Innovation Precinct.

#### *Central City Noise Provisions*

- The Forum raised the well-publicised issue of residents' complaints about Victoria Street noise and asked whether the comments reflected this. CERA explained that the comments showed that residents were comfortable with the noise provisions, but had an issue with the time that the bars/restaurants were closing.
- It was also acknowledged that the noise issues in Victoria Street are likely to be being compounded by vacant spaces (where buildings once stood).
- CERA confirmed that these noise provisions are able to be changed in the future.
- The Forum raised concerns about hospitality establishments needing certainty about the conditions they would be operating in, for example, opening hours. The Forum acknowledged that this is an issue for Christchurch City Council (CCC).
- The Forum emphasised the need for unity in regards to how areas with hospitality establishments are designed.
- The Forum congratulated CCDU/CERA on how the consultation had been conducted in regards to this issue.

## **2. General Discussion**

- The Chair noted that he has accepted a short term contract with CERA. He noted that he had discussed it with senior CERA officials and did not consider that it would be a

conflict of interest. Should occasions arise where he would have a conflict of interest, he would excuse himself from those discussions.

- The Chair acknowledged that it was Joana Johnston's last Community Forum meeting and thanked her for her work.
- The Forum asked whether, in regards to CERA's transition to being a departmental agency of the Department of the Prime Minister and Cabinet, the Forum would be replaced by the advisory group being established. CERA confirmed that a community forum is required under the Canterbury Earthquake Recovery Act 2011 and it would exist until the revocation of that act.
- A Forum member recommended the collection of essays *Once in a Lifetime: City-building after Disaster in Christchurch* as being a good resource.

*Issues to consider at future meetings*

- The Forum identified a range of potential presentations it would like to consider at future meetings:
  - update from education providers; CPIT, Canterbury University, Lincoln University and the Ministry of Education;
  - update from Hamish Doig, Colliers, about the central city leasing position;
  - update on resilience from the new CCC Chief Resilience Officer;
  - *An Accessible City* update;
  - Performing Arts Precinct update;
  - Tourism report (including Convention Centre Precinct and Christchurch Airport);
  - Stadium discussion;
  - Coastal Pathway update;
  - Christchurch buses and funding models;
  - Discussion on impact of a shrinking Christchurch and growing satellites on rates and usage of city assets and infrastructure;
  - Infrastructure replacement co-ordination report, LINZ system and New Zealand Transport Agency; and
  - Labour Market Recovery Programme (MBIE).
- The Forum agreed to attempt to schedule one item suggested by the Forum at each meeting, due to requirements from CERA reducing.
- The Chair agreed to email all Forum members seeking suggestions from members not present at the meeting. The email would also include a proposed format for presentations and request Forum members to identify their priorities for presentations.

**Next Meeting – 2 October 2014**

Meeting closed 7:40pm

## Attachment A

# Amendments to the Recovery Plan

## South Frame Planning Framework

## Review of the Central City Noise Provisions



## Where we are at

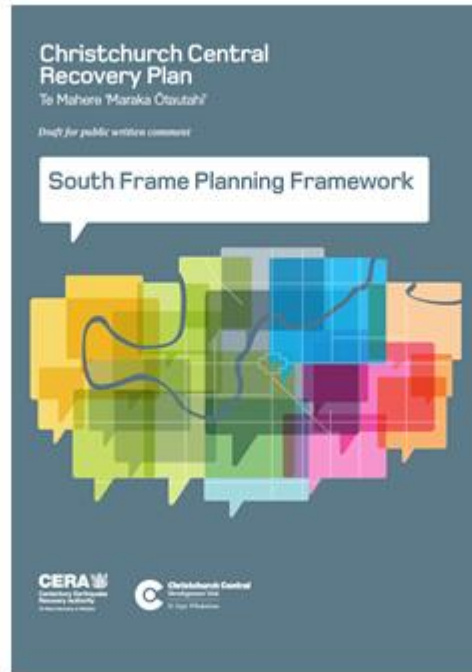
- Consultation drafts released 14 June
- Public comments received 14 June-12 July
- CCDU analysis of comments, seeking advice July-September
- Final advice to Minister for Canterbury Earthquake Recovery October – November?
- Important to get provisions operative as soon as possible to prevent incompatible development in the South Frame and support hospitality and entertainment investment in central city.



Existing view east along Market Street with existing building ready for re-purposing



Perspective illustration view of a renovated building with glass area overlooking the 'Greenway'



## Proposed provisions

- amalgamation of the current three District Plan zones into one zone for the whole South Frame (including Health and Innovation Precincts);
- standards for building bulk and location;
- landscaping and built form requirements for new developments;
- east-west and north-south connections through the area;
- increased provision for office development in the Health and Innovation Precincts;
- increased provision for retail activity along Colombo and High Streets; and,
- a change in activity status for industrial and motor servicing activities from permitted to non-complying.



## Feedback received

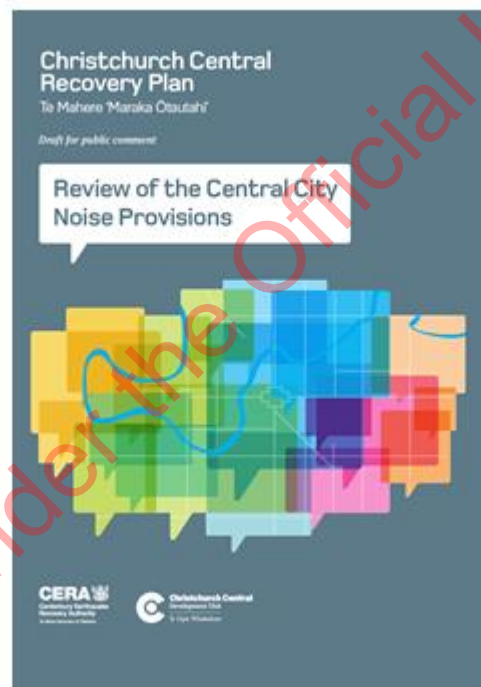
Written comment received from 32 individuals and organisations.

General support for:

- proposed change in activity status of motor vehicle dealerships from permitted to non-complying (except from some motor vehicle dealerships themselves);
- Proposed office and commercial service provisions;

Questions raised about the:

- Proposed limits on large-scale retail, particularly in the Innovation Precinct;
- Proposed landscaping and built form requirements;
- Design concept for South Frame; and,
- Process under the CER Act.





**Review of Central City Noise Process - Public Comment**

Written comments received: 17

Constructive comment with some good questions/suggestions

General support for:

- retention of entertainment and hospitality precincts approach
- expansion of the Category 1 higher noise precinct area
- expansion of the Category 2 medium noise precinct area
- controlling the location of outdoor bar areas if they are close to residential areas

Most views on:

- the proposed noise insulation requirements for new residential buildings
- change in day time / night noise limits
- people noise exemption application

**Key**

- The Core
- Entertainment / Hospitality Precincts (Category 1 Noise Level)
- Entertainment / Hospitality Precincts (Category 2 Noise Level)
- Lower Noise Level Area (Category 3 Noise Level)

Released under the Official Information Act 1982