

Waipapa
Papanui-Innes Community Board Submissions
Committee
OPEN MINUTES

Date: Wednesday 11 November 2020
Time: 9am
Venue: The Board Room, Papanui Library and Service Centre,
5 Restell Street, Papanui

Present

Members

Emma Norrish
Simon Britten
Ali Jones
Emma Twaddell

11 November 2020

Matthew McLintock
Manager Community Governance Team
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- Part A Matters Requiring a Council Decision**
Part B Reports for Information
Part C Decisions Under Delegation
-

1. Apologies / Ngā Whakapāha

Committee Resolved PCBSC/2020/00014

That the apologies received from Ali Jones and Emma Twaddell for lateness be accepted.

Simon Britten/Emma Norrish

Carried

2. Declarations of Interest / Ngā Whakapuaki Aronga

Ali Jones declared an interest in Item 3 and took no part in the discussion and voting.

4. Suspension of Standing Orders

That pursuant to Standing Orders 3.5 (Temporary Suspension of Standing Orders), the following Standing Orders be suspended to enable informal discussion regarding Agenda Items 3 and 4:

17.4 Members may speak only once

18.1 General procedure for speaking and moving motions.

Committee Resolved PCBSC/2020/00015 Officer Recommendations accepted without change)

That the Waipapa/Papanui-Innes Community Board Submissions Committee suspend the following Standing Orders:

1. Members may speak only once

2. General procedure for speaking and moving motions.

Emma Norrish/Simon Britten

Carried

3. Draft Community Housing Strategy

The Waipapa/Papanui-Innes Community Board Submissions Committee met to compile a submission on the Christchurch City Council's Draft Community Housing Strategy.

Committee Resolved PCBSC/2020/00016 (Officer Recommendations accepted without change)

That the Waipapa/Papanui-Innes Community Board Submissions Committee:

1. Consider the proposed Draft Community Housing Strategy with a view to submitting comments for consideration should the members so decide.
2. Agree to delegate the final sign off of any comment/submission on the Draft Community Housing Strategy compiled by the designated members of the Board's Submissions Committee to the Chairperson to ensure the submission is lodged prior to the consultation closure date of 16 November 2020.

Emma Norrish/Simon Britten

Carried

Emma Twaddell joined the meeting at 9.22am.

Draft Community Housing Strategy Submission Questions

What do you think about the strategy's vision of 'community housing as a cornerstone of housing in Ōtautahi Christchurch for our wellbeing'?

Response:

The Board supports the Council's vision of "community housing as a cornerstone of housing in Ōtautahi Christchurch for our wellbeing," noting the changing patterns of Christchurch home ownership and renting in general.

What do you think about the strategy's priority actions for community housing in Ōtautahi Christchurch?

Response:

The Board supports the Council's priority actions for community housing in Ōtautahi Christchurch.

How active do you think the Council should be in either delivering and/or supporting community housing?

Response:

The Council should be active in delivering and supporting community housing including:

- developing a range of tenures, such as leasing and cooperative models
- working collaboratively with other providers to ensure stock is provided to meet the demand
- collaborating and advocating with the Government in relation to policy settings and funding for community housing
- replacing and upgrading existing stock as required.

Ali Jones joined the meeting at 9.30am.

5. Standing Orders - Item of business not on the Agenda

Under Standing Orders 6.11 Item of business not on the agenda which cannot be delayed – Submission on Plan Change 6 – Home Base Zoning Change.

The reason the item was not on the Agenda was because the Board was unaware they could submit. However following legal advice it has now been clarified that the Board may submit.

The reason the discussion cannot be delayed to a subsequent meeting is that the closing date for this submission is 16 November 2020.

Committee Resolved PCBSC/2020/00017 (Officer Recommendations accepted without change)

That the Waipapa/Papanui-Innes Community Board Submissions Committee:

1. Consider the proposed Plan Change 6 – Home Base Zoning Change with a view to submitting comments for consideration should the members so decide.
2. Agree to delegate the final sign off of any comment/submission on the Plan change 6 compiled by the designated members of the Board's Submissions Committee to the Chairperson to ensure the submission is lodged prior to the consultation closure date of 16 November 2020.

Simon Britten/Emma Twaddell

Carried

Simon Britten left the meeting at 9.57 am.

Emma Norrish left the meeting at 10.50am. Emma Norrish returned to the meeting at 10.51am.

Plan Change 6 – Home Base Zoning Change Submission Questions

Trade competition and adverse effects

Could you gain an advantage in trade competition through this submission?

Response:

No.

If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?

(Note: If you answer no to this question, you cannot make a submission, as per clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.)

Response:

Yes.

The specific provisions of the plan change that my submission relates to are as follows.

The Board neither supports or opposes the specific provisions however wishes to raise concerns and considerations related to this Plan Change and the resulting development for this area.

My submission is that:

(Clearly state if you support or oppose the specific provisions or wish to have them amended with reasons for your view.)

Please refer to the General Comments section below outlining the Board's concerns.

I seek the following from the Council

(Give precise details stating what amendments you wish to see made to the proposed Plan Change.)

