

MEETING NOTES

Welcome and introduction

Cr James Daniels opened the meeting with a karakia. He introduced Chris Mene, independent facilitator for the meeting, along with Ivan Iafeta (Regenerate Christchurch) and Brendan Anstiss (Christchurch City Council).

Chris Mene outlined the purpose of the meeting as being to understand the expectations and aspirations of Brookland residents for their community. He emphasised his independence as a facilitator, acknowledged the emotion in the room and set out the proposed agenda for the meeting.

Identifying issues and areas of concern

Overview of what agencies have previously heard

Ivan Iafeta provided a summary of agencies' understanding of key issues and concerns for the Brooklands community in relation to the former residential red zone:

- Property owners in the former residential red zone want to stay and are concerned about compulsory acquisition of their properties.
- There is a strong preference for recreational and ecological uses for the area.
- There is some interest in some new development but no desire for significant residential development.
- There are concerns regarding the Specific Purpose Flat Land Recovery zone as a 'hold zone'.
- There is a perception that it is restricting what property owners can do to their property.
- There are concerns regarding the impact on property values and insurance implications.
- There are concerns about flooding risk and the area being used as a flood plain.
- People also have concerns about boy racers and anti-social behaviour.
- There is a desire for improved amenities.

Ivan responded to community concerns about possible compulsory acquisition of properties by stating that Regenerate Christchurch has no plans or intentions to recommend compulsory acquisition of any residential land in the Brooklands area.

Brendan Anstiss also stated that the Christchurch City Council does not have any plans to compulsorily acquire any residential land in the Brooklands area, and emphasised that agencies were there to listen to people's aspirations and expectations for their community.

Brendan provided a summary of the Christchurch City Council's understanding of issues and concerns for the Brooklands community in relation to the 'green zone':

- Some residents in the green zone are building or have already built. Others are unsure whether to invest further in their property because they feel uncertain about its future.
- There are concerns with high groundwater – water ponds in the area and takes a very long time to drain away.
- People would like Earham Street tar-sealed, and to have street lighting.
- There are concerns about flooding from the lagoon.
- There are also concerns about flooding from the Styx River and, in particular, concerns about stormwater discharge from upstream development.

Brendan advised that the Council’s new global stormwater discharge consent requires ‘full flood attenuation’, which means that the Council is not allowed to let stormwater create any additional flooding risk to the Brooklands community in a one in 50 year storm. He noted that the previous Styx River catchment consent required ‘partial flood attenuation’ and the Council relied on the flood ponding area in the Lower Styx floodplain to absorb the balance.

Brendan explained that, now, all new development upstream must have stormwater treatment and detention facilities to accommodate stormwater for a one in 50 year storm. He also advised that stormwater treatment and detention facilities have been retro-fitted to some existing developments in recent years.

Issues and concerns identified in the meeting

Chris Mene invited members of the community to identify additional issues and areas of concern. In summary, the matters raised by residents included the following:

- Flooding and drainage issues, including:
 - Increased flooding as a result of earthquake damage to the land (e.g. subsidence, narrowing of the river and damage to river/lagoon banks)
 - Increased river flow due to increased stormwater drainage from upstream developments
 - The impacts of flooding on people, property and wildlife (e.g. safety concerns when roads are flooded and the effects of saltwater from flooding of the lagoon)
- Infrastructure, services and amenity of the area, including:
 - The state of roads and footpaths
 - Lack of signage and road names
 - Maintenance of trees and planting in the area
 - Declining property values as a result
- Issues relating to security, crime and anti-social behaviour, including:
 - A lack of working street lighting
 - Concern about the noise and safety risk posed by ‘boy racers’
 - A perceived lack of responsiveness by the Police to crime
 - Illegal dumping of rubbish and burned out cars
- Understanding District Plan rules and implications of zoning decisions, including:
 - Lack of information on what people can and cannot do on their properties
 - Confusion around what the terms ‘residential red zone’, ‘former residential red zone’ and ‘green zone’ now mean
 - Concern about the insurability and value of people’s properties
- Getting action underway to address these issues, including:

- Concern about lack of action by the Council in getting work done (e.g. no follow-up work on a drainage ditch along Kainga Road after surveying)
- Questions around the timeframes for getting things done, whether there is a budget and who takes over from Regenerate Christchurch.

At this point in the meeting, Chris Mene proposed that people split into two sub-groups to enable discussion of any specific issues for (a) those with properties in the former residential red zone and (b) those whose properties had been ‘green zoned’ in 2011. However, a number of residents expressed a strong preference for continuing the meeting as one group on the basis that the issues were jointly experienced, regardless of the zoning of the land.

Some residents expressed frustration that they had been through similar discussion exercises in the past and now want to know what agencies’ intentions for the area are, and to see some action.

Addressing issues / areas of concern

Management of Crown-owned land

Matt Bradley, Land Information New Zealand (LINZ), addressed two specific matters raised by residents relating to management of Crown-owned land in the area:

- **Security guards** – Matt provided assurance that residents are free to walk or cycle across Crown-owned land, unless there are any specific risks on the land that need to be managed. He advised that security guards are present in the area periodically over a 12-hour period (the times of which may vary) and aim to deter anti-social behaviour. He undertook to make sure security guards are aware that residents should not be prevented from walking/cycling across the land.
- **Vegetation** – Matt advised that LINZ is the same as any other neighbour. If there are branches/vegetation encroaching on people’s properties, they are entitled to chop it off at the boundary and leave it on the LINZ side of the boundary. They can also ring LINZ on 0800 665 463 (press 3 at the next two prompts) and ask that LINZ remove any branches/vegetation encroaching on their properties.

