

## **STRATEGY AND PLANNING COMMITTEE AGENDA**

**21 MARCH 2014**

**AT 10.30AM**

**IN COUNCIL CHAMBER, CIVIC OFFICES, 53 HEREFORD STREET**

**Committee:** Councillor Gough (Chair), Councillors Paul Lonsdale (Deputy Chair), Andrew Turner, Jimmy Chen, David East, Raf Manji and Vicki Buck .

**Principal Adviser**  
Michael Theelen

**Committee Adviser**  
Aimee Bryant

**PART A - MATTERS REQUIRING A COUNCIL DECISION**

**PART B - REPORTS FOR INFORMATION**

**PART C - DELEGATED DECISIONS**

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**1. APOLOGIES**

**2. DECLARATION OF INTEREST**

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

**3. DEPUTATIONS BY APPOINTMENT**

- 3.1 Lyndon Graham, Deputy Chair of the Akaroa/Wairewa Community Board, on item 6, Freedom Camping Investigation
- 3.2 Victoria Andrews on item 6, Freedom Camping Investigation.



## STRATEGY AND PLANNING COMMITTEE 21. 3. 2014

### 4. RESIDENTIAL LAND AVAILABILITY IN CHRISTCHURCH CITY

		Contact	Contact Details
<b>General Manager responsible:</b>	General Manager Strategy and Planning	Y	Michael Theelen, 941 8281
<b>Officer responsible:</b>	City Planning Unit Manager	Y	Brigitte de Ronde, 941 8045
<b>Author:</b>	Peter Eman	Y	941 8955

#### 1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to provide the Committee with an updated overview of the availability of land for housing, particularly in greenfield priority areas identified in the Land Use Recovery Plan, to meet demand in the Christchurch City area.
- 1.2 This report is prepared in accordance with a resolution by the Council on 28 June 2012 as follows;

*"21. GREENFIELDS LAND AVAILABILITY*

*It was **resolved** unanimously on the motion of Councillor Wells, seconded by Councillor Reid, that:*

*(a) The report be received.*

*(b) The Greenfields Land Availability schedule be updated quarterly and placed on a Council agenda.*

*(c) The material contained in the attached spreadsheet tables be added to the Council Land Availability webpage."*

#### 2. EXECUTIVE SUMMARY

- 2.1 Since the last report in August 2013, the amount of greenfield land rezoned for residential development in the LURP priority areas has increased by another 300 sections, bringing the total potential sections rezoned since the earthquakes to 10,519. This is over half of the 19,769 sections anticipated in the land the LURP to be provided through to 2028.
- 2.2 The number of sections that have been given subdivision consent, or for which consent has been applied for, has increased by 696, bringing the total to 4,605 (almost 44% of the total anticipated by the LURP).
- 2.3 In addition to sections in the LURP priority areas, the subdivision of land that was already zoned for residential development at the time of the earthquakes continues to increase, with subdivision applications for another 82 sections being received.
- 2.4 There has been a significant increase in the number of potential sections in the LURP priority areas that are able to be serviced with critical infrastructure. The number of potential sections that are still awaiting infrastructure to be provided by the Council reduced by 2,319 to 13,392. A further significant reduction is likely to occur in the very near future due to the imminent completion of other infrastructure.

#### 3. BACKGROUND

- 3.1 The Council sought regular updates on the availability of residential land, in line with two goals of the Built Environment Recovery component of the Recovery Strategy. These were the zoning of sufficient land for recovery needs, and coordinating and prioritising infrastructure investment during recovery. The Land Use Recovery Plan (LURP) forms a part of the Built Environment Recovery component of the Recovery Strategy and supports these goals. In particular, the LURP incorporated Chapter 6 into the Canterbury Regional Policy Statement, which identified specific priority residential greenfield areas for development through to 2028.

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- 3.2 Attached to this report is a schedule (**Attachment 1**) showing the planning and development status, as at 26 January 2014, of greenfield priority areas for housing identified in the LURP, and for residential development occurring in areas that were already zoned for residential development at the time of the earthquakes. The schedule also includes the infrastructure required to enable the development of sections in each greenfield area and the number potential sections that currently require further infrastructure.
- 3.3 The schedule identifies
- whether a greenfield area has been rezoned for residential subdivision or is proposed to be zoned through a plan change or the District Plan Review;
  - the potential number of sections across the whole of each greenfield area;
  - the number of sections approved by subdivision consent or subject to an application for subdivision consent in each greenfield area, and
  - the ability of infrastructure to service each area, notably the number of sections dependent on future infrastructure upgrades.

### 4. COMMENT

#### Greenfield Priority Areas in the Land Use Recovery Plan

- 4.1 The following table provides a summary of the potential number of sections in the greenfield priority areas identified in the LURP, the number of those sections that have been zoned Living (residential) in the existing District Plan, and the number and percentage of sections in zoned areas that either have subdivision consent, or are subject to applications for subdivision consent. Also shown are the changes since the last report in August 2013.

Indicator	Current	Previous	Change
Potential Sections in greenfield areas (incl. land not zoned)	19,769	19,819	 50 sections
Potential Sections within operative Living (residential) zones in LURP greenfield areas (A)	10,519	10,219	 300 sections
Sections consented or subject to application for subdivision in LURP greenfield areas (B)	4,605	3,909	 696 sections
Percentage of potential sections zoned Living in LURP greenfield areas (A), with subdivision consent or subject to application for subdivision (B)	43.8%	38.3%	 5.5%

- 4.2 In summary, there are 19,769 potential sections in greenfield priority areas, which is a slight reduction from the previous report due to the estimated number of sections in the Highsted area (west of Cavendish Road) being reduced by 50 sections. This is the total number of sections from the land the LURP requires to be made available through to 2028. Of the total potential number of sections, 10,519 have been rezoned for housing. This includes 2,200 sections within the Highfield Park greenfield priority area (north of QEII Drive and west of Mills Road/ Hills Road) and 300 in the Highsted block west of Cavendish Road, both recently rezoned through the LURP. (The Highfield Park sections were included as rezoned in the previous report, as the Council had issued a decision to approve the rezoning, but it was still subject to appeal, so the figures only indicate the more recent rezoning of 300 sections at Highsted.)



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- 4.3 There has been an increase in the number of greenfields sections that subdivision consent have been applied for or that have received subdivision consent, including 424 additional sections in Wigram and 231 sections in Awatea
- 4.4 Of the 9,250 potential residential sections yet to be zoned in greenfield priority areas, 3,675 are proposed to be rezoned through the District Plan Review. This includes the rezoning of greenfield priority areas known as 'Upper Styx' (Styx Mill and Claridges Roads) which will provide 1,610 sections, 'South of Masham' (south of Buchanans Road) with 255 sections, and 'Sparks Road' (between Halswell Road and Sparks Road, south-west of Hendersons Road) with 1,810 sections. A new commercial centre, known as North Halswell, is also proposed in the Sparks Road area.

### Other Areas of Residential Development

- 4.5 In addition to the greenfield priority areas identified in the LURP, there is land with subdivision consent and/ or with further potential for development within existing urban areas and greenfield areas that were rezoned for residential development prior to the earthquakes. This includes areas such as Aidanfield and Masham that have been under development for a number of years and that continue to contribute to the current supply of sections available to the market.
- 4.6 The following table presents a summary of the potential sections from larger areas that were rezoned prior to the earthquakes, with potential for more than 100 sections. Also included are smaller developments (for 5 or more sections) where subdivision consent has been applied for or were they have received subdivision consent. There are other smaller blocks of zoned land with potential for less than 100 sections scattered throughout the City. But much of this land has, and could, remain undeveloped for many years. For this reason only smaller developments that have actually applied for subdivision consent are included.

	Current	Previous	Change
<u>Potential sections</u> in large greenfield areas outside LURP greenfield areas, and smaller developments subject to a subdivision application	2944	2862	 82
<u>Sections consented</u> in large greenfield areas outside LURP greenfield areas, and smaller developments with subdivision consent	2,442	2426	 16

- 4.7 There remain a number of issues amongst different development parties that are presently holding back development of the remaining potential of the Masham area, which requires access through adjoining land. Otherwise, there are no infrastructure limitations on development in these areas.


### Infrastructure

- 4.8 The programme for infrastructure delivery remains challenging. Key projects have been included in the Council's Three Year Plan. Priorities include the provision of basic water supply, waste water and stormwater services. Measures are being taken to ensure infrastructure capacity keeps pace with the rate of development, including temporary measures in some cases, such as the wastewater bypass serving south-western greenfield areas of the City.

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- 4.9 In the south-west, Wastewater Rising Main 105 has been completed and has been commissioned to take gravity flows from new subdivisions. Until Pump Station 105 is completed it is limited to approximately 25% of its final capacity. It is anticipated that Pump Station 105 will be commissioned by the end of March 2014 and this will then provide the capacity to enable growth in much of the south west. Two associated pressure mains (PM 115 and PM 123) should also be on line from the end of April 2014 providing capacity for Fulton Hogan's subdivision (on the south west side of Halswell Junction Road) and new subdivisions in Awatea, between the Wigram subdivision and Halswell Junction Road. The Wilmers Water Pump station was commissioned in late 2013 and will supply much of the water necessary for new subdivisions in the south west.
- 4.10 The Council has also been working with the developers of the Prestons subdivision and CERA to facilitate housing development in the North East of the City. This includes infrastructure for the initial 400 sections proposed and an agreement to formalise the sharing of costs for the development of infrastructure required for the full development of the area with the developers. In terms of the management of stormwater from the part of the Prestons greenfield area within the Avon catchment, the status of Clare Park has been reclassified under the Reserves Act for the development of stormwater facilities. In terms of wastewater, a vacuum system should be fully commissioned by the end of April 2014. A new water supply pump station for the entire Prestons and CDL subdivisions is currently being designed and should be completed by late 2015. Current water reticulation systems can meet the anticipated demand in this area until this new station comes on line.
- 4.11 With regard to stormwater management, the Council was granted resource consent from Canterbury Regional Council in June 2013 to manage and discharge stormwater from the Styx river catchment in accordance with a Stormwater Management Plan. This enables Council to manage stormwater from greenfield priority areas in the north of Christchurch in an integrated manner, including Highfield, Highsted and areas in Belfast. It also ensures the retention and treatment of stormwater in a manner that reflects the multi-value approach in Council's strategy for surface water management.
- 4.12 The following table summarises the total potential number of sections in greenfield areas with infrastructure constraints. Since the last report there has been a reduction of 2,319 sections in the number of sections with infrastructure constraints, due to the recently completed infrastructure described above. This is likely to reduce significantly further in the very near future, with the imminent completion of the other infrastructure projects described above.

	Current	Previous	Change
Potential Sections with infrastructure constraints in LURP	13,392	15,711	 2,319 sections

### Webpage

- 4.13 The upgraded interactive webpage identifying current and future subdivisions, including infrastructure availability, is live and available for public use. The site can be viewed at <http://www.ccc.govt.nz/thecouncil/policiesreportsstrategies/landavailability/index.aspx>.
- 4.14 Developers can update the site directly and provide real-time information on section availability within their developments. As the website is increasingly used by developers and embraced by the public, the information obtained as a result will be a valuable tool in planning land and infrastructure requirements throughout the Christchurch area.

## 5. FINANCIAL IMPLICATIONS

- 5.1 There are no financial implications of the report. Existing budgets enable the data used in this report to be updated.



**STRATEGY AND PLANNING COMMITTEE 21. 3. 2014****4 Cont'd****6. STAFF RECOMMENDATION**

- 6.1 That the Strategy and Planning Committee recommend that the Council receive the report.



