

**Coastal-Burwood Community Board Submissions
Committee
OPEN MINUTES**

Date: Monday 6 November 2017
Time: 3pm
Venue: Boardroom, Corner Beresford and Union Streets,
New Brighton

Present

Chairperson	Linda Stewart
Deputy Chairperson	Tim Baker
Members	Kim Money

8 November 2017

Jo Wells
Manager Community Governance, Coastal-Burwood
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- Part A** Matters Requiring a Council Decision
Part B Reports for Information
Part C Decisions Under Delegation
-

1. Apologies

Community Board Resolved CBSC/2017/00003

An apology was received from Tim Sintes.

Tim Baker/Kim Money

Carried

2. Declarations of Interest

There were no declarations of interest recorded.

3. Submission Opportunity - Regenerate Christchurch's 10 possible combinations of uses for the Ōtākaro Avon River Corridor, and Christchurch Hot Pools

Board Comment

1. Given time constraints, the Committee prepared feedback on the Regenerate Christchurch's 10 possible combinations of uses for the Ōtākaro Avon River Corridor item and adjourned the meeting at 4.15pm
2. The Committee reconvened on 10 November 2017 at 9.45am to consider a submission on the Christchurch Hot Pools.

Staff Recommendations

That the Coastal-Burwood Community Board Submissions Committee:

1. Receive the information in the report.
2. Determines if it wishes to submit feedback on Regenerate Christchurch's 10 possible combinations of uses for the Ōtākaro Avon River Corridor
3. Determines if it wishes to prepare a submission on the Christchurch Hot Pools

Community Board Resolved CBSC/2017/00004

Part C

That the Coastal-Burwood Community Board Submissions Committee:

1. Receive the information in the report.
2. Submits the feedback on Regenerate Christchurch's 10 possible combinations of uses for the Ōtākaro Avon River Corridor as in attachment 1.
3. Submits on the Christchurch Hot Pools as in attachment 2.

Linda Stewart/Kim Money

Carried

Meeting concluded at 9.58am Friday 10 November 2017

CONFIRMED THIS 20th DAY OF November 2017

LINDA STEWART
CHAIRPERSON

Monday 6 November 2017 4.17pm

The following is feedback from the Coastal-Burwood Community Board

The Coastal-Burwood Community Board provides the following feedback on the 10 possible combinations of uses for the Ōtākaro Avon River Corridor Regeneration Area
info@regeneratechristchurch.nz

What we would like to see from the Ōtākaro Avon River Corridor Regeneration Area:

The Coastal-Burwood ward areas in the east of Christchurch City were the most devastated affected ward from the earthquakes of 2010/2011. The land damage was significant as was the loss of community facilities, homes, transport routes, infrastructure and ensuing depopulation.

The subsequent repair and rebuild of the east has been slower than other parts of the city. As part of rebuilding the east, the Coastal-Burwood Community Board see the Ōtākaro Avon River Corridor Regeneration Area as a huge opportunity not only for the east but also for the city and country.

We would like to see communities that live adjacent to the Corridor given the opportunity to have more input on the best use of the red zone. Many residents living in red zoned suburbs are still struggling on a day to day basis. Their local organisations are exhausted and undermanned and we need them to have the opportunity to be heard on what will affect their lives into the future.

We would like the end outcome to be a multi-use space that creates opportunities for local youth, including training, learning and work experience.

We would like the area, or an area adjacent to the corridor to incorporate a community facility that serves the needs of the Dallington, Avondale and Burwood communities who have lost their community meeting spaces in the earthquakes.

We would like to see things happening in the area now, due to the fact that communities have been in a "holding pattern" waiting on these land use decision with Regenerate Christchurch, the Council (re sporting facilities) and the Ministry of Education (re surplus school sites). Enabling use of the area will help to shape what it is best suited to and will create ideas and options for use.

Proposed land-swap with Rawhiti Golf Club

The Community Board does not support this proposal and recommend it is not investigated further for the following reasons:

- Rawhiti Domain is an important outdoor park, events and recreation space, a great venue for a variety of activities, and a huge asset to the wider Coastal-Burwood community, being the second largest park in urban Christchurch. It is a huge asset in terms of the range of activities on offer, its potential for further events, and the playing surface offered to grass sports by its sandy make-up. From the Board's point of view, the demands for using Rawhiti Domain are increasing. Housing next to the Domain would significantly limit the activities that could be carried out on the Domain. Rawhiti Domain is critical to the regeneration of New Brighton as it is one of the only large spaces suitable for large events
- The Board is aware that there is some public confusion about what portion of Rawhiti Domain is under consideration
- Adjacent communities have overwhelmingly stated that they are not supportive of the proposal.
- Rawhiti is a high-use green space that is of significant value and importance to the local community.
- Rawhiti is of ecological significance and is home to a number of rare and important wildlife species.

- The Board has already recognised that the Domain has the potential to be developed for motor-homing (with the inclusion of a public dump station), using the old de-commissioned New Brighton Camping Ground area for the site. This must work in with and complement the South New Brighton Holiday Park.

Comments on the process to get to this point:

As conveyed to Regenerate Christchurch in a letter dated 27 October 2017, the Coastal-Burwood Community Board believes the consultation period to be inadequate given the complexity of the documentation.

Suggestions from Board Members

Housing options are contentious and should be considered further with the community as a separate consultation. This should also involve Ministry of Education land.