In response to questions, Matt advised that:

- LINZ undertakes quarterly spraying to help maintain vegetation, but he will look into concerns that spraying may be poisoning trees.
- Responsibility for ongoing maintenance of the land will transfer to the Christchurch City Council when the Council takes ownership of the land (from mid-2020).

Christchurch District Plan zoning and rules

David Griffiths, Christchurch City Council, provided residents with a summary table that addresses common questions people have about what they may or may not do on their properties, depending on the zoning of their property and various hazard overlays under the Christchurch District Plan. *[The summary table is appended to these meetings notes as a separate document.]*

David emphasised that the rules for each property will be different, because the District Plan zones and hazard overlays apply to different parts of the Brooklands area. He offered to return with planners to enable residents to discuss and understand the rules that apply to their individual properties.

He also undertook to provide weblinks to the online Christchurch District Plan.

Some residents raised concerns about having different zones for different parts of the Brooklands area. Particular concern was expressed about the inability to obtain insurance for properties within the former residential red zone. Some asked if this land would be 'green zone' in the future.

Ivan Iafeta clarified that the zoning of properties as 'red' or 'green' by the Crown in 2011 was solely for the purpose of identifying which properties the Crown would offer to purchase. The Crown offer is no longer available and those zones are no longer relevant. The zones and hazard overlays in the Christchurch District Plan are what matter.

Developing a plan for Brooklands

One resident commented that if people know what the overall strategy / plan for the Brooklands area is, individual property owners will be able to make their own plans. Another resident referred to a working party that had been set up to address Styx river flooding issues, which made a joint submission to the Annual Plan for funding. They noted there was an expectation that work would start on an area plan two years ago but this has not happened.

Brendan Anstiss advised that the Christchurch City Council does not yet have a plan for Brooklands and wants the community to be involved in a developing a plan with them, to address the issues they have identified. He noted that different communities have taken different approaches to the development of plans, but the best plans are those driven by the community.

Several questions were raised by residents, including:

- whether residents will get rates relief while planning is underway (on the grounds they receive little in the way of services or infrastructure at present)
- how long it will take to develop a plan
- what restrictions will there be on growth and development in other areas in the meantime to protect those living downstream in the Lower Styx
- whether the plan will be based on what the majority want and whether the minority will have a say
- whether Regenerate Christchurch can accelerate development of a plan.

Chris Mene commented that it appeared from the discussion that some sort of action plan is needed – noting that some things can probably be done soon but others will take more time. He suggested that the community and agencies need to develop a plan together.

Brendan Anstiss acknowledged that some trade-offs will be required in developing the plan.

Ivan Iafeta advised that consideration would be given to whether there are any obstacles that might appropriately be addressed by use of the tools under the Greater Christchurch Regeneration Act 2016. He emphasised three key steps in developing a plan for Brooklands:

- having a good understanding of the current state and future hazards to the land – noting that the Council is already doing a lot of work on this for areas along the coast
- overlaying this understanding with the aspirations and priorities of the community – which this community meeting is helping to inform
- undertaking analysis to cost options and take these to the Council for a decision.

Some residents expressed scepticism about whether any action will eventuate because they have waited so long. Some questioned whether it would be a priority for the Council.

Brendan Anstiss encouraged residents to have their say as part of the Council's upcoming Annual Plan consultation.

Chris Mene acknowledged that some residents have already done some thinking on what action is required, and referred specifically to a document prepared by Jan Burney. He advised that this would be consolidated with any other existing thinking and provided to residents. [*This has been incorporated in the attachments to these notes.*]

Aspirations for the future

In response to a question about when residents would have the opportunity to discuss their vision of the future, Chris Mene invited residents to discuss their aspirations with the person next to them. Residents were then asked to each share one thing with the whole group.

In summary, the residents identified that their aspirations are for:

- Brooklands to be a place where people feel safe – with a safe physical environment and a community free from crime and anti-social behaviour
- Improved amenity for residents – a small settlement in a park-like setting with better roads, footpaths, street lighting and reduced risk of flooding, as well as a community hall or similar where people can meet
- Development of recreational opportunities to encourage more people to use the area – for example, walking and biking tracks, sports training parks, a dog park, a camping ground and a rowing lake in the lower part of the lagoon
- Restoration of the natural environment – with more native planting and wetlands development to improve the ecology of the area, support birdlife and provide a peaceful sanctuary for people to enjoy.

While not discussed at the meeting, mixed views were later expressed on the development of new housing in Brooklands. Some suggested there may be scope for some new housing to help increase the number of people and activity in the area; others expressed a clear preference for no new housing in Brooklands.

Next steps

Chris Mene outlined the next steps following the meeting:

- Residents and property owners to provide any further material on issues or aspirations for Brooklands over the weekend (by Monday 24 February): email comments to info@regeneratechristchurch.nz
- Agencies to write up the meeting notes (incorporating any new material) and provide this to residents and property owners by 28 February 2020. Where available, information will also be provided to start answering questions raised at the meeting.
- Residents and property owners to provide any feedback on the meeting notes.
- Agencies to organise a follow up meeting with the community in April, with a focus on further developing the community's aspirations. Agencies will report back at this stage on what action has been taken following the first meeting.

In addition, Cr James Daniels advised the meeting that members of the Coastal-Burwood Community Board had listened carefully to the discussion and agreed that the Board will look at identifying Brooklands as one of its six priorities for the Council to consider in the next Annual Plan.

Closing

Cr Daniels thanked Chris Mene for facilitating the meeting and closed the meeting with a karakia