ATTACHMENT 1

Existing and Potential Land Availability - Christchurch City

26 January 2013

Development Area / Name	Plan Change Status	Potential Sections (Total potential)	Sections zoned	Sections consented or subject to application*	Sections dependent on infrastructure upgrade* (Refer to next column)	Infrastructure to be delivered by Council	Proposed completion of Infrastructure
<b>LURP Priority Greenfield Area</b>							
<b>South West</b>							
Wigram (Living G zone)	Plan Change 62 Operative	1307	1307	1126	0	New wastewater pump station (105) and associated infrastructure New water supply pump station (Wilms Road) Stormwater facilities to be provided as part of subdivision	March 2014 Completed 2013
Fulton Hogan Halswell West (Longhurst and Knights Stream)	Plan Change 60 Operative	1462	1462	898	0	New wastewater pump station (105) and associated infrastructure New wastewater pump station (115) to serve subdivision (developer provided) New pressure main (pipe) from subdivision to Wigram Road sewer main (PM115) New water supply pump station (Wilms Road) Stormwater facilities to be provided as part of subdivision Off-site wetland facility to be implemented Whincops Rd upgrade	March 2014 Feb/Mar 2014 Feb/Mar 2014 Completed 2013 Dec 2013 Jul 2014
Awatea	North Awatea Plan Change 5 Operative	1210	1210	413	1210	New wastewater pump station (105) and associated infrastructure New wastewater pump station (123) to pressure main (pipe) on Wigram Road New wastewater pressure main (pipe) from Fulton Hogan development to pump station on Wigram Road (shared infrastructure). New water supply pump station (Wilms Road) Stormwater facilities to be provided as part of subdivision Carrs Rd Cycle & Pedestrian Bridge	March 2014 April 2014 Completed 2013 Jul 2015
	South Awatea Plan Change 5 Operative					New wastewater pump station (105) and associated infrastructure New wastewater pump station (115) and pressure main (pipe) from Fulton Hogan development to pump station on Wigram Road (developer provided). New water supply pump station (Wilms Road). Stormwater facilities to be provided as part of subdivision Planning - Development of the 810 sections subject to relocation/closure of Kart Club. Carrs Rd Cycle & Pedestrian Bridge	March 2014 Feb/Mar 2014 Completed 2013 Jul 2015
Sparks Road	To be rezoned as part of the District Plan Review	1810	0	0	1810	New wastewater pump station (105) and associated infrastructure New sewer connection from development site to Pumpstation 105 (developer provided) New water supply pump station (Wilms Road) Stormwater facilities to be provided as part of subdivision Henderson/Sparks intersection improvement	March 2014 Feb/Mar 2014 Completed 2013 Pre 2020
South Halswell	To be rezoned as a Future Development Area through the District Plan Review	780	0	252	780	New wastewater pump station (105) and associated infrastructure Servicing of area is dependent on infrastructure for Sparks Road, South East Halswell and Hendersons Basin developments to enable outfall to PS 105 New water supply pump station (Wilms Road) Stormwater facilities to be provided as part of subdivision	March 2014 2017 Completed 2013
South West Halswell (balance being FH Halswell West)	To be rezoned as a Future Development Area through the District Plan Review	1744	0	0	1744	New wastewater pump station (105) and associated infrastructure Upgrade of wastewater pump station (60) Connections to wastewater PS 60 and PS 61 catchments (developer provided) New water supply pump station (Wilms Road) Stormwater facilities to be provided as part of subdivision	March 2014 June 2014 Completed 2013
South East Halswell	To be rezoned as a Future Development Area through the District Plan Review	1060	0	27	1033	New wastewater pump station (105) and associated infrastructure Servicing of area is dependent on infrastructure for Sparks Road, Hendersons Basin developments New water supply pump station (Wilms Road) Stormwater facilities to be provided as part of subdivision	March 2014 2017 Completed 2013
Hendersons Basin	To be rezoned as a Future Development Area through the District Plan Review	1383	0	0	1383	New wastewater pump station (105) and associated infrastructure Wastewater Infrastructure options to service the development have yet to be finalised and will be dependent on infrastructure provision for Sparks Road development New water supply pump station (Wilms Road) Stormwater facilities to be provided as part of subdivision	March 2014 2017 Completed 2013
<b>North/ Belfast</b>							
Prestons Road	Plan Change 30 Operative	2200	2200	1283	1700	Planning / transport - City Plan currently requires upgrading of four intersections ahead of more than 400 sections being created. 1. Marshland / Mairehau. 2. Marshland / Prestons 3. Mairehau / Burwood. 4. Lower Styx / Marshland	Jul 2015 Jul 2015 Jul 2015 Jul 2015
						Planning - City Plan requirement for works to commence on a number of transport projects before more than 1,700 sections are created. This includes the Northern Arterial and 4 laning of QEII Drive between Main North Road and Innes Road, together with either the Northern Arterial Extension (NAE) or Hills Road Extension (HRE)	Notice of Requirement for Northern Arterial Extension to be lodged in Sep 2013  Northern Arterial and associated links planned for completion by 2020.
						Replacement of pump stations 63 (replacement is 128) and 36 (replacement is 136) in SCIRT programme. Subject to upgrade at time of replacement to cater for Prestons until final solution for waste water infrastructure is available. Construction of vacuum pumping station (Developer to implement) New water supply pump station (Prestons Rd) Secondary treatment of stormwater proposed in Clare Park (Reclassification completed)	PS136 Mar 2014 PS128 April 2014 Jul 2015 Jul 2015 Incl. in Three Year Plan
Belfast Park	Plan Change 43 Operative	640	640	0	0	New wastewater pipe Underpass for access walking and cycling condition of subdivision over 700 lots. Belfast/Main North intersection upgrade	Aug 2014 2014/15 Pre 2020
East Belfast (balance being Belfast Park)	To be rezoned as a Future Development Area through the District Plan Review	510	0	0	0	Intersection upgrades may be required ahead of development	
Belfast 293	Operative	1300	1300	403	0	Developer to provide infrastructure to connect with trunk system	
Highfield Park	Rezoned through the Land Use Recovery Plan	2100	2100	0	2100	Developer to provide infrastructure to connect with main trunk system. Until construction of the new Northern Trunk sewer, existing trunk infrastructure to be utilised to meet requirements. Water supply system upgrade required Intersection and roading improvements required Stormwater facilities to be provided as part of subdivision. Grimseys/Prestons intersection improvement Hawkins/Hills/Prestons intersection improvement	Jul 2017 (N trunk)  Pre 2020 Post 2020
Highsted	Rezoned through the Land Use Recovery Plan	300	300	203	0	Gardiners/Sawyers Arms intersection improvement	Jul 2014

Development Area / Name	Plan Change Status	Potential Sections (Total potential)	Sections zoned	Sections consented or subject to application*	Sections dependent on infrastructure upgrade* (Refer to next column)	Infrastructure to be delivered by Council	Proposed completion of Infrastructure
Upper Styx	Outline Development Plan inserted into City Plan in Land Use Recovery Plan amendments. Rezoning to occur through District Plan Review	1610	0	0	1632	Developer to provide infrastructure to connect with main trunk system. Until construction of the new Northern Trunk sewer, existing trunk infrastructure to be utilised to meet requirements. Intersection and roading improvements required New water supply pump station Intersection and roading improvements required. Stormwater facilities to be provided as part of subdivision.	Jul 2017 (N trunk) Jul 2017 Jul 2017
<b>West</b>							
Russley	No plan change	98	0	0	0		
South of Masham	Plan Change 80 Formally lodged	255	0	0	0		
<b>TOTAL - Greenfield Priority Areas</b>		<b>19769</b>	<b>10519</b>	<b>4605</b>	<b>13392</b>		
<b>Large Development Areas (existing zoned land)</b>							
Aidanfield (Stages 8 and 9)	Zoning Operative	160	160	160	0		
Westmorland	Zoning Operative	212	212	212	0		
Masham (Enterprise Homes/ Noble/ Delamain)	Zoning Operative	490	490	358	132	Planning - development of remaining 132 sections for Enterprise Homes dependant on alternative access (additional to access via Masham Road/ Kintyre Drive).	
Wigram Skies (First stage - Living 1)	Original subdivision (Stage 1)	365	365	365	0		
<b>TOTAL - Large Development Areas</b>		<b>1227</b>	<b>1227</b>	<b>1095</b>	<b>132</b>		
<b>Small Development Areas (existing zoned land)</b>							
20 Old Red Barn Road, Halswell	Operative zoning	5		5			
23 Crohane Place, Addington	Operative zoning	9		9			
Augusta Street	Operative zoning	5		0			
Bayswater Crescent	Operative zoning	8		8			
Bayswater Estate	Operative zoning	94		94			
Black Rock Estate	Operative zoning	48		48			
Cass Bay Heights	Operative zoning	14		14			
Diamond Heights	Operative zoning	10		0			
Godley Drive	Operative zoning	5		5			
Grenville	Operative zoning	5		5			
Huntsbury - Broad Oaks	Operative zoning	230		230			
Northshore Development	Operative zoning	16		16			
Rangers Close	Operative zoning	32		32			
Rostrevor Estate	Operative zoning	29		29			
The Panoramas	Operative zoning	9		9			
43 and 45 Waltham Road, Sydenham	Operative zoning	7		7			
178 Hendersons Road, Hoon Hay	Operative zoning	9		0			
77 Windermere Road	Operative zoning	10		0			
16 Steane Place, Halswell	Operative zoning	10		0			
271 Wigram Road	Operative zoning	17		0			
280 Wigram Road	Operative zoning	29		0			
103 Mandeville Street, Riccarton	Operative zoning	12		12			
11 Clarence Street, Addington	Operative zoning	8		8			
114 Nursery Road, Linwood	Operative zoning	8		8			
12 Leaver Terrace, North New Brighton	Operative zoning	5		5			
126 Nursery Road, Linwood (unit titles)	Operative zoning	18		18			
138 Kerrs Road, Wainoni	Operative zoning	8		8			
152 Holly Road, St Albans	Operative zoning	6		6			
158 McGregors Road - Rangers Close	Operative zoning	32		32			
172 Fitzgerald Avenue, Linwood	Operative zoning	5		5			
18 Goldsmith Place, Waltham	Operative zoning	8		8			
272 Knowles Street, St Albans	Operative zoning	6		6			
288 Kennedys Bush Rd	Operative zoning	11		11			
29 Clarence Street Sth, Addington	Operative zoning	8		8			
38 John Campbell Cres, Lindoh Grove	Operative zoning	5		5			
38 Steadman Road, Masham (unit titles)	Operative zoning	5		5			
408 Worcester Street	Operative zoning	6		6			
421 Wigram Road, Wentworth Park	Operative zoning	17		17			
424 Manchester Street, St Albans	Operative zoning	5		5			
45 Oakhampton Street, Hornby (EPUnits)	Operative zoning	5		5			
45/1 Horseshoe Lake, Shirley (EPUnits)	Operative zoning	5		5			
468 Cashel Street, Linwood (unit titles)	Operative zoning	18		18			
486 Armaugh Street, Linwood	Operative zoning	5		5			
5/190 Lincoln Road, Addington	Operative zoning	5		5			
50 Roberts Road, Hei Hei	Operative zoning	6		6			
56 Avonside Drive, Linwood (disabled units)	Operative zoning	7		7			
6 Constance Place, Oaklands	Operative zoning	6		6			
70 Elizabeth Street, Riccarton	Operative zoning	5		5			
73 Matipo Street, Riccarton	Operative zoning	5		5			
88 St Lukes Street, Woolston	Operative zoning	18		18			
9 Pavilion Crescent, Addington	Operative zoning	5		5			
97 Opawa Road, Opawa	Operative zoning	5		5			
Alpine View (EPUnits)	Operative zoning	40		40			
Anthony Wilding Oaklands (EPUnits)	Operative zoning	35		35			
Anthony Wilding Oaklands (EPUnits)	Operative zoning	46		46			
Clearwater	Operative zoning	45		45			
Former Maltworks Site - Port Hills Rd, Heathcote Valley (EP Units)	Business 4	180					
Greenwood Farm - Richmond Hill	Operative zoning	24		24			
Halswell on Park	Operative zoning	42		42			
Parkridge - Mt Pleasant	Operative zoning	24		24			
Philpotts Rd (EPUnits)	Operative zoning	180		180			
Quarry Hill - Kennedys Bush	Operative zoning	8		8			
Rostrevor Estate	Operative zoning	29		29			
Southwest Motorway	Operative zoning	100			100	New wastewater pump station and associated wastewater infrastructure	Sep 2013
Te Repo Oaks - Halswell	Operative zoning	13		13			
Waitiki	Operative zoning	82		82			
Tails						Wairakei/Woolridge intersection improvement	Jul-15
<b>TOTAL - Small Development Areas</b>		<b>1717</b>		<b>1347</b>	<b>100</b>		
<b>GRAND TOTAL</b>		<b>22713</b>		<b>7047</b>	<b>13624</b>		

\* Figures are included in 'Potential Sections' and 'Sections zoned'

**STRATEGY AND PLANNING COMMITTEE 21. 3. 2014**

**5. CENTRAL CITY RECOVERY QUARTERLY MEMO – OCTOBER TO DECEMBER 2013**

		Contact	Contact Details
<b>General Manager responsible:</b>	General Manager Strategy and Planning		
<b>Officer responsible:</b>	Urban Design and Regeneration Unit Manager	Y	Carolyn Ingles, 03 941 8239

**1. PURPOSE OF MEMO**

- 1.1 The purpose of this memo is to update the Council on the implementation of central city recovery projects for the period October 2013 to December 2013.
- 1.2 Quarterly updates are provided for central city recovery activities. This report is the second for the 2013-14 financial year. The key activities reported on are:
- resource consents
  - transitional city activity
  - Transitional City Projects Fund
  - Creative Industries Support Fund
  - Central Christchurch Recovery Plan projects
  - enabling central city recovery
  - Christchurch Central Development Unit (CCDU)
  - communications and marketing

**2. RESOURCE CONSENTS**

- 2.1 Table 1 sets out the resource consent applications received during the months of October to December 2013 for the central city. Note some consents are for minor works to existing buildings or changes to consent conditions. This information is more specific than that provided in the consenting rebuilding monthly reports.

**Table 1: Resource Consent Activity**

<b>Consent Type</b>	<b>Number</b>
Land Use Consents within Four Avenues	49
Land Use Consents within Core	14
Existing Use Certificates	5
<b>TOTAL</b>	<b>68</b>

- 2.2 During the last quarter a resource consent was approved by the Joint Management Board (JMB) for a 6 storey building within the Retail Precinct. This building is stage one of development under the Lichfield Holdings Outline Development Plan (ODP) previously approved within the Retail Precinct. Site works are currently underway for this project. This project in conjunction with the Hereford Holdings project (the Terraces) will ultimately occupy a significant part of the Cashel – Hereford – Oxford - Colombo block within the retail precinct.
- 2.3 Resource consents were also approved for the first stage of the Justice and Emergency Services Precinct in the Durham – Lichfield – Tuam Streets block. Consents for both ground works (preliminary) and buildings were issued. Resource consent for buildings under the Central City Business zone rules was approved by the JMB.

**3. TRANSITIONAL CITY ACTIVITY**

- 3.1 The Council's transitional city programme aims to support central city regeneration through improving amenity, attracting people to the central city, and increasing community participation and engagement in the recovery through temporary and cost effective projects. The programme is divided into public space projects led or facilitated by the Council, and support for community and private-sector initiatives on vacant sites. Further detail on this programme was contained in the report covering the period June to September 2013. Table 2 provides a summary of progress with Council-led transitional projects in the central city.

## STRATEGY AND PLANNING COMMITTEE 21. 3. 2014

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**Table 2:** Transitional (Temporary) Streetscape projects

PROJECT	UPDATE SINCE SEPTEMBER REPORT	COMPONENTS
Cathedral Square	The temporary iSite has been located in the square since November and will be there for the summer season. There is also a coffee cart back within the area. The transitional square project continues to prove very popular with visitors and residents especially the Whare and a regular programme of events is planned. The flag wall (designed by artist Sara Hughes) will be delivered in the next quarter.	<ul style="list-style-type: none"> <li>• Creative hoardings</li> <li>• Artists commissioned works.</li> <li>• Temporary modular planters and seats</li> <li>• Improvements to the police kiosk.</li> <li>• Temporary public toilets to replace the damaged facilities.</li> <li>• Interpretation to communicate the past, present and future of the square.</li> </ul>
Way finding	Central city pedestrian signage (way-finding plinths) continues to be reviewed and updated as necessary especially as new areas and attractions open up in the central city.	<ul style="list-style-type: none"> <li>• Updating signs progressively with changes</li> <li>• Two new temporary way finding maps (using exhibition board) to support visitors in City;               <ol style="list-style-type: none"> <li>1. Worcester St outside Cathedral Junction</li> <li>2. InterCity site (Armagh St)</li> </ol> </li> </ul>
High Street	Work has commenced on the High Street transitional project as part of 2013/14 transitional programme and concepts have been approved in December. The project is now moving towards detailed design stage.	<ul style="list-style-type: none"> <li>• Boundary treatment/walls/fences</li> <li>• Street furniture</li> <li>• Street trees and landscaping/planters</li> <li>• Parklets and traffic calming</li> <li>• Pedestrian and cyclists priority areas</li> <li>• Art installations and creative lighting</li> <li>• DOC visitor centre</li> <li>• Space for events</li> </ul>

**4. TRANSITIONAL CITY PROJECTS FUND (TCPF)**

- 4.1 The Transitional City Projects Fund aims to encourage and support the temporary 'activation' of vacant spaces whilst longer term uses are determined. The 2012/13 Annual Plan provided \$145,000 support towards activating vacant sites in the central city. This was fully allocated. The 2013/14 Annual Plan allocated \$100,000 support. Applications funded in the current financial year to date are listed in Table 3, with \$54,000 remaining to allocate.
- 4.2 The 2013/14 Annual Plan provided \$200,000 for Council-led Transitional Projects in the Suburban Centre Master Plan areas. With the support of the Council, \$50,000 of this is now coming on-stream for allocation to suburban centre Masterplan areas via a new Transitional City Projects Fund (Suburban Centres). The first applications are expected in February 2014.

