

**BEFORE THE CHRISTCHURCH REPLACEMENT
DISTRICT PLAN INDEPENDENT HEARINGS PANEL**

IN THE MATTER of the Resource Management Act
1991 and the Canterbury
Earthquake (Christchurch
Replacement District Plan) Order
2014

AND

IN THE MATTER of the Stage 2 Specific Purpose
Zone (part) Proposal

**WRITTEN STATEMENT OF NEIL GOW ON BEHALF OF THE ELMWOOD CLUB INC.
(SUBMITTER REFERENCE: 2343)**

19 October 2015

INTRODUCTION

1. My name is Neil Gow. I am a member of the Elmwood Club Board and am authorised to give the written statement in support of the submission made by the Elmwood Club in relation to Proposal 21 - Specific Purpose (School) Zone of the Christchurch Replacement District Plan. In this regard, I represented the Elmwood Club at mediation on 12 October 2015.
2. In summary, the Elmwood Club's submission seeks amendments to the Replacement Plan provisions to better enable to development of a new shared community recreation facility that will replace earthquake damaged facilities at its site and provide enhanced sport and recreation opportunities for the local community, including neighbouring schools.

ABOUT THE ELMWOOD CLUB

3. The Elmwood Club is based at Elmwood Park and operates out of the earthquake damaged Elmwood Bowling Club facility at 83D Heaton Street, Strowan. The following aerial photo shows Elmwood Park and the existing bowling club building (red circle) including the neighbouring St Andrew's College and Heaton Normal Intermediate School.



Imagery ©2015 Google, Map data ©2015 Google, MapData Sciences Pty Ltd, PSMA 50 m

4. The Elmwood Club was officially formed in 2011 and brings together seven sports clubs with a shared mission of strengthening the local community through the provision of sport and recreation to promote health and well-being. The Elmwood Club is governed by a voluntary Board made up of constituent club representatives

and volunteers from the broader community. The constituent member sports clubs are:

- Old Boys Collegians Cricket Club;
 - HSOB-Burnside Hockey Club;
 - Elmwood Bowling Club;
 - Elmwood Croquet Club;
 - HSOB Football Club;
 - St Nicholas Netball Club; and
 - Lincoln University Rugby Club.
5. The Elmwood Club, through acting collaboratively and collectively, enables operational efficiencies, enhanced funding opportunities and an increased range of sport and recreation services available to the community.
 6. The objectives of the Elmwood Club are to:
 - consolidate roles where there is duplication between clubs;
 - day to day management of member clubs assets and facilities for commercial benefit;
 - allow clubs to focus on the delivery of sport and recreation;
 - develop a common social space for all members and the community;
 - develop an all-weather indoor training facility for all members and the community.
 7. The Elmwood Club's interest in the District Plan stems from its plan to develop an all-weather indoor training facility for member and community use.

THE ELMWOOD CLUB'S REDEVELOPMENT PLANS

8. The Elmwood Club's facilities sustained significant damage in the February and June 2011 earthquakes, including damage to both the bowling club building and primary bowling green. As a result the Elmwood Club have:
 - developed a temporary "urban beach" recreation area over the damaged bowling green (with the support of a number of parties including the Canterbury Earthquake Appeal Trust); and
 - sought to maximise the necessary rebuild of facilities (and associated insurance settlement) to develop a new indoor multi-purpose community recreation facility.
9. Given the constraints of the existing site, and in order to take the opportunity to meet the needs of constituent clubs and the broader community, the Elmwood Club initiated dialogue with Heaton Intermediate School and the Ministry of Education

with a view to developing a facility (entirely funded by The Elmwood Club) that would be shared with Heaton Intermediate in exchange for the proposed facility being located partially on the school site and straddling the boundary with the bowling club site.

