

Mediation Report

Specific Purpose Ruapuna

To: Independent Hearings Panel – Christchurch Replacement Plan

From: John Mills, Environment Commissioner – Mediator

Date: 11 April 2016

This is a record of mediation outcome held for this topic. It is prepared in accordance with Clause 10(4) of Schedule 3 to the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014.

This report covers mediation sessions on the following Specific Purpose Ruapuna Proposal topics:

1. Overview

Outstanding Matters

Summary of Matters the Panel will be required to determine as identified at the Mediation:

1. **Alignment between the objective and rules**
2. **Conference and function facility and the operational hours of this**

Session 1: Overview

Attendees: Matt Conway (Simpson Grierson/ CCC), Ivan Thomson (CCC), Scott Blair (CCC), Amanda Dewar (Canterbury Car Club), Peter Thorby (Canterbury Car Club), Sara Harnett (Quieter Please), Alice Burnett (Beca/ CCC).

Discussion was had around the revised proposal that was posted on the IHP website on Friday 8 April.

Agreement was reached that no change was needed to the objective, noting in any event that the objective was outside the scope of the proposal as it has been transferred from Plan Change 52 to the Operative City Plan.

Ms Harnett noted that she had an issue of alignment between the current wording of the objective in relation to the rules and how they don't align. ***This is a matter for the panel.***

Ms Harnett's concerns were largely around increase in noise and traffic, and she was not comfortable with any changes that would lead to an increase in either.

Ms Dewar circulated a draft version of an additional policy. Council noted that they were principally happy with (a) and (a)(i) however they proposed simplifying and combining (a)(ii) and (a) (iii) together.

Ms Dewar discussed that she was not happy with references to just 'ancillary' rather she would prefer to have both 'ancillary' and 'accessory'.

Ms Harnett was not comfortable with the idea of having a function or conference centre on the site because of the potential for noise and traffic issues.

The Council and representatives of the Canterbury Car Club agreed to include a permitted activity rule authorising facilities to accommodate the activities in rules P1 - P8. A further offline discussion will be had in relation to the wording of this.

Discussion was had around the definitions of 'Road side safety hardware testing' and 'Ruapuna Club Rooms' the rewording is below with track changes in red:

Road ~~side~~ safety ~~hardware~~ testing ~~facility~~:

Means the physical testing of road safety hardware for road use and includes the impact of motorvehicles against the hardware.

Ruapuna Club Rooms:

For the purposes of the Specific Purpose (Ruapuna Motorsport) Zone, means any building or part thereof which is accessory to motorsport and recreation activities, which is intended to be used by members of a motorsport club for locker facilities, amenities, meetings and/or social events.

In relation to the rules, agreement was made between the parties on the majority of rules. Key changes are noted below:

P10- agreement was made to have a 10m setback from the northern boundary;

P15- agreement was made to have a 500m² ground floor area;

P16- agreement was made to have a 1000m² ground floor area;

P17- agreement to delete off track from the title of the rule;

P18- agreement to change the title of the rule to 'road safety testing facility';

P19- Ms Harnett does not agree with the inclusion of this rule, with or without restrictions on the hours of operation. Ms Dewar confirmed that she would be happy with hours of operation between 7am and 11pm and for a maximum of 100 delegates for the conference facilities. The rule and any restricted hours of operation are ***matters for the panel.***

Further discussions would be held around providing for recreation facilities and car storage.

The Matters of Control and Discretion were discussed with the parties happy with the current wording apart from noting the change of setback to the northern boundary which is now 10m.



John Mills
Environment Court Commissioner - Mediator
26 April 2016