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Table 3: TCPF (Central City) Summary of Funded Applicants for the 2013/14 Financial Year

APPLICANT OR LEGAL ENTITY	PROJECT	AMOUNT REQUESTED	AMOUNT FUNDED
Kate Belton	Palimpsest – neon artwork referencing remembering and the erasure of built form and memories - 166 Armagh Street.	\$1,740	\$1,040
Canterbury Horticultural Society	Alhambra Gardens – a temporary Spanish-themed urban garden to enhance the New Regent Street area.	\$7,000	\$7,000
Cantabrian Society of Sonic Artists Inc	'Audacious' – inaugural Festival of Sonic Arts, consisting of a two day exhibition of sound art works in public spaces around central Christchurch, including public sound walks led by artists, and workshops for children.	\$11,550	\$11,550
Art Group Ltd	'Lower Raise' – large-scale optical illusion artwork by Mike Hewson. Planned for the side of a (formerly Red-Zoned) building.	\$7,630	\$7,630
The Social	Creation of interactive and socially-based art projects in a style that is thought-provoking, relevant, intriguing and fun. Presentation of these as part of the summer 'Art Beat' festival in Re:START.	\$10,440	\$10,440
Two Productions Ltd	The Powerful Event (working title 'Capsule 2028') – an immersive and interactive theatre production on a vacant site, with sci-fi edges.	\$13,724	\$3,200

## 5. CREATIVE INDUSTRIES SUPPORT FUND (CISF)

- 5.1 The Creative Industries Support Fund was launched with an allocation of \$500,000 in 2012/213 Annual Plan with the objective of retaining the Creative Industries and generating vibrancy in the central city. A total budget of \$300,000 was allocated for the CISF in the 2013/14 Annual Plan with \$278,142 allocated to creative businesses and initiatives in the period to date. The balance of the fund for the remaining 2013/14 financial year is \$21,858. Two new applications to the fund are currently in pre-application discussions.
- 5.2 All of the entities supported by the fund to date are focussed on developing sustainable business models that support strategic long term business planning. As a result the fund is optimising the entrepreneurial spirit of the Creative Industries in the city and supporting a favourable shift in the economic geography of the sector.
- 5.3 There are a high proportion of social enterprise models under development and innovative partnerships forming across the industry. The Creative Industries sector has embraced experimentation resulting in a number of world-first creative businesses operating in the central city. Examples include Rekindle's whole house reuse programme and The Auricle, a bespoke sound art gallery and wine bar matching boutique New Zealand wine with a menu of live recordings and performances by local national and international sound artists.

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5.4 Planning for the strategic direction of the fund for 2014/15 is underway.

**Table 4: Summary of Funded Applicants for the October - December 2013/14 Period**

<b>APPLICANT LEGAL ENTITY</b>	<b>PROJECT</b>	<b>AMOUNT REQUESTED</b>	<b>AMOUNT FUNDED</b>
F&M Graffiti Ltd	The ethos of F&M Graffiti Ltd is to deliver high quality graffiti art experiences in the central city to transform urban areas, providing positive role models for the graffiti profession and developing mural talent.	\$14,972	\$14,972 towards operational and capital support

**6. CENTRAL CITY RECOVERY PLAN ANCHOR PROJECTS**

6.1 Staff continue to provide advice to support anchor project delivery. A summary of anchor project progress produced in January 2014 is located on the CCDU website <https://ccdu.govt.nz/sites/ccdu.govt.nz/files/documents/anchor-projects-overview-january-2014.pdf>

**7. ENABLING CENTRAL CITY RECOVERY**

7.1 Rebuild Central offices moved from 36 Lichfield Street to 663 Colombo Street in December 2013. This has increased public visibility of the service Rebuild Central provides. Recent enquiries to Rebuild Central have been on an activity basis, where developers/businesses ask where best to locate themselves in the central city (strategic conversations). Once they select a site, Rebuild Central staff work with them to highlight any Council consenting matters (both planning and building), and seek to have collaboration between adjacent land owners, such as sharing vehicle entries and site boundary treatments.

7.2 The Case Managers at Rebuild Central continue to assist applicants with consenting matters (particularly building consents) on a diverse range of projects such as restaurant, bar and café fit outs, large office, retail and hotel developments, temporary projects, blue chip industrial rebuilds, Anchor Projects (Justice Precinct, Bus Interchange, Breathe, and ECan building), Art Gallery re-levelling, Hagley Oval development, and both the Ministry of Education and Ministry of Health construction programmes.

7.3 The Rebuild Central Recovery Coordinators continue to facilitate and support the economic and social recovery of existing and new businesses and retail areas in the Central City, such as New Regent Street, Cathedral Junction, Re:START Mall, Victoria Street, and High Street. This included facilitating the temporary placement of the Amazing Places container in City Mall, relocation of temporary street furniture (i.e. seating to support ArtBeat programme in Re:Start Mall, Roller Restart on 100 Peterborough and InterCity site in Armagh St), and the relocation of floral planter boxes around the central city (in particular the Triangle Car park site).

7.4 Staff are actively working with the community, property owners, businesses, SCIRT, CCDU, CDC and CERA to coordinate works alongside private sector demolition and construction, anchor projects and Transitional Projects.

**8. COMMUNICATIONS & MARKETING**

8.1 The Future Christchurch website ([www.futurechristchurch.co.nz](http://www.futurechristchurch.co.nz)) is regularly updated with Central City recovery activities and attracted 19,395 unique pageviews in the October-December quarter, compared with 25,011 in the previous period. Average time spent on the page increased by 10 per cent. The announcement of the Breathe New Urban Village competition winner resulted in a 67 per cent increase in pageviews to that page compared with the July-September quarter. Regular updates and image galleries are also posted on the Council's Facebook site.



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9.1 That the Strategy and Planning Committee receive this report for information.



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**6. FREEDOM CAMPING INVESTIGATION – REPORT TO STRATEGY AND PLANNING COMMITTEE**

		Contact	Contact Details
<b>General Manager responsible:</b>	Acting Chief Planning Officer		Brigitte de Ronde, 941-8045
<b>Officer responsible:</b>	Strategic Policy Unit Manager	Y	Alan Bywater, 941-6430
<b>Author:</b>	Siobhan Storey	Y	941-8916

**1. PURPOSE AND ORIGIN OF REPORT**

- 1.1 At its meeting of 30 January 2014 the Council **resolved** that in view of recent problems related to freedom camping, that staff investigate actions which could be taken to control, restrict, or designate specific areas for freedom camping on Banks Peninsula and elsewhere in the city and urgently report to Council with recommendations.
- 1.2 This report outlines the background of freedom camping issues in the city, and the current situation in Akaroa, Banks Peninsula and the city and recommends that staff work with the Akaroa Wairewa Community Board to consider the particular issues faced by Akaroa at the present time.

**2. EXECUTIVE SUMMARY**

- 2.1 There is evidence of freedom camping taking place in the Christchurch urban area, and around Banks Peninsula (particularly in Akaroa). Staff have found only a few problems of rubbish or fouling associated with campervans on Banks Peninsula. In the Christchurch urban area the main issue at sites along the beachfront seems to be homelessness amongst local people, or arriving workers who were either unable to find or be able to afford housing, rather than tourists. There have been some complaints to the Parking Enforcement Team (**Attachment 1**) from residents. Staff will continue to monitor the situation.
- 2.2 There is a particular current issue with tourists freedom camping in the Akaroa Boat Park, causing congestion, and making it difficult for people wanting to get their boats in and out of the water. Staff have been engaging with the Akaroa/Waiwera Community Board about this issue.
- 2.3 This report discusses two broad options to control problems arising from freedom camping for the Committee and Council to consider. Option 1 provides information on existing regulations which can be used on a case by case basis to address immediate issues as they arise. The report identifies how these regulations could affect the situation in Akaroa and what any consequences might be, both intended and unintended. It also comments on issues relating to the enforcement of the regulations.
- 2.4 Option 2 considers addressing freedom camping on a City-wide basis, by using the provisions of the Freedom Camping Act 2011 to develop a bylaw, and how such a bylaw might affect the situation in Akaroa, including comments on issues relating to the enforcement of the bylaw. It also considers the possibility of developing a bylaw in conjunction with neighbouring Councils.
- 2.5 Whilst developing a bylaw enables a much more comprehensive, city-wide approach to freedom camping, it may not be a priority for resources given the range of earthquake recovery (and other) issues at the moment. Staff therefore recommend that the Committee recommend the Council adopt Option 1, and further recommend that staff hold a workshop with the Akaroa Wairewa Community Board to discuss the issues surrounding freedom camping in Akaroa and to devise a local solution to the reported problems.

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#### 3. BACKGROUND

##### *Freedom Camping Management Plan*

- 3.1 At its meeting on 23-24 September 2010 the Council resolved to adopt the Freedom Camping Management Plan and began to implement the Stage One/Social Marketing aspect of the Plan ahead of the 2010/2011 summer season.
- 3.2 Staff worked locally and nationally with tourism agencies and campervan companies and provided them with information to give to campers asking them to camp responsibly. In particular it was suggested that campers who did not have toilet facilities in their vans should camp in caravan parks or in areas where there are public toilets.
- 3.3 Sites along the roads and beaches from North New Brighton to Scarborough, Taylors Mistake and Godley Head, Lyttelton, Corsair, Cass and Governor's Bays, Rapaki and Banks Peninsula including Robinson's Bay, were monitored on a regular basis until the 22 February earthquake. The purpose was to get an indication of the level of activity in these areas.
- 3.4 At its meeting of 27 October 2011 the Council resolved that staff report to the Council on the monitoring of freedom camping both in reserves and on roads and other areas, and on whether a freedom camping bylaw was needed. Section 11 of the Freedom Camping Act 2011 enables local authorities to make a bylaw regulating freedom camping under certain conditions.
- 3.5 Staff reported back to the Regulatory and Planning Committee on 2 May 2012. At its meeting of 24 May 2012 the Council adopted the Committee's recommendations, that the Council:
  - (a) *Note that the monitoring of selected sites has indicated that currently there is no significant problem to be addressed with respect to freedom camping.*
  - (b) *Resolve that the Council direct staff to continue with the social marketing campaign on freedom camping and to continue to monitor the same sites for the next two summers, ie December 2012 and 2013 to March 2013 and 2014, and re-assess the situation each year, subject to staff advising Councillors on the ongoing cost and details of the social marketing campaign and ongoing monitoring.*
  - (c) *Note that in the event of emergent nuisance issues the local Community Board would be able to trigger an earlier review of the need for regulatory response.*

##### *Freedom Camping Issues in Robinson's Bay and Duvauchelle*

- 3.6 In February and March 2013 the Akaroa Wairewa Community Board received concerns from a Robinson's Bay resident and the Duvauchelle Management Committee about freedom camping in these areas.
- 3.7 Staff reported back to the Board on 17 July 2013 regarding the feasibility and necessity of banning freedom camping in the following areas: Robinson's Bay Wharf Road, Seafield Road, Duvauchelle, and Robinson's Bay and Duvauchelle picnic areas.
- 3.8 Staff monitored sites on Banks Peninsula on a weekly basis from 18 December 2012 to 25 February 2013, including those about which concern had been expressed. Staff reported the overall experience was that campers were well-behaved, respectful of the local environment (ie little litter or waste), and most vans were self-contained.
- 3.9 Staff concluded that the extent of evidence of issues resulting from freedom camping was insufficient to make the introduction of a bylaw under the Freedom Camping Act 2011 the most appropriate and proportionate way of addressing the problem at that time. Staff would continue to monitor the situation.

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## 4. COMMENT

*Current situation**Akaroa*

- 4.1 At its meeting of 19 December 2013 the Akaroa Wairewa Community Board (the Board) was concerned at the increase in freedom camping taking place on the Peninsula, particularly adjacent to the Akaroa Recreation Ground and Akaroa Boat Compound area. Members noted that campers added to the congestion in that area, which could become more problematical during the holidays when the need for boat parking also increased.
- 4.2 The Board decided to ask staff to monitor freedom camping numbers over the 2013/14 summer period and to try and find a solution before the 2014 season to enable all users of the Recreation Ground/Boat Compound area to be accommodated and to possibly look at how the area could be improved in the future.
- 4.3 Residents have noted that not only are there a lot of campervans in the area (often 30 or more) but that the people in them are using the area as a holiday park, blocking pavements and generally making the area very congested with tables, chairs and so forth.

*Banks Peninsula*

- 4.4 There are reports and evidence of freedom camping taking place at various sites around Banks Peninsula but not necessarily problems being created by this camping. Staff have continued to monitor sites on Banks Peninsula and have found few problems of rubbish or fouling associated with camper vans.

*Rest of the city*

- 4.5 The coastal ranger team undertakes periodic monitoring of overnight parking camping around the eastern part of Christchurch from Waimairi Beach to Sumner. The area head ranger recently made four early morning patrols – two in October 2013, one in November 2013 and one in early February 2014 – following concerns from City Care cleaning contractors about the difficulties they were having keeping the toilets clean with much extra rubbish, blocked drains and inappropriate use by campers.
- 4.6 He found the main issue at sites along the beachfront seemed to be homelessness amongst local people, or arriving workers who were either unable to find or able to afford housing, rather than tourists. Some had mental health problems. The majority were individuals sleeping rough in ordinary cars and vans, with only a very few being bona fide tourist rental vehicles
- 4.7 The Parking Enforcement Team has received a number of complaints about freedom camping between Waimairi Beach and Sumner since April 2013 (**Attachment 1**).

*Addressing the current issues with freedom camping*

There are two main options for the Committee and the Council to consider.