10. During late 2014 and early 2015 the Elmwood Club met regularly with representatives from Heaton Intermediate and the Ministry of Education. It is my understanding that the outcome of these meetings is a high level agreement that a shared facility could be developed partially on the school site (subject to limitations as to the extent of land required and the nature of an agreement in relation to how the facility would be shared). The Elmwood Club understands that in principle the planned facility is consistent with the Ministry of Education's approach to shared community facilities, as reflected in the mediation report.
11. As part of discussions with Heaton Intermediate and the Ministry of Education the following concept plan was produced to represent what is envisaged by the Elmwood Club:



12. In reaching this point, the Elmwood Club has also engaged with constituent clubs and users of the existing facilities, Sport New Zealand, Sport Canterbury, regional sporting bodies, the Council (and community boards) and other neighbouring schools. This has been to ensure that the facility is consistent with the needs of the local community, along with the broader approach to post-earthquakes sport and recreation facilities in Christchurch.

13. Over recent months the Elmwood Club’s priority has been the resolution of insurance claims, undertaking initial traffic and parking surveys and beginning a project feasibility study. As part of this study the next phase of engagement with stakeholders will begin (expected over the next few months).

THE ELMWOOD CLUB’S SUBMISSION

14. The Elmwood Club’s submission on Proposal 21 seeks a change to the alternative zoning (in Appendix 21.6.4.1) that applies to sports field portion of the Heaton Intermediate site from Residential Suburban Zone to Open Space Metropolitan Facilities Zone so that the site of the proposed development does not straddle two different zones in a manner that would add significant complexity to any subsequent resource consent for the proposed facility.

15. I note that the Elmwood Club has also made submissions on Proposal 9 – Natural and Cultural Heritage and Proposal 18 – Open Space.

16. Having attended mediation, read the evidence of Ms Dixon and had further dialogue with the Ministry of Education, I understand that there is some discomfort with changing the alternative zoning as sought, even though this change would be consistent with the Open Space Zone of the neighbouring Elmwood Park sites (subject to the Elmwood Club’s submission in this regard) and does not have any impact on the Ministry’s ability to use and develop the school site in a manner that is consistent with its designation and the other provisions of Proposal 21.

17. On this basis, the Elmwood Club considers that amending the rule framework in Rule 21.6.2.2.1 on a site specific basis is an alternative approach that achieves the outcome sought by the Elmwood Club without the need to change the alternative Zone. The Elmwood Club therefore suggests the inclusion of a further permitted activity that provides for recreation facilities (a term defined by the District Plan) on the subject site. The Elmwood Club therefore seeks the following amendment to Rule 21.6.2.2.1 (changes are shown in [blue](#)):

	Activity	Activity Specific Standards
P5	Recreation facilities at Pt Lot 1 DP 11232 (Bik XI, CSD)	a. Nil

18. In proposing this approach it is noted that the Elmwood Club is not seeking to negate the need for a resource consent (or section 176 consent from the Ministry of Education for working on land subject to a designation), rather it is seeking that the

District Plan anticipates this type of facility at the subject site, such that the effects of the facility are considered at consent stage, rather than the appropriateness of the facility per se. This approach would not compromise the ability of the Ministry to control the use of land at the school, rather it provides for the private development of a facility that would be enabled (if developed by the Ministry) in any case.

19. The Elmwood Club strongly supports the amendment to Rule 21.6.2.2.1 because:

- The amendment proposed assists in enabling the Elmwood Club to maximise the opportunities presented by the earthquakes (and associated rebuild) by reducing the potential complexity and regulatory for the proposed shared community facility. I understand that the reduction of regulation, clarity and ease of use (along with the encouragement of innovation and choice) of the District Plan are matters set out in the Statement of Expectations that guides the development of this District Plan.
- The amendment proposed is entirely consistent with Objectives 3.3.1 and 3.3.11 that are included in the hearings panel's earlier Strategic Directions decision.
- The potential effects of the facility can either be managed by the Built Form Standards that apply or through a consent process.
- Enabling the proposed facility (including indoor bowling facilities) is consistent with the 'sports hub' approach set out in "Spaces, Place and People Plan for Sport and Recreation in Greater Christchurch" (Published by the Sport and Recreation Earthquake Leadership Group February 2013) through the consolidation and sharing of facilities at the current site.
- Enabling development at this site is likely to alleviate any need to develop further buildings on Elmwood Park therefore protection the open space character and amenity associated with the Park.



Neil Gow

on behalf of **The Elmwood Club Inc.**

Dated: 19 October 2015