

## 6. SOUTH-WEST CHRISTCHURCH AREA PLAN – DRAFT FOR CONSULTATION

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### PURPOSE OF REPORT

1. The purpose of this report is to seek the Regulatory and Planning Committee's approval of the draft South-West Christchurch Area Plan for public consultation. The South-West Christchurch Area Plan (the Area Plan) provides the framework for land use planning and Council expenditure, reflects how the city wants the area to develop, and ensures that growth is integrated and collaborative.
2. Following consultation, the Council will be presented with a final Area Plan. If adopted by the Council, the Area Plan will lead to changes in future LTCCPs, capital programmes, budgets, development contributions, and changes to the Christchurch City Plan to implement the Area Plan. The development of the SWAP area is Christchurch's key greenfields development area.

### EXECUTIVE SUMMARY

3. The Council is required to consult with affected and interested parties on issues, plans and strategies that may directly or indirectly affect them. In August 2007 the public were consulted on a series of draft concept plans. Overall, the draft concept plans were supported by respondents, and have since been developed into the draft Area Plan. Greater detail and direction as to how the area will be managed over the next 35+ years is provided in the draft Area Plan. The purpose of this next phase of consultation is to gain community feedback on this detail. While the draft Area Plan does not bind the Council in any way, given its potential implications for future LTCCPs, and other statutory plans and processes, Council approval to commence consultation on the draft Area Plan is sought.
4. The draft Area Plan promotes new centres, high quality business environments and employment opportunities. New neighbourhoods will be developed around an extensive open space network built on the existing natural values, providing recreation opportunities and facilitating ease of movement between centres and public open space. The uniqueness of the area will be celebrated through restored habitats and tangata whenua values, and incorporate landscape features and European heritage into urban development and public open space. Neighbourhoods will be supported by a range of services and facilities and people will have a genuine travel choices. Infrastructure and services will be designed, constructed and managed to be resilient and adaptable to the unpredictability of factors such as climate change, the global economy, and energy supply. Attachment A represents the vision for the South-West as at 2041 and Attachment B includes the draft text of the Area Plan.
5. The Area Plan will be accompanied by an Implementation Plan which provides a detailed programme of the actions and key tasks to achieve the Area Plan objectives and policies; prioritisation of actions; timeframes for delivery; required resources; and performance measures.

### FINANCIAL IMPLICATIONS

6. The Area Plan has no financial implications, its implementation will be addressed through changes to the City Plan, and if approved through the 2009/19 LTCCP capital infrastructure programme.

### LEGAL CONSIDERATIONS

7. The Area Plan will assist the Council in carrying out its functions under both the Resource Management Act 1991 (RMA) and Local Government Act, by:
  - ensuring sustainable management of the area's natural and physical resources;
  - facilitating the integrated planning of Council-managed services;
  - identifying opportunities for land development;
  - providing direction for Council's acquisition of strategic land areas; and
  - providing a framework for the collection of development contributions.

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

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

8. Yes. The draft Area Plan will assist in achieving a number of community and Council outcomes under the LTCCP, in particular planning for the future growth of the city.

## **ALIGNMENT WITH STRATEGIES**

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

9. The relevant Council strategies are as follows:
- Greater Christchurch Urban Development Strategy – South-West Christchurch has been confirmed as a major Greenfield urban growth area under this strategy. The draft Area Plan demonstrates how the level of urban growth projected under the UDS will be managed and accommodated.
  - Regional Policy Statement (RPS) and Proposed Plan Change 1 – The draft Area Plan takes into account the wider regional objectives of the RPS and Proposed Plan Change 1, in particular those relating to settlement and the built environment, the urban limit, transport, matters of regional significance to tangata whenua, landscape, ecology, heritage, and rivers.
  - Christchurch City Plan – The objectives and policies of the draft Area Plan have been influenced by the relevant objectives and policies of the City Plan, in particular those relating to urban growth, flood risk, open space and recreation, tangata whenua, European heritage, and natural values. The Area Plan will also provide a basis for any new objectives, policies and rezoning introduced through changes to the City Plan.
  - Heathcote River Floodplain Management Strategy - Objective 1 contained in the draft Area Plan represents the Integrated Catchment Management Plan, as adopted by the Council on 26 June 2008. Objective 1 provides details of how peak flows in the Heathcote River can be better managed, a reduction in flows achieved, and the effects of future urban development mitigated so as not to adversely affect the current functioning and health of the river.
  - Waterways and Wetlands Asset Management Strategy – Objectives 1 to 6 of the draft Area Plan provides further grounding to the initiatives promoted in this strategy, namely achieving a value-based approach to land development and the restoration of waterways and wetlands.
  - Christchurch City Biodiversity Strategy – Objective 2 of the draft Area Plan endorses Henderson's Basin as a core ecological and open space area.
  - Proposed Natural Resources Regional Plan and the Surface Water Management Protocol – Objective 1 contained in the draft Area Plan represents the Integrated Catchment Management Plan, is considered to meet the objectives of the proposed Natural Resources Regional Plan and Surface Water Management Protocol.
  - Canterbury Regional Land Transport Strategy (CRLTS, 2005-15) and Christchurch Rolleston and Environs Transportation Study (CRETS) – Objective 11 of the draft Area Plan is considered to meet the objectives and policies of the CRLTS. Plan 11.1 supporting Objective 11 is generally consistent with the future main road network proposed under CRETS.