*Option 1- Continue to address problems on a case by case basis using existing regulation*

- 4.8 The Council can address the immediate issues as they arise, using existing regulations. There are three existing regulations which may be used. Which regulation applies depends on the type of land that is being used for freedom camping: whether it is a reserve, a road, a public place or Crown land.
- 4.9 Reserve: If the land is a reserve, the Parks and Reserves Bylaw 2008 may be applied, which prohibits camping in a reserve, unless it is in an area the Council has specifically set aside for camping and any camping fees have been paid, or the person camping has obtained prior written permission to camp from a Council-authorised Officer.

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- 4.10 Road: The Land Transport Road User Rules prohibit any vehicle parking parallel in an angled parking zone (taking up more spaces because they are parked against the curb as opposed to within the lines). This prohibits campervans and caravans in Akaroa from parking on the east side of Beach Road from Rue Benoit to Smith Street, and from Rue Jolie to Bruce Terrace. Additionally, if the land is a road the Traffic and Parking Bylaw 2008 may be applied. This bylaw prohibits leaving a motor-home on a road for a continuous period exceeding seven days.

This bylaw also provides that the Council may set aside any road, part of a road or area under the control of Council as a restricted parking area. The Council can determine conditions that a restricted parking area may be subject to, and may impose standing or stopping restrictions by way of a time restriction, a restriction to a specific class, classes or description of vehicle, a total prohibition or any combination of these.

- 4.11 Public Place: If the land is a public place, the Public Places Bylaw 2008 may be applied. There is no clause prohibiting camping/residing in a public place under this bylaw. This generally means on roads or other Council owned parking spaces in urban and residential areas, excluding those located on Council owned or managed and controlled park and reserve land.

However under legislation, there are issues associated with camping/residing in a public place that are prohibited. These include issues such as littering (under the Litter Act 1979), toileting (under the Summary Offences Act 1981) and excessive noise (under the Resource Management Act 1991), from people camping/residing in those areas. Disposal of any waste (including rubbish and human waste) is also prohibited under the Freedom Camping Act and infringement notices can be issued by the Council, irrespective of whether or not the Council has a bylaw under the Act. It is also important to note that people are not allowed to obstruct traffic or other parking spaces under the Public Places Bylaw bylaw, for instance through setting up camp or picnicking in an adjacent parking space in any place around the City.

At its meeting of 11 February 2010 the Council resolved to establish a Special Use Area in the Cranmer Square area under this bylaw to prohibit camping or residing in motor homes, motor vehicles, or caravans. However, those vehicles can still park there as long as they pay the required fees and observe the allowed parking times.

- 4.12 Crown Land: If land is owned by the Crown it is not under the control of Council and thus none of the above regulations apply.

*Application of the above regulations to the situation with the Akaroa Boat Park. (See Map - **Attachment 2**)*

- 4.13 Rue Brittan in Akaroa is a road in the boat park area which runs from Rue Jolie to 140 metres north of the intersection of Rue Jolie and Rue Brittan from the intersection of Rue Brittan and Rue Jolie. (This enabled the Council to approve a temporary road closure of this road on 22 February 2014 from 7.30am to 12.30pm because of the La Grande Swim event.)
- 4.14 The remaining area is a reserve, hence Clause 10, the “no camping” clause in the Parks and Reserves Bylaw 2008 could be enforced by the Parks Team. However as infringement notices cannot be issued under this bylaw, there is a lack of effective enforcement tools under this prohibition (Council can only prosecute for offences, or can in some cases seize items, but this is also complex). The Banks Peninsula Area Supervisor suggested moving campervans and other similar vehicles away from the boat ramp area by putting signs up prohibiting campervans, caravans etc in the area near the boat ramp and directing them to the park by Rue Jolie, possibly with the proviso that overnight campers must leave by 8.00am. Additionally overnight parking could be prohibited in some areas. He also suggested Council could provide facilities such as toilets and basic washing facilities in areas where campervans are permitted.

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- 4.15 At its meeting of 20 February 2014 the Akaroa Wairewa Community Board resolved: *to request as an interim measure, that staff enforce the Parks and Reserves Bylaw in relation to camping, for the boat park area from Rue Brittan to the southern branch of the Grehan Stream, and that staff also be requested to convene a workshop for the Board and interested parties to discuss freedom camping.*
- 4.16 Staff could arrange for "No Camping" signs to be erected at all entrances to the Boat Park and on the Recreation Reserve. Enforcement of the prohibitions could be problematic as there is little resource available in Akaroa and on the Peninsula generally, although if the signs are there it means Akaroa residents could point this out to potential campers.
- 4.17 Staff are concerned that banning campervans and other vehicles being used for freedom camping from this area is likely to mean they will simply move elsewhere, and potentially could create a similar or worse problem in other areas. They are also aware that camper van/freedom campers are often tourists who contribute to the local economy. Staff consider that it would be helpful to have a workshop with the Akaroa Wairewa Community Board so that the situation can be fully discussed and a local solution devised.

*Option 2*

- 4.18 The Council can address freedom camping issues on a City-wide basis. The measures outlined in paragraph 4.14 to 4.17 could address the immediate problem in Akaroa. However there is the broader question of freedom camping across the city and Banks Peninsula.

*The Freedom Camping Act 2011*

- 4.19 Section 10 of the Freedom Camping Act 2011 states freedom camping is permitted in any local authority area unless it is restricted or prohibited in an area in accordance with a bylaw made under section 11 or under any other enactment. Thus the Freedom Camping Act enables the Council to make a bylaw to restrict freedom camping within its area, although it may not absolutely prohibit it or prohibit it too restrictively.
- 4.20 If the Council wishes to make a bylaw it must be satisfied that:
- (a) the bylaw is necessary for 1 or more of the following purposes:
    - (i) to protect the area;
    - (ii) to protect the health and safety of people who may visit the area;
    - (iii) to protect access to the area; and
  - (b) the bylaw is the most appropriate and proportionate way of addressing the perceived problem in relation to that area; and
  - (c) the bylaw is not inconsistent with the New Zealand Bill of Rights Act 1990.
- 4.21 Any bylaw must define a restricted or prohibited area by a map or by a description of its locality (other than just its legal description), or both. When making a bylaw the Council must use the special consultative procedure set out in the Local Government Act 2002.
- 4.22 If the Council was to make a bylaw under the Freedom Camping Act, outlining areas where freedom camping is restricted, it would need to ensure that such a bylaw in conjunction with the Parks and Reserves Bylaw did not prohibit freedom camping absolutely.
- 4.23 A bylaw made under the Freedom Camping Act could delineate areas around the Akaroa Boat Park (and elsewhere) where freedom camping was restricted, either by numbers or times of the day or both; or not allowed at all. If people committed an offence under the bylaw an enforcement officer may serve infringement notices on them.
- 4.24 Despite this additional tool, enforcement of the bylaw is likely to be problematic for a number of reasons:
- by their nature, freedom campers tend not to stay in a given area for any length of time, and could argue that they were parking not camping, until quite late at night;
  - enforcement officers generally work normal business hours and their numbers are limited on the Peninsula in particular;

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- if a resident wanted to advise an enforcement officer that people were camping in a restricted or prohibited area it could take quite some time for the officer to arrive on the scene, by which time the campers may have left;
- although rental companies may have the ability to recover infringement costs from the hirer, not all freedom campers (especially those in non-self-contained vans) rent their vehicles. These campers are often overseas tourists who are likely to leave the country before paying the fine.

4.25 If the Council did wish to develop a freedom camping bylaw it could make sense for it to do so in conjunction with its Urban Development Strategy partners, or even to develop a Canterbury-wide bylaw with the Selwyn and Waimakariri District Councils, which is consistent with the provisions in the Hurunui and Kaikoura District Councils' Bylaws. This would simplify matters for campers in Canterbury as there would be one set of rules across the region.

### 5. FINANCIAL IMPLICATIONS

#### Option 1

5.1 There will be costs of investigating and applying regulations whenever problems arise. By way of illustration, there will be costs involved in the design, production, erection and maintenance of signs for the Akaroa Boat Park and elsewhere. There will be additional costs of enforcement if staff are required to visit Akaroa freedom campers after hours. In the majority of these specific cases (including the Akaroa boat ramp) the costs of signage can be managed through existing budgets.

#### Option 2

5.2 There will be significant costs involved in developing a Freedom Camping Bylaw. This could be achieved as part of the City and Community Long-Term Policy and Planning Activity work programme in 2014-15. However this would be at the expense of other work. A process of agreeing priorities for this work programme will be commenced in the next couple of months.

5.3 If the Council decides to create a Freedom Camping Bylaw it will also need to consider the costs of providing facilities in areas where freedom camping will be permitted, signage and address the costs of enforcing the bylaw.

### 6. STAFF RECOMMENDATION

That the Committee recommends to the Council that:

- 6.1 Issues resulting from Freedom Camping continue to be addressed on a case by case basis using existing regulations (and other means) as and when they become a problem for the time being; and
- 6.2 It agree that staff hold a workshop with the Akaroa Wairewa Community Board so that all the issues surrounding, and solutions to, freedom camping problems in and around Akaroa can be discussed, including possible utilisation of the Parks and Reserves Bylaw, managing the likely relocation of the activity, and the resourcing implications of enforcement, with a view to devising a local solution.



**Attachment 1**

**Complaints about Freedom Camping in Christchurch City April 2013 to February 2014**

<b>Date</b>	<b>Nature of Complaint</b>
04/04/2013	Complaint no 35069 to Parking Enforcement. People sleeping in a campervan in Carlyle Street – compliance gained
26/04/2013	30 Esplanade Sumner - Campervan taking up 2 parking spaces
09/06/2013	93 Marine Pde, 2 Campervans
20/07/2013	Tidal View, Ferrymead, 1 Campervan
09/08/2013	Pier Car park, a man sleeping in a Caravan
11/09/2013	Sth Brighton Surf Club car park, 2 Camper Vans
18/10/2013	Waimari Beach car park, several complaints about a man sleeping in a van
14/11/2013	Thompson Skate Park, Marine Pde, freedom camping in a van
16/12/2013	Several camper vans in North and South Pier ramp car parks (complaint from ADT as they lock the gates and toilets each night)
11/02/2014	Caravan on south ramp of the Pier carpark. Man sleeps there at night and moves out to the street during the day (several complaints)







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**7. PLAN CHANGE 52, RUAPUNA NOISE CONTROLS – PLAN CHANGE 52, RUAPUNA NOISE CONTROLS – MEDIATION OF APPEALS, PROPOSAL TO ESTABLISH A COMMUNITY LIAISON COMMITTEE**

		Contact	Contact Details
<b>General Manager responsible:</b>	General Manager Strategy and Planning	Y	Michael Theelen, 941 8281
<b>Officer responsible:</b>	City Planning Unit Manager	Y	Brigitte de Ronde, 941 8045
<b>Author:</b>	Ivan Thomson	Y	941 8813

**1. PURPOSE AND ORIGIN OF REPORT**

- 1.1 The purpose of this report is to obtain support from the Council to establish and form part of the membership of a Community Liaison Committee (CLC), which is tasked with addressing noise related issues at the Ruapuna MotorSports Park (Ruapuna).
- 1.2 The report originates from appeals to the Environment Court on Plan Change 52 (Ruapuna Noise Management) (PC52), a Council Plan Change prepared under the Resource Management Act 1991. Officers anticipate that agreement for establishment and membership of this Committee will greatly assist in achieving a mediated settlement of these appeals.

**2. EXECUTIVE SUMMARY**

- 2.1 PC52 was publicly notified in September 2012 to manage noise effects from Ruapuna, addressing the tension between permitting Ruapuna to be used for its intended purpose, and affording reasonable protection from the effects of noise for residents in the surrounding areas. This was one of several actions taken following a significant increase in complaints about noise from Ruapuna since 2005.
- 2.2 The Council received two appeals to its decision on PC52. The parties attended mediation and through that process have agreed to temporarily put the Court proceedings on hold and to form a working party to jointly prepare two separate Noise Management Plans – one for the raceway and one for the speedway.
- 2.3 The purpose of the Noise Management Plans is to address noise issues through a non-regulatory process which is additional to the District Plan and through which noise reducing measures can be identified and trialled in discussion with local residents. Draft noise management plans have been prepared and are subject to on-going development.
- 2.4 One of the objectives of the draft management plans is to create a regular forum for residents and representatives of the Canterbury Car Club and the Speedway to discuss noise related issues. This has been called the Community Liaison Committee (CLC). These parties are keen for the City Council to have membership of the CLC and this is supported by Council officers.

**3. BACKGROUND**

- 3.1 Ruapuna is located to the west of the City on Hasketts Road, in an area containing rural-residential activities and, further afield, the Templeton Golf Course, a quarry, Papanui Prison and the residential areas of Templeton and Yaldhurst. The park provides a venue for a variety of motorsport activities, occupying 55ha of Crown Reserve which is administered by the Christchurch City Council. The speedway was established in April 1962 and the racetrack in November 1963. The racetrack is the larger of the two tracks.
- 3.2 The race track is leased to, and operated by, the Canterbury Car Club, with the lease expiring in December 2016. The Club sub-leases land to the Canterbury Motor Racing School until March 2017, who in turn subleases to Aristotle Enterprises until December 2016. The Council agreed to the subleases in 2002 and 2004 respectively. The racetrack operates on an almost daily basis, with a mixture of uses ranging from bicycle races to competitive motor-racing. Weekdays are generally practice sessions, driver training, or open hire days, with most race events taking place in the weekends.

