

#### 4. SIGNIFICANT ISSUES FACING CHRISTCHURCH AND THE URBAN PLANNING AND GROWTH SPECIAL COMMITTEE'S ROLE

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The purpose of this report is to outline some of the key issues facing Christchurch regarding urban development, and to begin a discussion with the Urban Planning and Growth Special Committee about work load and work priorities for the coming 12-18 months.

##### INTRODUCTION

The Terms of Reference for the Urban Planning and Growth Special Committee are:

*To review the Council's long term plans to ensure that they consistently reflect the Council's vision and policies for the future form and development of the city; planning for the growth and functioning of the urban area as a whole, including liaison with other agencies, such as neighbouring councils and Environment Canterbury, and with Community Boards as appropriate.*

Thus, in terms of addressing both the Terms of Reference and an overall work programme, there is a need to address the following:

- Adequacy of existing policies and plans in achieving the desired urban form,
- Work in progress and significant issues facing Christchurch (see initial list below),
- Research that needs to be undertaken to identify/explore these (and new) issues,
- Processes and commitments needed to plan for growth and functioning of the urban area (this will need to cover things like external relationships, resourcing, structures, etc).

A lot of the reports going to the Committee cover some of these issues in one way or another; however, there appears to be a need to improve the content, sequence and timing of both reporting and managing our limited resources to improve urban development outcomes. The intention of this report is to begin the development of a 'work programme' for future Committee reports to provide a deliberate and focussed reporting structure and priority identification.

##### SOME SIGNIFICANT ISSUES

Although not intended to be exhaustive there are a series of issues the Urban Planning and Growth Special Committee has begun to grapple with over the past year or so. This report intends to outline in summary form some of those issues and projects.

In no particular priority order the following issues have arisen through either reports to the Committee or via discussions with staff:

1. **Commercial Strategy** - refer Terms of Reference in separate report on this agenda.
2. **Area Development Plans and Residential Growth in Greenfield Areas** - refer separate report in this agenda regarding residential growth in greenfield areas, the need for additional resources and associated issues regarding achieving quality outcomes in these new subdivision developments.
3. **Implications for Managing Urban Growth of City Plan decisions** - to review significant Christchurch City Plan decisions to date, including recent Environment Court decisions (refer separate report in this agenda) and identify both trends and development outcomes and implications for managing urban growth. There also appears to be a need to conduct a Council seminar sponsored by the Urban Planning and Growth and the Regulatory and Consents Committee's on significant decisions and associated trends to date affecting future urban development in Christchurch - including B4 variation, residential zoning, infill versus greenfield development, development on the Port Hills etc.

4. **Urban Development Strategy** and the **Long-Term Council Community Plan (LTCCP)** - there is a draft work programme for the development of the planned 2004 LTCCP, including a core strand of work for the Urban Development Strategy (UDS). Note the UDS is likely to include reviewing strategic planning projects like:
  - Urban development generally (including urban consolidation objectives and policies, and associated Council work programmes),
  - Metropolitan Transport Strategy/Statement,
  - Open Space Strategy, etc.
5. Update of relevant **recent Environment Court decisions** - a review by staff and (possibly) by Peter Skelton, previous Environment Court Judge (to be confirmed - refer separate report in this agenda).
6. **Cross Boundary Issues** - establishing a more proactive engagement with adjoining TLAs and Environment Canterbury regarding mutual matters of interest.
7. **Future Path Canterbury** - where to from here?
8. **Trends** in population growth, traffic, housing, etc - assessing trends relevant to matters affecting urban planning and growth.
9. **Urban Renewal** - Neighbourhood improvement plans and associated work programme priorities.
10. **Central City Redevelopment** - Projects and priorities in the context of city-wide urban development.

**Staff**

- Recommendation:**
1. That the issues outlined above and associated priorities be discussed at the meeting.
  2. That a further report be brought to the next Committee meeting outlining a general work programme and reporting timeframe for consideration by the Committee.

**Chairman's**

- Recommendation:** That the staff recommendation be supported.