

**Waipuna Halswell-Hornby-Riccarton Community  
Board Submissions Committee  
OPEN MINUTES**

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**Date:** Wednesday 4 May 2022  
**Time:** 4.21 pm  
**Venue:** Held by Audio/Visual Link

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**Present**

Chairperson	Debbie Mora
Deputy Chairperson	Mark Peters
Members	Helen Broughton Andrei Moore

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Emma Pavey  
Manager Community Governance, Halswell-Hornby-Riccarton  
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**Part A Matters Requiring a Council Decision**

**Part B Reports for Information**

**Part C Decisions Under Delegation**

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**Secretarial Note:** It is noted that this meeting was held via audio/visual link on the Zoom platform due to the country being under COVID-19 Protection Framework (the Traffic Alert System) on the date the meeting was scheduled. These minutes provide a written summary of the meeting proceedings.

The Chairperson opened the meeting and notified members that the meeting was being publicly livestreamed on YouTube and that the recording would be kept online for future viewing.

## 1. Apologies Ngā Whakapāha

The Chairperson called for apologies. Helen Broughton and Andrei Moore advised that they needed to leave the meeting early and wished to apologise for early departure.

The Chairperson moved that the apologies from Helen Broughton and Andrei Moore early departure be accepted. The motion was seconded by Mark Peters.

**Committee Resolved HRSC/2022/00005**

That the apologies for early departure received from Helen Broughton and Andrei Moore be accepted.

Debbie Mora/Mark Peters

**Carried**

## 2. Declarations of Interest Ngā Whakapuaki Aronga

The Chairperson called for any declarations of interest. There were no declarations of interest recorded.

## Suspension of Standing Orders

Helen Broughton moved that Standing Orders 17.5 - Members may speak only once and 18.1 - (Temporarily Suspension of Standing Orders), the following Standing Orders be suspended to General procedure for speaking and moving motions be suspended to enable a freer and frank discussion. The motion was seconded by Mark Peters and on being put to the vote was carried unanimously.

**Committee Resolved HRSC/2022/00006**

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

17.5 Members may speak only once

18.1 General procedure for speaking and moving motions.

Helen Broughton/Mark Peters

**Carried**

#### **4. Draft Housing and Business Choice Plan Change, Draft Coastal Hazards Plan Change, Draft Heritage Plan Change, Draft Radio Communications Pathway Plan Change - Community Board Feedback**

##### **Committee Comment**

The Manager, Planning was in attendance and spoke to the report and answered questions. It was clarified that the Council can propose other qualifying matters that are not listed in the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act or National Policy Statement-Urban Development. Some matters are deemed qualifying matters such as infrastructure and heritage and the Council is proposing that heritage buildings currently listed in the District Plan will be qualifying matters. Some other matters not already in the District Plan are proposed as qualifying matters such as vacuum sewer wastewater system constraint areas. The legislation sets a high bar on the introduction of other qualifying matters and site by site evaluations are required. This means that for character areas listed in the District Plan demonstration will be required site by site that each of the properties in that area is justified as a qualifying matter. Consideration must also be given to the loss of housing capacity that will result from an area being a qualifying matter and options presented for how the lost capacity can be achieved elsewhere in the city.

In response to a question from a member about whether the high earthquake risk in Christchurch will be seen to be a qualifying matter the Manager, Planning advised that geotechnical evidence would be required that the level of intensification proposed by the Government cannot be achieved. The same would apply to the level of the water table, evidence would be required that the water table precludes intensification.

It was noted that submitters can propose what they consider should be qualifying matters for example by proposing other areas be included in the proposed Character areas and Residential areas or by proposing a new qualifying matter but that the evidentiary threshold will need to be met.

A member asked if there is an opportunity for the residential character of areas such as Hei Hei and Hornby to be qualifying matters. The Manager, Planning advised that there is a list of character and heritage areas that have been previously assessed that staff are working through and it is possible these areas may be on the list.

It was clarified that Templeton is within the medium density residential zone.

In response to a question from a member about the possibility of provisional protection for areas pending investigation of their heritage or character status, it was advised that the legislation provides that medium density residential standards come into operation when the plan change is notified but that any new qualifying matters will not apply until later.

It was noted that the government has prescribed a streamlined process for decision making with an independent Hearing Panel being appointed by the Council. In the event that the Panel's recommendations are not endorsed by the Council, the Minister for the Environment is to make the final decision.