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- 3.3 The speedway track is leased by the Christchurch Speedway Association until 2020, with a right of renewal until 2053. The Association subleases part of the land to the Canterbury Radio Control Car Club. The speedway has about 15 race events per season, plus the potential for other activities on a skid pad.
- 3.4 From 2005, the Council received an increased number of complaints regarding the noise created by activities at Ruapuna. The Council's Environmental Compliance Team undertook noise monitoring at Ruapuna from November 2005 until March 2006. The monitoring established that events at Ruapuna were operating within the noise provisions of the Plan.
- 3.5 The Council remained concerned, however, and commissioned Marshall Day Acoustics (MDA) to prepare a further report which advised that noise levels received at dwellings over 60dBA were unreasonable. The Council resolved in June 2009 to initiate a plan change and to purchase seven residential properties affected by "unreasonable" levels of noise (noting that Council only purchased six with one retained by Housing New Zealand).
- 3.6 The Council continued monitoring noise over the 2010/11 season and MDA compiled a second report to inform PC52. The three main aspects of the City Plan which PC 52 amended were:
- Introducing more restrictive rules relating to noise levels and frequency of events and track usage, in order to limit the use of Ruapuna to around its current levels of activity;
  - Widen the development setback from 400 metres to correspond with the 60 dBA contour line;
  - Incorporate restrictions on new or additional residential development between the 55 and 60 dBA noise contour lines
- 3.7 Forty-one submissions were received on the plan change, and Commissioner Rachel Dunningham conducted a hearing over two days in February 2013. The decision to adopt the Commissioner's recommendations was notified by the Council on 7 June 2013 (Attachment 2). Commissioner Rachel Dunningham's recommendation was that the plan change be approved (Attachment 1). However, two key changes were made:
- A requirement to schedule 10 motorsport free weekend days between 1 October and 30 March; and
  - A requirement that motorised activities only occur at the racetrack and speedway on the same day if activity at both tracks ceases by 6pm
- 3.8 The Council received two appeals following its decision (these are appended as Attachment 3). Quieter Please has sought stronger controls on noise while the Canterbury Car Club wants fewer restrictions. The parties to the appeal agreed to mediation which was held on 16<sup>th</sup> and 17<sup>th</sup> October 2013. At the mediation, the parties agreed to temporarily put the formal proceedings on hold and to form a working party to jointly prepare two separate Noise Management Plans – one for the raceway and one for the speedway at the Ruapuna Motor Sport Park. The Management Plans are seen as an important mechanism, additional to regulation through the City Plan, for collaboratively addressing noise issues.
- 3.9 Details of the Terms of Reference for the Committee are yet to be finalised but it has been proposed that the CLC would initially meet 4 times a year and its role would be to:
- review the track logs for both the raceway and speedway
  - review a complaints log
  - review a summary of noise monitoring from trackside measurements (taken during race events) and the Council's noise monitoring (a permanent noise logger is now in place)
  - review and discuss the success of noise reduction initiatives
  - review the provisions of the respective Noise Management Plans and require these to be up-dated, as required, on an annual basis.

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3.10 The working party has suggested that the CLC could be comprised of:

- Independent chairperson appointed by the Council
- 3 members – local residents
- 2 members – Car Club
- 1 member – Speedway
- 1 member – Christchurch City Council

3.11 The Car Club has suggested that it would provide the secretariat and every two years it would advertise in a local community newsletter or paper, inviting expressions of interest for representatives from the community for the CLC. If more than three applicants were received the chairperson would select the CLC members to ensure balanced representation. The CLC would also have the ability to invite other people to attend meetings as required.

3.12 The Working Party has asked for confirmation from the Council that it is supportive in principle of this approach and being part of the CLC.

#### 4. COMMENT

4.1 As the background to this report shows, Ruapuna has been, and remains, a contentious local issue. It is unlikely that the proposed plan change by itself will resolve the matter to the satisfaction of all the parties. Collaborative approaches such as the Committee being promoted can be a more effective and enduring means of managing a complex issue than the use of regulation.

4.2 The matters on which Council consideration and agreement is sought are as follows:

- is the Council supportive of a CLC as an appropriate forum to assist in addressing noise related issues at Ruapuna Motor Sports Park?
- does the Council wish to have representation on the CLC?
- does the Council wish to have more than one representative on the CLC – noting that it has interests as a landowner and as a regulator?
- is the Council agreeable to having the role of appointing the Chairperson of the CLC?

4.3 Council officers support Council representation on the CLC. This is essential to demonstrate commitment to a collaborative forum for addressing noise issues. More effective mitigation of noise effects is possible but it may require a period of time to trial and implement particular options, some of which will require considerable financial commitment from the Car Club and/or Speedway. Membership of the CLC also enables the Council to present its interests, keep itself informed of community concerns and also to provide the CLC with accurate and timely advice, particularly around resource management matters.

4.4 The commitment in terms of time and money would be minor and should be able to be catered for within existing budgets. The final number and make-up of Council representatives on the CLC may depend on the final terms of reference; however a maximum of 2 representatives would be appropriate to cover Council interests and input, one of whom should be a technical officer, and the other could be a Community Board member or Councillor. The independent Chair still needs to be identified, but should be appointed by the Council, and not be a Councillor or Board member. The formalisation of this delegation and appointment process, together with details on how the Committee would operate, can be undertaken through the Terms of Reference, once the appeals to PC52 are formally resolved.

4.5 Oversight of the Committee's dealings from a Council perspective is likely to sit with Strategy and Planning, in partnership with the Inspections and Enforcement Unit. Details on this matter need to be finalised but are not critical to the decision being sought.

**STRATEGY AND PLANNING COMMITTEE 21. 3. 2014****7 Cont'd****5. FINANCIAL IMPLICATIONS**

- 5.1 The District Plan Activity has funds to complete plan changes that were started prior to the Council embarking on the District Plan Review. Funds of \$25,300 have been approved to date for planning consultant costs for assisting Council in the mediation, the Working Party and Court proceedings. The anticipated costs to the Council of setting up the Liaison Committee is estimated at \$5000 while the on-going operational cost of attendance and monitoring progress may be in the order of \$10,000 per annum, but is likely to diminish over time if the CLC is effective. These costs will be managed within existing operational budgets. The likely cost of an Environment Court hearing of at least \$100,000, with the outcome being that at least one party will remain aggrieved with further legal and/or compliance costs.

**6. STAFF RECOMMENDATION**

That the Committee recommends to Council that:

- 6.1 The Council supports the establishment of a Community Liaison Committee to assist in resolving noise related issues at the Ruapuna Motor Sports Park, with the Independent Committee Chair appointed to be by the Council.
- 6.2 Officers report back to the Council on proposed Terms of Reference for the Liaison Committee once they have been finalised.



## STRATEGY AND PLANNING COMMITTEE 21. 3. 2014

## 8. PSYCHOACTIVE PRODUCTS RETAIL LOCATIONS POLICY (LOCAL APPROVED PRODUCT POLICY) 2014

		Contact	Contact Details
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## 1. PURPOSE OF REPORT

- 1.1 To recommend the Council adopt a draft Psychoactive Products Retail Locations Policy (a Local Approved Products Policy) 2014 and request Council to resolve to undertake a Special Consultative Procedure in April-May 2014 to consult the community on the draft policy.

## 2. EXECUTIVE SUMMARY

- 2.1 At its 28 November 2013 meeting the Council directed staff to investigate developing a Local Approved Products Policy (now renamed a Psychoactive Products Retail Locations Policy) and report back in February 2014 with:

- an options analysis for a draft policy;
- a recommendation on a timeline for proceeding with the special consultative procedure;
- a statement of proposal and a summary of information for a special consultative procedure.

This report covers these required documents.

- 2.2 The purpose of the draft policy is to propose where retail premises selling approved psychoactive products may be located. The Council's policy can then be considered by the Ministry of Health Psychoactive Substances Regulatory Authority (PSRA) when granting licences to retail premises to sell approved products within the Christchurch City Council district.

- 2.3 The draft policy recommends that retail premises from which approved products may be sold:

- are permitted to locate within the Central City Core and Central City Mixed Use Zones (Christchurch City District Plan - referred to as the Christchurch City Plan);
- are not permitted to locate within 100 metres of a 'sensitive' site existing at the time the licence application is made;
- are not permitted to locate within 50 metres of another retail premise from which approved products may be sold.

- 2.4 'Sensitive' sites for the purposes of this draft policy are defined as premises or facilities delivering mental health, problem gambling, alcohol and other drug-related specialist treatment and support services (accredited with their respective professional bodies and/or their primary funder); schools, kindergartens, early childhood centres and tertiary education institutions; and playgrounds, parks and reserves (Open Space 1 and 2 Zones as defined in the Christchurch City Plan). Detailed definitions of 'sensitive' sites are provided in the draft policy.

## 3. BACKGROUND

*The Psychoactive Substances Act 2013*

- 3.1 The Psychoactive Substances Act 2013 (the Act) commenced on 18 July 2013 and regulates the importation, manufacture, sale, supply and possession of psychoactive products, which are the active ingredients in party pills, energy pills and herbal highs. The purpose of the Act is to protect the health of, and minimise harm to, individuals who use psychoactive products.

## STRATEGY AND PLANNING COMMITTEE 21. 3. 2014

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- 3.2 The Act creates a licensing process for the right to manufacture, import or retail psychoactive products through the Ministry of Health Psychoactive Substances Regulatory Authority (PSRA). The Act also allows territorial authorities to develop a 'Local Approved Products Policy' setting out where retail outlets may be located in their area. The proposed draft Council policy clarifies the purpose of the Act's local policy with the re-named title 'Psychoactive Products Retail Locations Policy (a Local Approved Products Policy) 2014'.
- 3.3 The Act does not allow councils to place a ban, cap or sinking lid on retailers of approved products however it does set out the following matters that can be addressed through a local policy (and the policy is then taken into account by the PSRA when it considers a licence application):
- *location of premises from which approved products may be sold by reference to broad areas within the district.*
  - *location from which approved products may be sold by reference to proximity to other premises from which approved products are sold within the district.*
  - *location of premises from which approved products may be sold by reference to proximity to premises or facilities of a particular kind of kinds within the district (for example, kindergartens, early childhood centres, schools, places of worship, or other community facilities).*
- 3.4 At the time of writing this report the PSRA has indicated it will move beyond an interim licensing period to issuing full licenses (for up to three years) in early 2015. Based on this timeline Council may choose to consult with the community in April-May, hold hearings in June-July, receive a report back from the Hearings Panel in August-September and adopt a policy in October. This timeline provides an early signal to the community about where retail premises may be located in the future.

#### Local Context

- 3.5 Currently, there are eight retail premises operating under interim licenses in the Council district. These premises are situated in the Restart Mall, Colombo Street (near South City), The Palms Mall, New Brighton Mall, Linwood (Stanmore Road), Lincoln Road (Addington shops), Hornby (Main South Road) and Sockburn (Main South Road).
- 3.6 Over the past six months the Canterbury District Health Board, police and community advocates have raised concerns to the Ministry of Health that the safety of patients would be compromised by the location of retail premises near mental health facilities. A silent street protest was organised in opposition to a retail premise near a school and within a suburban shopping centre.
- 3.7 The Police commented that they have received numerous complaints from the public regarding the current licensed premises selling synthetic cannabis, mostly related to selling the products to persons less than 18 years of age. Police are currently prosecuting one dairy for selling synthetic cannabis in breach of the new legislation and are investigating two more. Police report the numbers of incidents they are attending in relation to synthetic cannabis appear to be increasing and they have observed a marked increase in antisocial behaviour and domestic incidents where synthetic cannabis has been consumed prior to the incident occurring.
- 3.8 There is very limited documented evidence of the impacts and effects of using psychoactive products. However, anecdotal reports from social work and youth work professionals note an increasing number of clients using psychoactive products and presenting with mental health issues associated with the use of these products. They also noted an increase in antisocial behaviour associated with the use of psychoactive products.

## STRATEGY AND PLANNING COMMITTEE 21. 3. 2014

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- 3.9 Staff from the Christchurch Hospital Emergency Department note that between May 2012 and May 2013 they saw an average of two patients per month with adverse effects from synthetic cannabis. After the Act was passed in June 2013 the average increased to six patients a month presenting with typical symptoms of adverse effects from synthetic cannabis - palpitations, anxiety, seizures, chest pain and kidney failure.
- 3.10 The current available data, while largely anecdotal at this stage, indicates that more needs to be done in Christchurch before the Psychoactive Substances Act 2013 meets its purpose of protecting the health of, and minimising harm to, users of psychoactive substances.

#### Significance and alignment with strategies and plans

- 3.11 The Act requires the Council to use the Special Consultative Procedure in adopting this policy.
- 3.12 The draft policy contributes to the Council's attainment of the Three Year Plan community outcome – "Strong Communities – Injuries and risks to public health are minimised". The draft policy also aligns with the Safer Christchurch Strategy and with the following City and Community Long-term Policy and Planning levels of service:
- advice is provided to Council on key issues that affect the city.
  - provision of strategic advice on the social and economic issues facing the city.

### 4. COMMENT

#### Preliminary Consultation

- 4.1 Preliminary consultation on what could be included in the Council's policy consisted of discussions with five focus groups with key staff from health, police, justice, youth and family, Maori health service providers, NGO mental health service providers, residents associations and retail premise interim licence holders. Their input has been considered when drafting the proposed policy. It is planned to consult with Community Boards at the Combined Community Board Seminar on 24 February. As this date is after this report is due verbal feedback from Community Boards will be provided to the Committee, if requested.
- 4.2 A literature review<sup>1</sup> on the impacts and issues associated with the availability and use of similar products has been completed by Canterbury District Health Board Community Public Health for the purpose of informing the development of this policy. The review noted that, while there is little evidence of the impact of the location of retailers of psychoactive products due to the newness of the product, there is ample evidence from studies on the environmental placement of outlets that market similar products such as alcohol, fast food and gambling, including studies in the New Zealand context. These studies show that:
- increased availability of any of these products is likely to lead to increased consumption/use and to be associated with greater rates of the relevant harms such as addictions, accidents, violence, crime, and poor mental and physical health outcomes.
  - where outlets for the reviewed products are more readily available in disadvantaged areas, disadvantage is further increased.
  - disadvantaged populations, children and young people are impacted the most from being exposed to harmful products.
- 4.3 Staff considered a range of potential policy options based on the impact on communities and the individuals who use psychoactive products taking into account the policy objectives, feedback from stakeholder workshops and the documented evidence of harmful impacts in relation to similar products discussed in the Community Public Health literature review.

<sup>1</sup> Canterbury District Health Board Community Public Health "Evidence relating to the density and location of outlets that sell potentially harmful products and association with harm" Literature Review January 2014 TRIM 108383

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- 4.4 The draft policy relates only to the locations of retail premises and further options to minimise harm may be worth exploring in a collaborative approach with the relevant partners such as the NZ Police, who have the responsibility of policing and prosecuting retailers who contravene the Act, and Community Public Health a division of the Canterbury District Health Board, that has the responsibility of enforcing the conditions of the Act for retail premises. Further options may include education campaigns, continuing to gather data on the impacts of psychoactive products given the recentness of the legislation and working with retailers on opportunities such as Accords.
- 4.5 Ministry of Health staff have been consulted and indicated they do not consider the draft policy to be too restrictive.