## **CONSULTATION FULFILMENT**

10. The engagement of key stakeholders (i.e. affected and/or interested parties) at this stage of the Area Plan process, is fundamental to the Council meeting its duty under the first schedule of the RMA and sections 78 and 82 of the LGA. In August/September of 2007 the public were consulted on a series of draft concept plans. This involved obtaining community comments on locational and other aspects of a series of draft concept plans. The concept plans were supported by respondents, although concern was raised by some in regard to the potential impacts of medium density housing, loss of character, and the location of new neighbourhood centres (refer also Building a Brighter South-West: Community Views Report). The draft Area Plan is considered to address the concerns raised.
11. A consultation plan has been prepared for this final phase of the consultation process, and sets out a programme (over September) and methods of consultation. Key steps will include:
  - A newsletter informing key stakeholders about the draft Area Plan and how to provide feedback. Accompanying the newsletter will be a summary brochure of the draft Area Plan.
  - Open days, community meetings, launch functions, and media releases.
  - Hui with local hapu and runanga. This will conclude the Ngai Tahu and Council staff working party established to draft the Area Plan and supporting reports.
  - Presentations to Environment Canterbury, Transit New Zealand, Selwyn District Council, and the Urban Development Strategy Implementation Committee. These organisations and the committee have been kept informed throughout the Area Plan process and involved on relevant matters.
  - An update to the SWAP Website.
12. It is not intended to formally hear feedback to the draft Area Plan, but written feedback will be received and considered. If the feedback suggests that any significant variance to the draft Area Plan is warranted, these matters will be referred to the Regulatory and Planning Committee for direction. It is intended that the final draft of the Area Plan will be presented to Council for adoption in early December 2008.

## **STAFF RECOMMENDATION**

It is recommended that the Regulatory and Planning Committee recommend to the Council to approve the draft Area Plan for consultation with key stakeholders, including directly affected landowners; land developers; and community, government and environmental organisations.

## BACKGROUND (THE ISSUES)

13. South-West Christchurch is identified in both the Greater Christchurch Urban Development Strategy, and the Christchurch City Plan, as a major urban growth area. Over the next 35 years the area is expected to accommodate over 12,000 new houses, and approximately 200 hectares of industrial development. The sequencing of land development will be broadly as follows (in accordance with the Greater Christchurch Urban Development Strategy):
  - Wigram and Awatea areas developed in the 2007–2016 (short term) period.
  - The suburb of Halswell is extended towards Hoon Hay (referred to as Hendersons on the plan) and southwards from Glovers Road and Sabys Road over the 2017-2026 (medium term) period. The eastern edge of Hendersons Basin is also developed during this period.
  - The land areas located between Halswell Junction Road and Quaifes Road, and Kennedy's Bush and Sutherlands Road is developed over the 2027-2041 (long term) period.
  - Land development on the Port Hills is expected to occur gradually over the 35 years, predominantly within existing zoned areas in Cashmere Valley/Worsleys Spur, Westmorland, the westside of Hoon Hay Valley and Kennedys Bush.
14. A number of other statutory and non-statutory documents guide, and will be guided by, the Area Plan (refer Attachment C). The Area Plan brings together the key aspects of all the documents in the diagram and applies them to South-West area.
15. The Area Plan establishes a vision for the area, and objectives based on sustainable development and management principles. Page 11 of the draft Area Plan establishes a vision for the area and sets out the main goals and objectives to achieve the vision. A series of plans support the objectives and policies, representing the proposed stormwater management scheme (forming part of the Integrated Catchment Management Plan), public open space network, land-use pattern (including residential neighbourhoods; activity, neighbourhood and local centres; business land; and community facilities), roading hierarchy, and the public transport network.