Retention basins and/or any other flood management process being top priority to any activity.

The Board supports the concept of an international standard 'flat water facility'.

The Board acknowledges that red zone proposals and uses, need to attract businesses so that services can thrive.

We also need another retirement home to replace the two we lost including hospital unit and to complement Windsor and Alpine View.

The board supports a Canine "Training" Park placed on red zone land.

Priority Issues as collated from the Burwood Ward Community Profiles – 2012-2014

(The numbers in brackets relate to how many times across the three years the issues were priorities for the Burwood ward)

1. The rezoned areas need to be maintained and developed (9)
2. Maintaining and developing the red zoned areas will increase the value of green zone houses (4)
3. Increasing the housing stock will increase the population of the area (4)
4. The community needs to be reconnected, social isolation reduced, volunteers and community supported and health and wellbeing taken care of (4)
5. Develop and improve the natural environment e.g. riverbanks, ecological enhancement, wetland development, environmental education opportunities (4)
6. Rebuild/return schools, increase enrolments and improve viability of schools (4)
7. Protect against future land damage, flooding and loss of natural environment (4)
8. Increase recreational opportunities - greenspace and river corridor, walkways, cycle-ways and events (3)
9. Regain major recreational infrastructure (QEII) and other amenities (3)
10. Improve Roading and access to the area, and improve and increase public transport services (3)
11. Support for those families and businesses still settling claims and working with insurers and on repairs as services have reduced. They are still unable to move on or plan for the future and under constant stress and have health issues (3)
12. Maintain and developing community connectedness and new initiatives. Support the expedited co-ordinated development of the community as a collective to enable community growth and development (2)

13. Collaborate to develop and re-establish infrastructure (2)
14. Develop/increase preparedness for future disasters and develop resilience projects (2)
15. Finish good quality earthquake repairs to individual homes and in the community, reducing stress and frustration and visual reminders (2)
16. Need for foot bridges to reconnect community to services and each other (1)
17. Increase water sports and water-based activities (1)
18. Amenities need to be increased for residents (1)

The Board includes below feedback from the Avondale Residents Association and submits that on their behalf.

Avondale Residents Association Feedback

- Good walking and cycling tracks along the river with access to all for all.
- If the flatwater facility goes ahead possibility for small local business to be set up nearby.
- Avondale area a community centre (can be combined with other local RA's)
- Keep Avondale and Wainoni separate if there are any proposals for housing on Avonsdale Golf Club land by utilising existing streets
- Support for Chisnalwood Intermediate in the near future
- Massive improvement to the environment quality and ecological restoration.
- Community Garden
- If the golf courses do a land swap Possible Residential - maybe utilise as sight for community centre and local shops, fish'n'chips, etc.
- Security
- Safe play areas for children and youth
- Positive is the heart (QEII) is coming back!
- No residential housing in the red zone

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SUBMISSION TO: Development Christchurch Limited (DCL)
info@dcl.org.nz

ON: Christchurch Hot Pools

BY: Coastal-Burwood Community Board

CONTACT: Linda Stewart
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Committee
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1. INTRODUCTION

The Coastal-Burwood Community Board (the Board) appreciates the opportunity to provide feedback on the Christchurch Hot Pools.

2. SUBMISSION

The Submissions Committee on behalf of the Board provides the following feedback

- The Board is aware of a strong community desire for hot "salt" water pools, however this is achieved. The Board supports this view and the use of "salt"
- The Board acknowledges that some of the community wish to have partial roof cover of the pools. The Board is supportive of that proposal being a consideration at a later development stage
- Views of the sea and sunset from the pools are important for users to enhance the visitor experience.
- The planning must allow for expansion, but not so as to encroach further on the north ramp as car parking will be under pressure as the pools gains in popularity. Noting that the North Ramp car park is, in itself, a visitor experience/attraction as well as a site for some events.
- Surf Club rebuild: the Board supports the rebuild of the surf club at its present location. This is in line with the majority wish of the community which has been expressed to the Board. This would avoid further encroachment on the North Car Park. If, however, the Surf Club was to move to the proposed position adjacent to the Christchurch Hot Pools, it is strongly recommended that their current site be developed for car parking to compensate for the loss.
- We would like to see consideration as the design develops, for the elderly and disabled (including sufficient disability car parks). We note the key theme of flexibility and would like to see accessibility issues addressed, including consideration of proximity to changing rooms and aged appropriate changing cubicles etc.
- Meeting the needs of spectators in terms of seating/facilities is important

- It is recommended with the spa pools that one have strong, variable jets for therapeutic purposes
- The Board supports the use of natural materials and the introduction of cultural influence. Also a beach theme would be appropriate, for example a vertical surf-boards theme for signage. We support the use of grass being used in the fringe landscaping and a variety of vegetation with a variance of colouring
- The Board notes the proposal to improve the existing stone sea walls and support this due to the wall having historical significance
- The Board would like to reiterate the importance of the Christchurch Hot Pools to the Regeneration of New Brighton and the significant tourism advantage it will be for the entire city
- The Board would like to express our sincere appreciation of the work that DCL has put into developing the design ideas as well as the wider regeneration proposals for New Brighton.

Linda Stewart
Chairperson, Coastal-Burwood Community Board Submissions Committee
COASTAL-BURWOOD COMMUNITY BOARD

10 November 2017