#### Draft Policy

- 4.6 If Council had no policy, retailers of psychoactive products could be located anywhere within the Council's district (subject to complying with the City Plan or gaining a resource consent). Council staff consider this undesirable and propose the following draft policy objectives are to:
- protect the health of, and minimise harm to, individuals who use psychoactive products.
  - minimise the exposure and potential for harm to users of 'sensitive' sites within the community.
  - ensure the Council and community have influence over the location and density of retailers of approved products across the region.
- 4.7 The proposed options comprising the draft policy (**Attachment 2**) are:
- location - The location of retail premises from which approved products may be sold is permitted within the Central City Core and Mixed Use Zones (**see map - Attachment 3**).
  - proximity - Retail premises from which approved products may be sold are not permitted within 100 metres of a 'sensitive' site existing at the time the licence application is made. The separation distances are to be measured from the legal boundary of each 'sensitive' site and retail premise.
  - density - Retail premises from which approved products may be sold are not permitted within 50 metres of another retail premise from which approved products may be sold. The separation distances are to be measured from the legal boundary of each retail premise.
- 4.8 'Sensitive' sites for the purposes of this draft policy are defined as premises or facilities delivering mental health, problem gambling, alcohol and other drug-related specialist treatment and support services (accredited with their respective professional bodies and/or their primary funder); schools, kindergartens, early childhood centres and tertiary education institutions; and playgrounds, parks and reserves (Open Space 1 and 2 Zones as defined in the Christchurch City Plan). For the purpose of this report, **attachment 6** maps the indicative 'sensitive' sites within the proposed Option 1 zones. These are indicative only due to the changing landscape with the Christchurch rebuild; the changes, growth and development of education facilities; and the potential relocation and/or development of mental health, problem gambling, alcohol and other drug-related specialist treatment and support facilities due to the rebuild and community need. The specialist treatment and support facilities list is not exhaustive and is based on information provided through CINCH and the Mental Health Education Resource Centre (as advised by CDHB).

## STRATEGY AND PLANNING COMMITTEE 21. 3. 2014

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- 4.9 However, should the Council wish to consider a less restrictive 'location' option the draft policy could permit retail premises to locate within the central city **AND** within 'district centres' (based on Business 1, Business 2 Zones of the Christchurch City Plan and Town Centres within the Banks Peninsula District Plan). (See map - **Attachment 4**). This option recognises that:
- the proximity to 'sensitive' sites and proximity to other retail outlets will continue to apply and will act to minimise harm.
  - currently there are less retail opportunities in the Central City Core and Central City Mixed Use Zones than there are likely to be in the future
  - the Central City Core and Central City Mixed Use Zones policy option is likely to adversely affect six of the eight interim licence holders, who currently trade from premises outside the proposed policy.
  - a less restrictive policy permitting retail premises in the central city, 'district centres' and Town Centres will adversely affect one of the current eight retail premises.
- 4.10 While the proximity to 'sensitive' sites and proximity to other retail outlets will continue to apply and will act to minimise harm, this less restrictive policy option would permit retail outlets to be located in most of the suburban retail areas including town centres in Lyttelton and Akaroa (**see map - Attachment 4**).
- 4.11 If the Council adopts the less restricted option for consultation the effect of the 'sensitive' sites policy is that five of the current eight interim license holders will be located within permitted areas and three will fall outside a permitted area - New Brighton, Addington and Sockburn. If Council adopts the recommended location policy two of the current eight interim license holders (in the central city) will be located within permitted areas. . If Council adopts the proposed and more restrictive location policy two of the current eight interim license holders will be located within permitted areas. None of the current interim licence retailers are within 50m of another interim licence retailer. The Ministry of Health PSRA is responsible for the regulation of the activities of the psychoactive products licence holders. As part of the process of issuing a licence to product retailers the PSRA will consider an applicants' compliance with the local Psychoactive Products Retail Locations Policy. Council responsibility for monitoring compliance focuses on the retail outlet complying with the District Plan and/or resource consent conditions.

#### Legal Issues

- 4.12 The Psychoactive Substances Act 2013 requires that the Special Consultative Procedure (SCP) under section 83 of the Local Government Act 2002 be followed to adopt the policy (**Attachment 2**). The SCP public consultation process requires specific documentation and these; a Statement of Proposal (**Attachment 1**) and a Summary of Information (**Attachment 5**) are attached for this purpose. A Hearing Panel must also be established to hear public submissions on the draft policy and report to Council with recommendations on a final policy for Council adoption.
- 4.13 Current retail premises hold interim licences, and are required to apply for full licences once the Ministry of Health regulations are in place early 2015. It is expected that the regulations will require an applicant applying for a full licence to demonstrate the premises will be located in compliance with any council policy.
- 4.14 Interim licence holders, who currently trade from premises outside the proposed policy locations (six of the current eight), are likely to be adversely affected if the proposed new policy is adopted in its current form by the Council. This may result in a challenge to Council regarding the policy restrictions. Any challenges would most likely come from existing or prospective new retailers that wanted to set up in suburban retail centres or closer to 'sensitive sites' than the policy permits. However, if a challenge is made it is unlikely to be successful, where the Council follows an appropriate decision-making process.

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- 4.15 The other point to note about interim licences is that it is not entirely clear from the wording in the Act whether, if a Council adopts a policy that does not provide an exemption for interim licensed premises, the policy will immediately apply to those retail premises, with the result the Ministry of Health cancels their licence and/or requires that the premises leave that location. However, all interim licences include a clause saying that they are subject to a Council's policy. The Ministry of Health has stated that it will enforce those clauses if a policy is adopted that effectively prohibits a premise from being in its current location. This means there is a risk for the Council of being involved in any challenge by a retailer against the Ministry's decision in such circumstances. However, the Council could minimise its costs by simply abiding by the decision of the Court on the matter.
- 4.16 The Ministry has advised an alternative option is to insert an exemption clause in the policy so that it becomes effective at the same time as the Ministry's regulations. Based on the proposed timeframes in this report an exemption clause would give affected retailers approximately six months to prepare for changes. The Council may direct staff to include this exemption clause in the policy.
- 4.17 The draft Psychoactive Products Retail Locations Policy (a Local Approved Products Policy) cannot be so restrictive that it constitutes a ban on retail premises of psychoactive product retailers in the region. The draft Policy, although the most restrictive location option, is unlikely to be considered so restrictive that it effectively provides a ban. There are no Banks Peninsula locations provided for, so this may be seen as restrictive for that part of the Council's territorial authority area, but the Council is not aware of anyone wanting to locate retail premises on Banks Peninsula. The consultation process will make that more clear. In addition, the policy does not apply to internet sales of psychoactive products so retailers who wish to sell in Banks Peninsula can still do so via the internet. The draft Policy also provides sufficient location options in the central city area, which, based on recent preliminary feedback appears to be the most favoured option for the wider community.
- 4.18 The risk to the Council of not having a local policy is the inability to control the location, (subject to complying with the City Plan or gaining a resource consent), of a new psychoactive product retailer who may propose to set up close to a school, residential area or other location that Council may consider inappropriate. It would also mean any interim licence holders would probably be able to obtain a full licence in their current locations.

### 5 FINANCIAL IMPLICATIONS

- 5.1 The costs associated with the investigation and development of the draft Psychoactive Products Retail Locations Policy (a Local Approved Products Policy) 2014 will be accommodated within the current City and Community Long-Term Policy and Planning Activity Management Plan.
- 5.2 The Ministry of Health regulates, administers and enforces the policy. There are not expected to be any ongoing operational costs for Council however the Ministry of Health has not yet drafted the final regulations supporting the provisions in the Act.

### 6 STAFF RECOMMENDATION

That the Strategy and Planning Committee recommend that the Council:

- 6.1 Resolve to adopt the draft policy objectives (**Attachment 2**).
- 6.2 Resolve to adopt the draft Psychoactive Products Retail Locations Policy (a Local Approved Products Policy) 2014; the Statement of Proposal and Summary of Information and undertake community consultation through a Special Consultative Procedure by June 2014.

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- 6.3 Direct staff to include in the draft Psychoactive Products Retail Locations Policy a clause exempting interim licence retailers from complying with this policy until the Ministry of Health Regulations become effective.
- 6.4 Resolve that the **attached** Statement of Proposal and Summary of Information including the proposed policy be adopted for consultation.
- 6.5 Resolve that the public notice of the consultation be given in The Press and Christchurch Star newspapers and on the Council's website at the start of the consultation period, and that public notice of the proposal be given in community newspapers distributed in the Christchurch district area, as close as possible to the start of the consultation period.
- 6.6 Resolve that the consultation documents be made available for public inspection at Council Service Centres, Council Libraries and on the Council's website during the consultation period, and authorise staff to determine the specific persons and/or organisations to whom the Summary of Information will be distributed as a basis for the general consultation.
- 6.7 Resolve to establish a Hearings Panel, and appoint the panel members, to consider submissions on the draft policy and report back to Council by September 2014.
- 6.8 Direct staff to scope a collaborative approach with the aim of identifying further harm minimising options and report back to Council by September 2014.





## STATEMENT OF PROPOSAL FOR THE CHRISTCHURCH CITY COUNCIL

# PSYCHOACTIVE PRODUCTS RETAIL LOCATIONS POLICY (LOCAL APPROVED PRODUCT POLICY) 2014

This statement of proposal has been prepared to fulfil the purposes of Sections 83(1)(a) and 87(2)(a) of the Local Government Act 2002, and section 69 of the Psychoactive Substances Act 2013.

### Background

The Council has prepared a draft Psychoactive Products Retail Locations Policy. This draft policy is now open for public consultation.

The Psychoactive Substances Act 2013 (the Act) commenced on 18 July 2013 and regulates the importation, manufacture, sale, supply and possession of psychoactive substances, which are the active ingredients in party pills, energy pills and herbal highs. The purpose of the Act is to protect the health of, and minimise harm to, individuals who use psychoactive substances.

The Act creates a licensing process for the right to manufacture, import or retail psychoactive substances through the Psychoactive Substances Regulatory Authority (PSRA) within the Ministry of Health. The Act also allows territorial authorities to develop a policy for their territorial area referred to as a Local Approved Products Policy which relates to the sale of approved psychoactive products from retail outlets. The Christchurch City Council's proposed policy clarifies the purpose of the Act's local policy by calling it the 'Psychoactive Products Retail Locations Policy'.

The Act sets out that a council policy can address the following location options:

- A Location of premises from which approved products may be sold by reference to broad areas within the district.*
- B Location from which approved products may be sold by reference to proximity to other premises from which approved products are sold within the district.*
- C Location of premises from which approved products may be sold by reference to proximity to premises or facilities of a particular kind of kinds within the district (for example, kindergartens, early childhood centres, schools, places of worship, or other community facilities).*

The Act does not allow councils to place a ban, cap or sinking lid on retailers of approved products and may not include policies on other matters such as the price of psychoactive products, age limits for purchasing or using psychoactive products, or psychoactive products advertising and sponsorship.

### Reasons for this proposal

The purpose of the draft policy is to propose where retail premises may be located. The Council's policy can then be considered by the Ministry of Health Psychoactive Substances Regulatory Authority (PSRA) when granting licenses to retail premises to sell approved products within the Christchurch City Council area.

If the Council had no policy, retailers of psychoactive products could be located anywhere within the Council's district, subject to the (Christchurch City District Plan - referred to as the Christchurch City Plan) requirements. The Council considers this undesirable and instead wishes to achieve the following policy objectives:

- Protect the health of, and minimise harm to, individuals who use psychoactive substances.
- Minimise the exposure and potential for harm to users of 'sensitive sites' within the community.
- Ensure the Council and community have influence over the location and density of retailers of approved products across the region.

'Sensitive' sites include:

The premises or facilities from which mental health, problem gambling, alcohol and other drug specialist treatment and support services are delivered; schools, kindergartens, early childhood centres and tertiary education institutions; playgrounds, parks and reserves (Open Space 1 and 2 Zones as defined in the Christchurch City Plan). (Refer to the definitions in the Draft Policy **Attachment 2**.)

### **Summary of the Draft Policy**

The draft policy comprises three key parts:

#### PART A. PROPOSED PERMITTED LOCATIONS BY BROAD AREA

Retail premises are permitted only within the Central City Core and Central City Mixed Use Zones (as defined by the Christchurch City Plan) (see map - **Attachment 3**).

#### PART B. PROPOSED PERMITTED PROXIMITY TO SENSITIVE SITES

Retail premises from which approved products may be sold **are not** permitted within 100 metres of a 'sensitive' site existing at the time the licence application is made (or was made, in the case of interim licences already granted). This option applies within the chosen location options i.e. Central City Core, Central City Mixed Use.

#### PART C. PROPOSED PERMITTED PROXIMITY OF RETAIL SITES TO OTHER RETAIL SITES

Retail premises from which approved products may be sold **are not** permitted within 50 metres of another retail premise from which approved products may be sold. This option applies within the chosen location options i.e. Central City Core, Central City Mixed Use.

For the purposes of B and C above the separation distances are to be measured from the legal boundary of each sensitive site or retail premise.

### **Why this policy?**

The Council considered a range of potential policy options based on the impact on communities and the individuals who use psychoactive products and in relation to the policy objectives. In developing this policy the Council took into account feedback from stakeholder workshops and the documented evidence of harmful impacts in relation to similar products in the Community Public Health literature review. The reasons for adopting each part of the draft policy are:

- Part A:** Permitting retail premises in the Central City Core and Central City Mixed Use Zones only, will contribute to the policy objectives because:
- The Central City Core and Mixed Use Zones are a contained area, potentially allowing for easier monitoring and enforcement.
  - These are areas of higher visibility due to foot and vehicle traffic, which potentially makes it a safer location for retailers, clients and the public.
  - Locating retailers within the central city area only will minimise the availability of psychoactive products in suburban residential neighbourhoods.
  - Many mental health and drug and alcohol facilities, education and recreation facilities are located outside the Central City Core and Central City Mixed Use Zones, thus placing a degree of separation between the retail outlets and these facilities which are considered 'sensitive' sites.

- Part B:** The permitted proximity to 'sensitive' sites option (a buffer zone of 100 metres) will contribute to the policy objectives because:
- Establishing a 100 metre buffer zone will work to protect clients and users of 'sensitive' sites from the sale of psychoactive products in their immediate neighbourhood minimising harm caused by easy access and the 'normalising' of use.