Do you wish to speak at the hearing in support or opposition of your submission?

- I wish to speak
- I do not wish to speak

If others make a similar submission would you consider presenting a joint case at the hearing?

- Yes
- No

General Comments

The Board wishes to raise a concern related to the sheer amount of information that is provided on the CCC "Have your say" page, particularly without any overview or summary of the proposal. Having a summary would assist members of the public and others who are not necessarily experts or have expertise in the area of the RMA, District Plan and related processes. At the moment the information available to the public is clearly overwhelming in amount and language, which the Board believes does not assist the community to effectively engage in the submissions process. Additionally we believe this significantly affects the validity of the consultation process as required under the RMA.

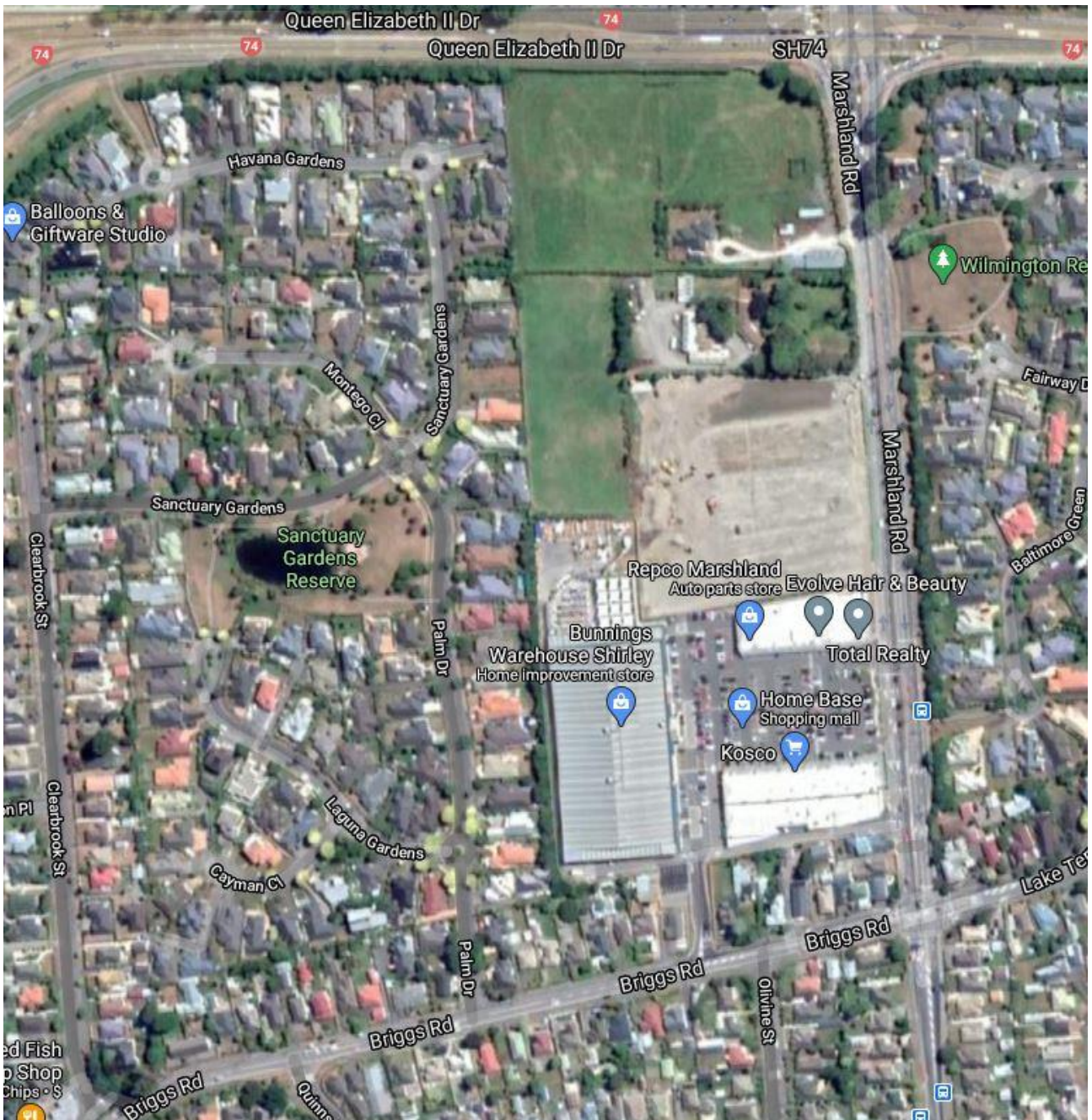
The Board requests that for this and future planning/RMA matters, urgent consideration be given to ensuring that simplified plain English information is available. This will better ensure we are enabling participatory democracy through community engagement. We believe this has been achieved successfully with the Long Term Plan and Annual Plan consultation documents, where a summary document accompanies the larger formal documentation.