##### **Committee Comment**

Members agreed that a motion be put to receive the Draft Housing and Business Choice Plan Change, Draft Coastal Hazards Plan Change, Draft Heritage Plan Change, Draft Radio Communications Pathway Plan Change - Community Board Feedback information Report, to decide to exercise the Committee's delegated authority to complete Feedback on the Draft Plan Changes on behalf of the Board and to delegate to the Submissions Committee Chairperson to finalise the Board's submission in consultation with Committee members and lodge it.

The motion was moved by Mark Peters, seconded by Helen Broughton and when put to the vote was carried.

### **Resumption of Standing Orders**

Following discussion regarding Board Feedback, Mark Peters moved that Standing Orders be resumed for the remainder of the meeting. The motion was seconded by Helen Broughton, and on being put to the vote was carried unanimously.

### **Committee Resolved HRSC/2022/00007**

That the standing orders set aside above, be resumed.

Mark Peters/Helen Broughton

**Carried**

### **Staff Recommendations**

That the Waipuna Halswell-Hornby-Riccarton Community Board Submissions Committee:

1. Receives the Draft Housing and Business Choice Plan Change, Draft Coastal Hazards Plan Change, Draft Heritage Plan Change, Draft Radio Communications Pathway Plan Change - Community Board Feedback Report.
2. Considers preparing feedback on behalf of the Board on the Draft Housing and Business Choice Plan Change.
3. Considers preparing feedback on behalf of the Board on the Draft Coastal Hazards Plan Change.
4. Considers preparing feedback on behalf of the Board on the Draft Heritage Plan Change.
5. Considers preparing feedback on behalf of the Board on the Draft Radio Communications Pathway Plan Change.
6. Notes that given the consultation timetable, the Submissions Committee will exercise its delegated authority to complete and lodge feedback on behalf of the Board.

### **Committee Resolved HRSC/2022/00008**

That the Waipuna Halswell-Hornby-Riccarton Community Board Submissions Committee:

1. Receives the Draft Housing and Business Choice Plan Change, Draft Coastal Hazards Plan Change, Draft Heritage Plan Change, Draft Radio Communications Pathway Plan Change - Community Board Feedback Report.
2. Decides that the Committee will exercise its delegated authority to complete and lodge on behalf of the Board feedback on:
  - a) The Draft Housing and Business Choice Plan Change.
  - b) The Draft Coastal Hazards Plan Change.
  - c) The Draft Heritage Plan Change.
  - d) The Draft Radio Communications Pathway Plan Change.
3. Notes that given the consultation timetable, the Submissions Committee will exercise its delegated authority to complete and lodge feedback on behalf of the Board.

4. Agrees to delegate to the Submissions Committee Chairperson to, in consultation with Committee members, finalise and lodge the Board's feedback.

Mark Peters/Helen Broughton

**Carried**

### **3. Correspondence**

#### **Committee Comment**

The Committee discussed the request to confirm that the Board still wishes to be heard relation to the Private Plan Change 10 – Meadowlands Exemplar at the Hearing on 11 May 2022.

Mark Peters moved that the Board not speak to its Board's submission at the Hearing but requests that if the Commissioner is minded to approve the plan change that any conditions recommended by Council officers be incorporated into the change. The motion was seconded by Helen Broughton and when put to the vote was carried.

#### **Staff Recommendations**

That the Waipuna Halswell-Hornby-Riccarton Community Board Submissions Committee:

1. Receives the correspondence from the Christchurch City Council City Planning Team in relation to the Private Plan Change 10 – Meadowlands Exemplar Hearing on 11 May 2022, and considers presentation of the Board's submission on this subject at the Hearing.

#### **Committee Resolved HRSC/2022/00009**

That the Waipuna Halswell-Hornby-Riccarton Community Board Submissions Committee:

1. Receives the correspondence from the Christchurch City Council City Planning Team in relation to the Private Plan Change 10 – Meadowlands Exemplar Hearing on 11 May 2022.
2. Decides not speak to the Board's submission at the Hearing but requests that if the Commissioner is minded to approve the plan change that any conditions recommended by Council officers be incorporated into the change.

Mark Peters/Helen Broughton

**Carried**

Andrei Moore left the meeting at 4.53pm.

Helen Broughton left the meeting at 4.58pm.

#### **Failure of Quorum**

At 4.58 pm the meeting lapsed for want of a quorum due to early departures.

**Meeting concluded at 4.58pm.**

**CONFIRMED THIS 17TH DAY OF MAY 2022**

**DEBBIE MORA**  
**CHAIRPERSON**