

#### 4. CITY PLAN WORK PROGRAMME

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##### PURPOSE OF REPORT

1. The purpose of this report is to update the Council on progress on the approved City Plan Work Programme

##### EXECUTIVE SUMMARY

2. On 17 May 2007 the Council approved the annual City Plan work programme for 2007-2008 and requested regular updates on progress. In 2007/08 the Council approved additional funding for the City Plan team to enable more rapid progress to be made on the overall programme, with several items in particular.
3. The year has seen intensive efforts to complete the parts of the Christchurch City Plan which are not yet operative, and to make substantial progress on getting the Banks Peninsula District Plan to the operative in part stage. There has been an exceptionally heavy programme of major Environment Court hearings in 2007/08. Court activity is not expected to continue at this level in the near future.
4. In the next 12 months considerable progress is expected on several long-standing issues to improve the City Plan, including design and appearance provisions for commercial areas, the review of Living 3 and 4 provisions, New Brighton, heritage provisions, Special Amenity Areas, non-family residential accommodation, Elderly Persons Housing and a number of other issues. In addition to these active changes, the City Plan team is also addressing noise issues associated with Ruapuna, which are to be reported to a workshop in April, and have commenced work on the Notice of Requirement for the Southern Motorway.
5. Private plan changes are becoming a major feature of the team's workloads, with most applications now referred to external consultants at the applicants cost.
6. A significant, but unanticipated piece of work over the next period is the review of the airport noise contours issue. This has arisen out of appeals on the Selwyn District Plan and Change 1 to the Regional Policy Statement. A new set of contours has been produced by a panel of experts representing a wide spectrum of aviation industry parties and landowners, which is expected to be very authoritative. CIAL has commenced the process to have these incorporated in the relevant RMA documents, starting with the Regional Policy Statement.
7. Attachment 1 identifies the key pieces of work presently underway or planned. They are grouped under a series of strategic headings. The key ones for the Council are completion of the two District Plans, projects that directly support the implementation of the Urban Development Strategy, and changes to City Plan to promote improved Urban Quality. In addition to these priorities; statutory obligations and the capacity to match tasks to staff availability and experience means that the actual work programme is adjusted on an ongoing basis.

##### FINANCIAL IMPLICATIONS

8. All work carried out within the budgets of the City Plan Team and the Strategy and Planning Group.

##### Do the Recommendations of this Report Align with 2006-16 LTCCP budgets?

9. Yes

#### **LEGAL CONSIDERATIONS**

10. There are no particular legal issues arising out of these reports. All City Plan activities take place under the Resource Management Act 1991.

#### **Have you considered the legal implications of the issue under consideration?**

11. As above.

#### **ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS**

12. Yes

#### **Do the recommendations of this report support a level of service or project in the 2006-16 LTCCP?**

13. Yes

#### **ALIGNMENT WITH STRATEGIES**

14. Yes

#### **Do the recommendations align with the Council's strategies?**

15. Yes

#### **CONSULTATION FULFILMENT**

16. Not required.

#### **STAFF RECOMMENDATION**

It is recommended that the Committee receive the report.

## BACKGROUND (THE ISSUES)

17. On 17 May 2007 the Council approved the annual City Plan work programme for 2007-2008 and requested regular updates on progress. In the 2007/08 the Council approved additional funding for the City Plan team to enable more rapid progress to be made on the overall programme, with several items in particular being of concern.
18. The full City Plan work programme runs to 78 items and 16 pages. Attached is a summary table of the main items progressed during 2007/08.
19. The year has seen intensive efforts to complete the parts of the Christchurch City Plan which are not yet operative, and to make substantial progress on getting the Banks Peninsula District Plan to the operative in part stage.
20. There has been a very heavy programme of major Environment Court hearings. The cases heard have been:
  - Variation 86 to the City Plan, retail distribution
  - Belfast section 293 case, rezoning
  - Variation 2 to the Banks Peninsula District Plan, rural issues esp landscape, ecology and various other matters.
21. As well as the actual hearings there were a large number of negotiations and mediation sessions which resulted in a number of cases being settled by consent, withdrawn, or the issues narrowed. Environment Court cases pending include:
  - Variation 48, floodplains;
  - Variation 93 Clearwater; and
  - Change 12, rezoning of part of Wigram Airfield.
22. The list of items which the Council wished to see more rapid progress on includes
  - Special Amenity Areas
  - Protected Trees
  - Commercial design and appearance
  - Banks Peninsula designations and variations
  - L3 and L4 review
  - Subdivision design and layout (Greenfield's Variation)
  - Quarry Zone Rules
  - Ferrymead Study
  - Wigram
  - Awatea
  - Heritage protection
23. All of these matters are being actively progressed except the item relating to subdivision design and layout, which has not yet commenced on an overall city-wide basis. However, subdivision design and layout is now a key component of all individual rezoning exercises under consideration, whether these are Council initiated such as the Awatea and Wigram Plan Changes, or private proposals such as the Belfast section 293 case and various private plan changes. This is a key requirement of the Regional Policy Statement Change 1. The main mechanism is the use of detailed Outline Development Plans