- Part C:** The permitted proximity of retail sites to other retail sites option (a buffer zone of 50 metres) will contribute to the policy objectives because:
- The separation distances reduce the visibility and profile of retail premises.
  - The separation distances reduces the risk of clusters of R18 psychoactive substance retail premises – clusters that may lead to safety concerns for other nearby retailers, business operators, the public and building owners.
  - Separation distances between retailers can disperse clientele across a broader area.

Although the proposed policy is the most restrictive in terms of areas where retail premises can be located, it still provides sufficient opportunities for prospective retailers to find a suitable location, particularly in the Central City Mixed Use Zone.

### **Other Policy Options considered by Council**

1. **Status Quo** – Council does not develop a policy on the location of retail premises and would rely on the Psychoactive Substances Regulatory Authority (PSRA) to make decisions without local guidance on the location of retail premises. The location of any premise would be subject to compliance with the Christchurch City Plan or gaining a resource consent.

Reasons for rejecting this option:

This option leaves the Council with no opportunity to have influence over the location and density of retailers of approved products across the region. Consequently there would be no opportunity to minimise the exposure and potential for harm to users of 'sensitive sites' within the community or individuals who use psychoactive products.

2. **Location by broad area** - Retail premises are permitted within the Central City Core and Central City Mixed Use Zones AND within suburban commercial centres identified as District centres within Business 1 and Business 2 zones (as defined by the Christchurch City Plan).

Reasons for rejecting this option:

This option increases the presence of retail premises in local suburban shopping centres and has the potential effect of normalising the purchase and use of products. There is a risk the premises will focus on locating in lower socio-economic communities and/or in areas resulting in closer exposure to children and families. In addition there is a proportionally higher impact in towns with smaller retail zones (Akaroa, Lyttelton) as this brings retail premises closer to residential zones and sensitive areas.

3. **Location in Industrial Zones only** – Retail premises are permitted within industrial zones only (as defined in the Christchurch City Plan).

Reasons for rejecting this option:

This option raises safety and security risks as these areas often shut down overnight and have limited or no security, which could invite undesirable behaviour (vandalism, graffiti, congregation of individuals using products etc) in the area after hours. In addition the location of retail premises in industrial areas would make it harder to monitor activity during both open and after hours. It also raises risks around workplace safety if people can readily purchase and use these products at work. As these products are legal they are not tested via workplace drug testing, but are known to have similar effects to illicit drugs. Retail activity can be permitted within the industrial zones to varying extents depending on the specific zone. Refer to the current Christchurch City Plan for further information.

### **What happens next?**

Under the special consultative procedure, the Council must prepare a statement of proposal. (This document together with the draft policy is the Statement of Proposal.) Public notices have been placed in the Christchurch Press, the Christchurch Star and Akaroa Mail advising the public and inviting submissions on the draft policy.

Submissions are invited on this statement of proposal from 22 April until 30 May 2014.

Your submission on the draft policy is needed by the Council by 5pm on 30 May 2014. The Council will not accept anonymous submissions.

The submissions may be sent either:

- Through the Council's website ([www.ccc.govt.nz/Haveyoursay](http://www.ccc.govt.nz/Haveyoursay)), *or*
- By email to [PsychoactiveSP@ccc.govt.nz](mailto:PsychoactiveSP@ccc.govt.nz); *or*
- By using the submission form or any other written form and posted to:

Freepost 178  
'Submissions to proposed Psychoactive Products Retail Locations Policy 2014'  
Christchurch City Council  
Democracy Services  
PO Box 73013

Christchurch 8154 or

- By delivering to:
  - (a) Civic Offices, 53 Hereford Street, Christchurch;

A copy of this statement of proposal is available for public inspection during ordinary office hours at the following places:

- (a) Civic Offices, 53 Hereford Street, Christchurch;
- (b) The Christchurch City Council Libraries and Service Centres.

Drop-in sessions will be available where the public can meet staff, view the documents and drop off their submission form. Dates and venues will be:

List of dates and venues (TBC)

Copies of this statement of proposal may also be viewed on, and downloaded from, the Council's website, [www.ccc.govt.nz/HaveYourSay](http://www.ccc.govt.nz/HaveYourSay)

If you wish to talk to someone about the draft policy or this consultation process please contact, Claire Bryant Strategy and Planning, phone 03 941 8999 or email [claire.bryant@ccc.govt.nz](mailto:claire.bryant@ccc.govt.nz)

Any person who makes a written submission has the opportunity to be heard by the Council's hearings panel at public hearings to be held during mid-late June, but should make that request in their written submission.

The Council is legally required to make all written or electronic submissions available to the public and to Councillors, including the name and address of the submitter subject to the provisions of the Local Government Official Information and Meetings Act 1987. If you consider there are compelling reasons why your contact details and/or submission should be kept confidential, please contact the Council's Public Affairs Consultation Team Leader, telephone 03 941 8999.



CHRISTCHURCH CITY COUNCIL

PSYCHOACTIVE SUBSTANCES ACT 2013

**PSYCHOACTIVE PRODUCTS RETAIL LOCATIONS POLICY (LOCAL APPROVED PRODUCT POLICY) 2014**

**1. INTRODUCTION AND OVERVIEW**

The Psychoactive Substances Act 2013 (the Act) commenced on 18 July 2013 and regulates the importation, manufacture, sale, supply and possession of psychoactive substances, which are the active ingredients in party pills, energy pills and herbal highs.

The purpose of the Act is to regulate the availability of psychoactive substances in New Zealand to protect the health of, and minimise harm to, individuals who use psychoactive substances.

The Act provides for licences to be issued by the Psychoactive Substances Regulatory Authority (PSRA) for the right to retail psychoactive substances. The Act also allows territorial authorities to develop a policy for their area which outlines where retail outlets of approved psychoactive substances can be located. Council has decided to prepare a policy. The Act refers to these policies as Local Approved Products Policies. The Christchurch City Council further clarifies the purpose of the local policy with the title 'Psychoactive Products Retail Locations Policy'.

The Act sets out that a Council policy can address the:

- *“Location of premises from which approved products may be sold by reference to broad areas within the district;*
- *Location from which approved products may be sold by reference to proximity to other premises from which approved products are sold within the district; and*
- *Location of premises from which approved products may be sold by reference to proximity to premises or facilities of a particular kind of kinds within the district (for example, kindergartens, early childhood centres, schools, places of worship, or other community facilities).”* (Reference Psychoactive Substances Act 2013.)

**2. POLICY PURPOSE, OBJECTIVES AND SCOPE**

The purpose of this policy is to provide clear guidance to the PSRA to be applied to all licence applications the PRSA considers for retail premises within the Christchurch City Council area.

The objectives of this policy are to:

- Protect the health of, and minimise harm to, individuals who use psychoactive products.
- Minimise the exposure and potential for harm to vulnerable groups within the community.
- Ensure the Council and community have influence over the location of retailers of approved products in its region

The policy applies to any application for a licence to sell approved products from a retail premise from the date that this policy comes into force. This policy does not apply to internet sales or to retail premises where internet sales only are made or to premises where the sale of approved products is by wholesale only. The requirements of the Resource Management Act 1991 and the Hazardous Substances and New Organisms Act must also be met in respect of any premise holding a licence.

**3. DEFINITIONS**

For the purposes of this policy, the following definitions apply:

Accredited	Means that the agency providing the service has achieved and holds current formal accreditation with their professional association and/or their primary funding agency (for example Ministry of Health, Ministry of Social Development).
Approved Location	Means an area identified in the schedule(s) to this policy where premises from which approved products may be sold are permitted to be located.
Approved Product	Means a psychoactive product approved by the Authority under Section 37 of the Act.
Authority (or PSRA)	Means the Psychoactive Substances Regulatory Authority established by Section 10 of the Act.
Central City Core	Meaning as defined and mapped in the Christchurch City Plan 'the core, bounded by Tuam, Manchester, Kilmore and Montreal Streets, will be the location of the most concentrated commercial and retail development.
Central City Mixed Use Zone	Meaning the area as defined in the Christchurch City Plan.
Licence	Means a licence, as defined by the Act.
Externally Funded	Means the receipt of core funding from central government funding sources to provide the specific on-site service(s).
Specialist Treatment and Support Services	Means externally funded mental health, problem gambling, alcohol and other drug specialist treatment and support services providing accredited on-site services to clients, delivered from their premises or facilities.
Open Space 1 Zone	Means the Open Space 1 Zone as defined in the Christchurch City Plan. These zones primarily comprise small areas of public open space, which are of value to local neighbourhoods and communities
Open Space 2 Zone	Means the Open Space 2 Zone as defined in the Christchurch City Plan. These zones primarily comprise large areas of public open space for active recreation, which serve a suburban or district-wide function.
Premises or Facilities	Means the registered premise or facility from which specialist treatment or support services are provided on-site to clients with mental health, problem gambling, alcohol and or drug issues.
Psychoactive Product	Means a finished product packaged and ready for retail sale that is a psychoactive substance or that contains one or more psychoactive substances.
Psychoactive Substance	Means a substance, mixture, preparation, article, device, or thing that is capable of inducing a psychoactive effect (by any means) in an individual who uses the psychoactive substance.
Regulations	Means regulations made under the Act.
Retail Premises	Means premises for which a licence to sell approved products by retail has been granted.
Retailer	Means a person engaged in any business that includes the sale of products by retail.
'Sensitive' Sites	Means sites within the Council's district that are more vulnerable to the influence of sale of psychoactive products. 'Sensitive' sites include: <ul style="list-style-type: none"> <li>- The premises or facilities from which specialist treatment and support services are delivered</li> <li>- Schools, kindergartens, early childhood centres and tertiary education institutions</li> <li>- Playgrounds, parks and reserves Open Space 1 and 2 Zones as defined in the Christchurch City Plan.</li> </ul>
The Act	Means the Psychoactive Substances Act 2013



#### 4. LOCATION OF RETAIL PREMISES

Retail premises may be located only in a place that complies with 4.1 to 4.3 below.

##### 4.1 **Location of premises from which approved products may be sold by broad area**

- I. Retail premises from which approved products may be sold are permitted within the Central City Core and Mixed Use Zones (Refer Christchurch City Plan)

##### 4.2 **Location of retail premises in relation to premises or facilities of a particular kind or kinds**

- I. Retail premises from which approved products may be sold are not permitted within 100 metres of a 'sensitive' site existing at the time the licence application is made, or, in the case of an interim licence granted before this policy came into effect, within 100 metres of a sensitive site that existed at the time the licence application was made.
- II. For the purposes of clause 4.2 (I) the separation distances are to be measured from the closest point of the legal boundary of each sensitive site to the closest point on the legal boundary of the retail premises.

##### 4.3 **Location of retail premises in relation to other retail premises from which approved products are sold**

- I. Retail premises from which approved products may be sold are not permitted within 50 metres of a retail premise from which approved products may be sold.
- II. For the purposes of clause 4.3 (I) the separation distances are to be measured from the closest point on the legal boundary of each retail premise to the other retail premise in question.

This policy does not limit the number of retail premises or restrict the issue of licences.

#### 5. REVIEW

The policy will be reviewed every five years as required by the Psychoactive Substances Act 2013, or at the request of Council, or in response to changed legislative and statutory requirements.

#### 6. REFERENCES

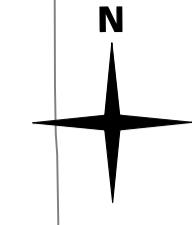
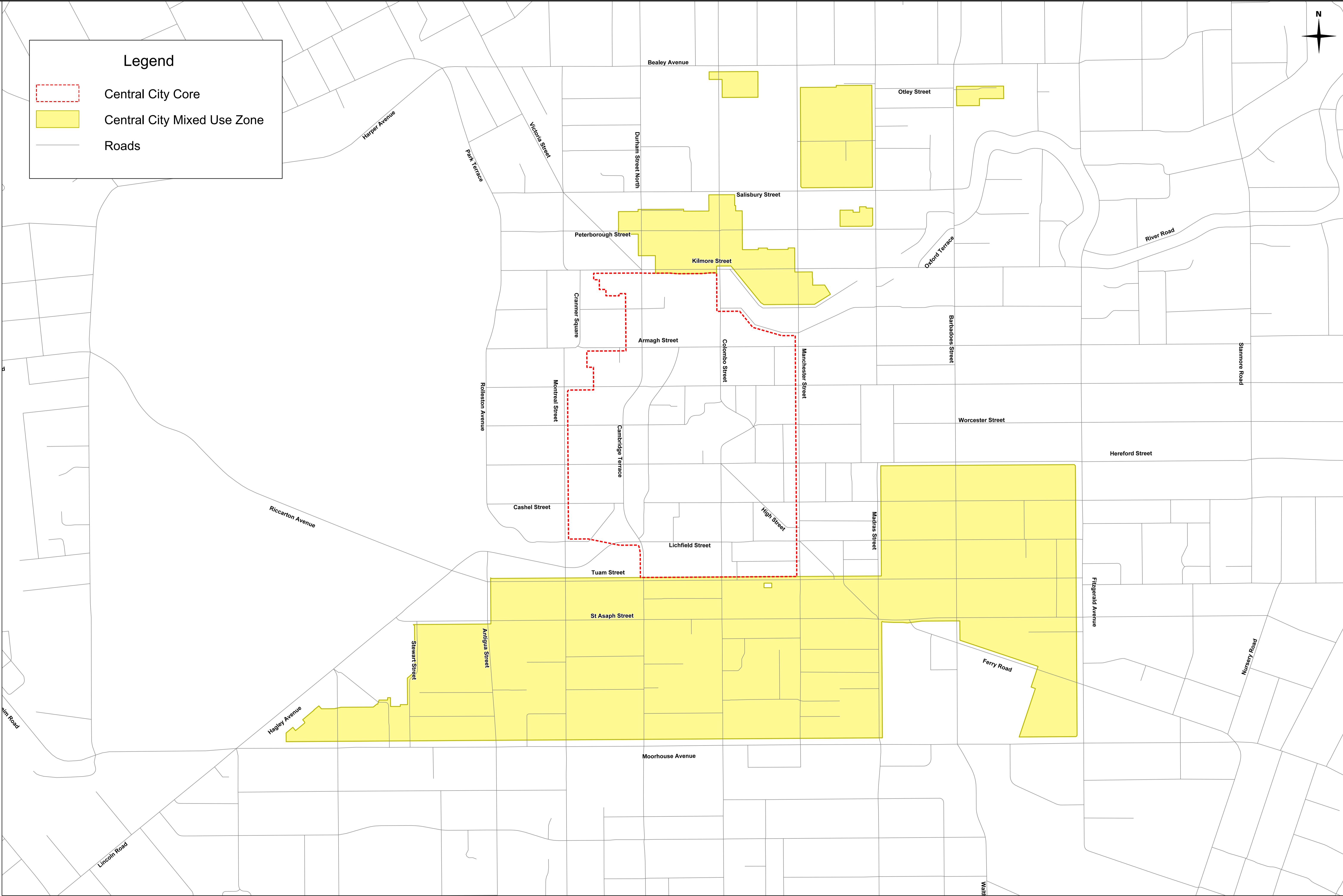
Psychoactive Substances Act 2013  
Christchurch City District Plan (referred to as the Christchurch City Plan)