The Board is concerned about the impact of the proposed commercial expansion on the residential area bordering the site. This well-established residential area pre-dates the existing Home Base commercial development and the Board is aware of a number of significant issues relating to the proximity of the commercial operations to residents' homes. The Board is also aware that the initial consent related particularly to the operation of the Bunnings Store but has been varied over the years and is now quite different from what was originally consented. This has resulted in a negative impact on the amenity for a significant number of residents over the last nine to ten years with little opportunity for them to be engaged.

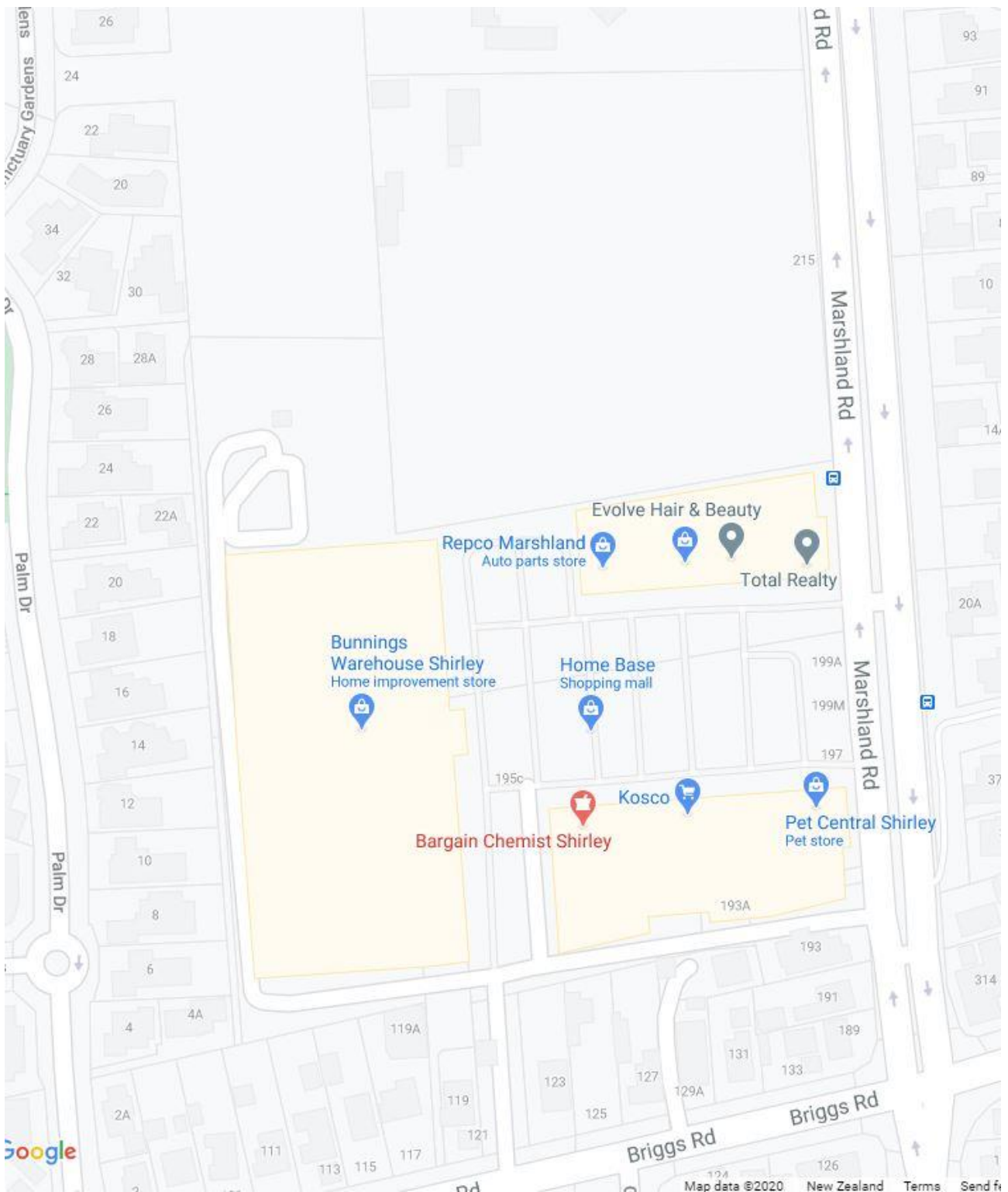
The Board neither opposes or supports this proposal but does submit that any development on this land is more likely than not to negatively affect the amenity for residents as has happened with the Home Base development.

The Board wishes to be very clear that should this plan change go ahead, there must be adequate protections for residents to ensure that what has happened to date, which we could describe as variation by stealth, does not occur again.

Please refer to attached maps to view the proximity of the service road and Bunnings loading bay to properties in Palm Drive which has resulted in many years of noise pollution and disturbance for these residents. We understand the original consent was varied to enable this activity so close to existing homes and the Board is concerned that this should not be permitted to happen again.



Wide based shot of Home Base site and neighbouring residences.



Proximity of Service road access and Bunnings Loading Bay to neighbouring residences

Meeting concluded at 11.01am.

CONFIRMED THIS 4TH DAY OF DECEMBER 2020.

**EMMA NORRISH
CHAIRPERSON**