

4. URBAN DEVELOPMENT STRATEGY

A report from Jeff Page, Canterbury Regional Council officer, outlined the merits, commitment and process of the preparation and implementation of an urban development strategy.

His report was accompanied by an overhead presentation covering:

- Current urban development proposals
- Theoretical development example of adverse effects of urban development outside Christchurch City on Christchurch City
- Reasons for urban development strategy
- How an urban development strategy can be advanced

CURRENT DEVELOPMENT

A map showing urban development proposals since 1991 in the Canterbury area was displayed and attention drawn to the number and scale of developments, particularly in the Waimakariri and Selwyn districts.

THEORETICAL DEVELOPMENT EXAMPLE

Scenarios showing the changes in road traffic per day and the additional transport costs brought about by the theoretical urban development outside the city were explained.

TRANSPORT MITIGATION

- Adverse external transport effect which cannot be offset

NEED FOR AN URBAN DEVELOPMENT STRATEGY

- Cumulative scale of proposals/adverse effects
- Significant consequences to Christchurch
- Improved urban development outcomes

THE WAY FORWARD

- Need for a process of regional/local authorities particularly

The Committee **decided:**

1. That the urban development strategy as contained in the report be referred to the Christchurch City Council's Environment Committee and the Canterbury Regional Council's Planning Committee for discussion.
2. That advice be obtained on how the Canterbury Regional Council and Canterbury local authorities can advance the development of an urban development strategy, without prejudice to appeals to the Environment Court in respect of the City Plan.