# Attachment 3, Option 1 - Central City Mixed Use Zones and Central City Core

**Legend**

- Central City Core
- Central City Mixed Use Zone
- Roads

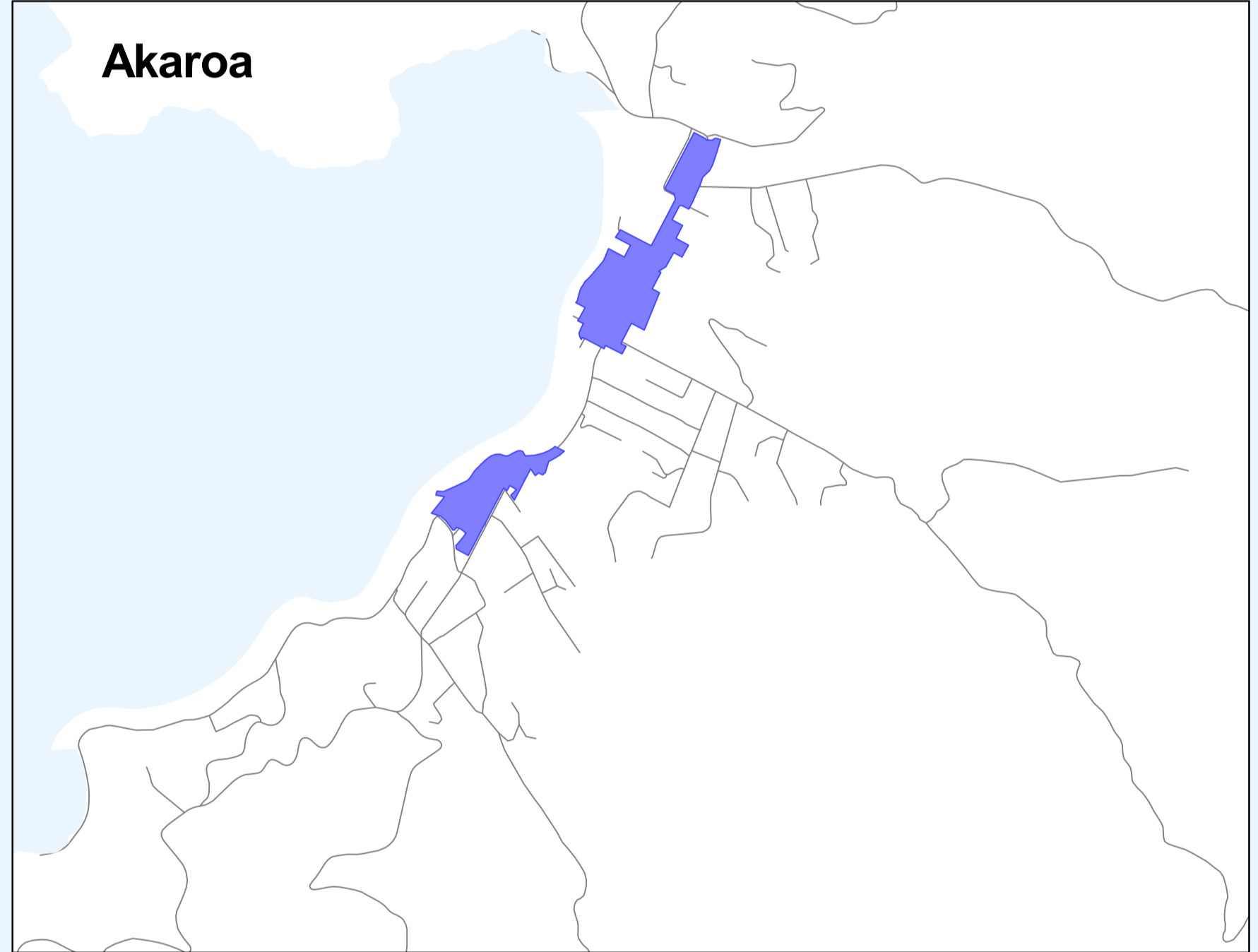
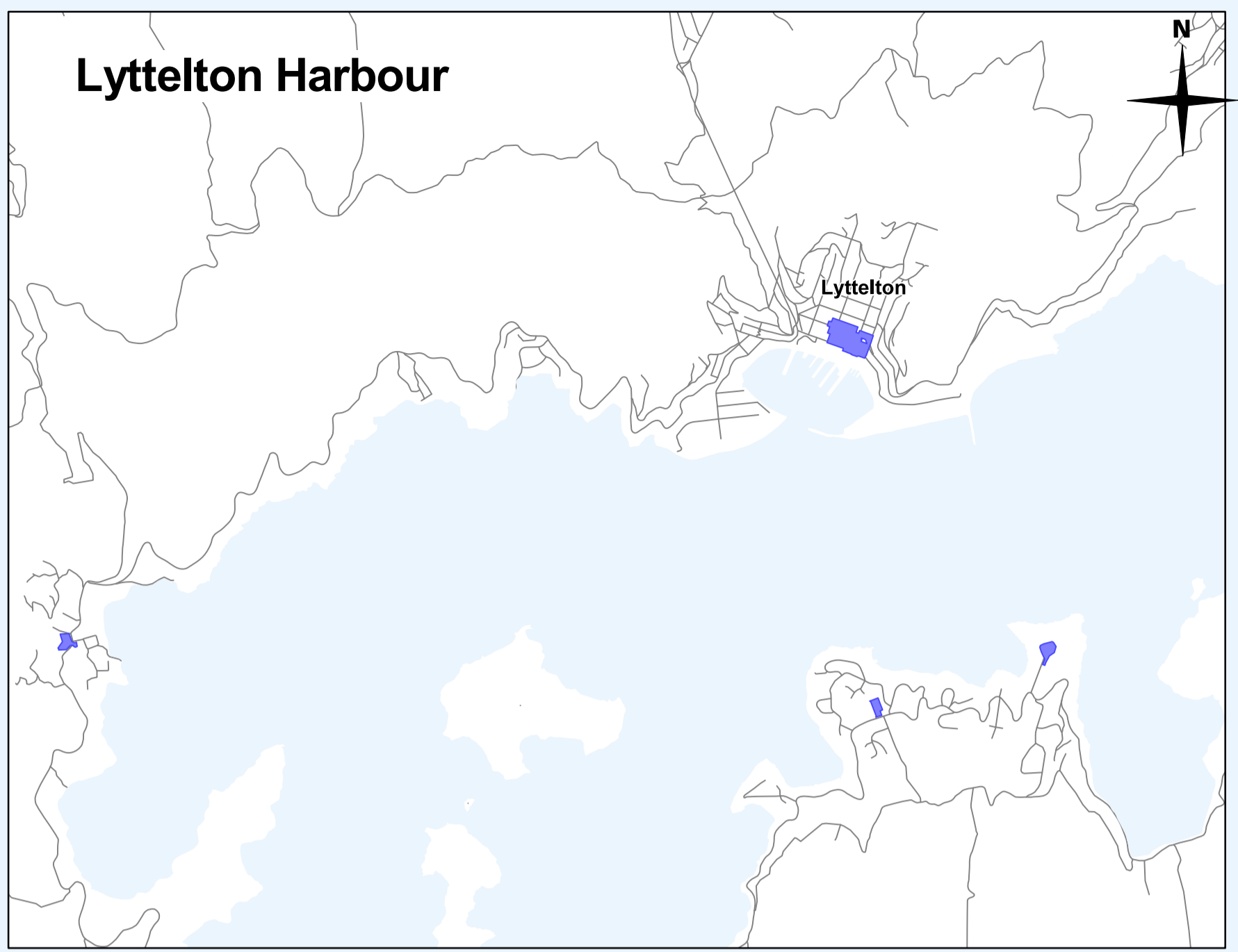
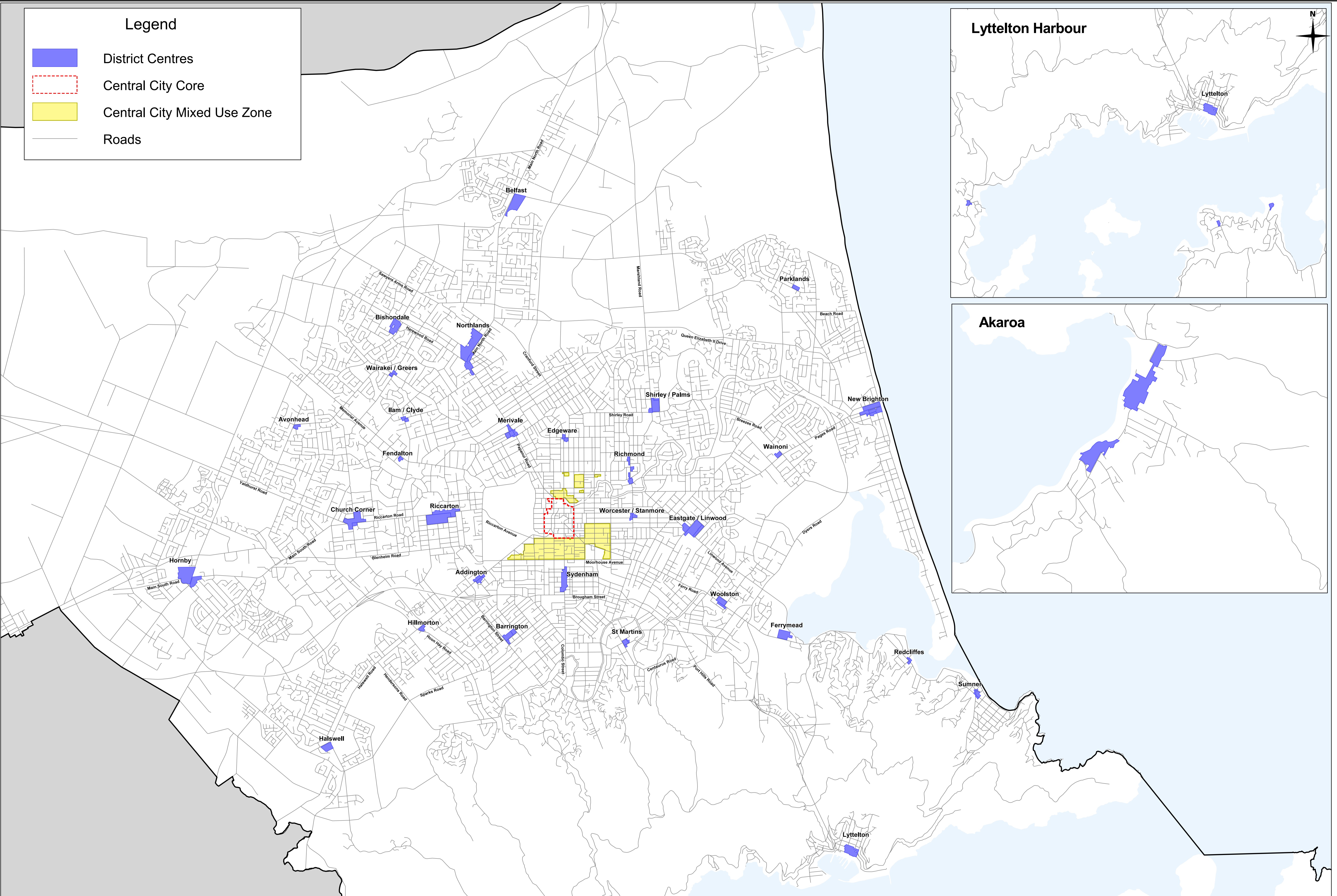




# Option 2 - Central City Mixed Use Zones, Central City Core and District Centres

**Legend**

- District Centres
- Central City Core
- Central City Mixed Use Zone
- Roads





## SUMMARY OF INFORMATION

The Council has prepared a draft Psychoactive Products Retail Locations Policy. This draft policy is now open for public consultation. This Summary of Information provides a description of the major matters in the proposal and the draft policy.

### Reasons for this proposal

The purpose of the draft policy is to propose where retail premises selling psychoactive products may be located in the Christchurch City Council area. The Council's policy will be considered by the Ministry of Health Psychoactive Substances Regulatory Authority when granting licenses to retail premises.

### Summary of draft Policy

**Part A** - Retail premises **are** permitted within the Central City Core and Central City Mixed Use Zones (as defined by the Christchurch City Plan).

**Part B** - Retail premises from which approved products may be sold **are not** permitted within 100 metres of a 'sensitive' site existing at the time the licence application is made. This option applies to all location options i.e. Central City Core, Central City Mixed Use.

**Part C** - Retail premises from which approved products may be sold **are not** permitted within 50 metres of another retail premise from which approved products may be sold. This option applies to all location options i.e. Central City Core, Central City Mixed Use.

For the purposes of Part B and Part C above the separation distances are to be measured from the legal boundary of each sensitive site or retail premise.

### Why did the Council decide on this Policy?

The Council considered a range of potential policy options including not having a policy, permitting retail premises in the areas proposed and suburban commercial centres, and locating retail premises in industrial zones only.

In developing the proposed policy the Council took into account feedback from stakeholder workshops and the documented evidence of harmful impacts in relation to similar products.

The proposed policy is the most restrictive location option but the Council believes it still provides sufficient opportunities for prospective retailers to find a suitable location.

### Submissions

Submissions on this proposal should be made either through the Have Your Say website <http://www.ccc.govt.nz/HaveYourSay/> or by emailing your submission to [PsychoactiveSP@ccc.govt.nz](mailto:PsychoactiveSP@ccc.govt.nz) or by writing to:

Freepost 178  
Submissions on the proposed Psychoactive Products Retail Locations Policy 2014  
Christchurch City Council  
Democracy Services  
PO Box 73013  
Christchurch 8154

Submissions on this proposal may be made to the Council between 22 April 2014 and 5pm on 30 May 2014.





Option 1 - Summary of Sensitive Sites within 100 metres of Zones

