

10. DISTRICT PLAN WORK PROGRAMME 2008-2009

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PURPOSE OF REPORT

1. The purpose of this report is to describe and recommend the adoption of the 2008-2009 District Plan Work Programme

EXECUTIVE SUMMARY

2. This report presents the annual District Plan Work Programme for adoption. This year the format of the Programme has been changed. Projects are grouped into four categories:
 - Implementing the Urban Development Strategy
 - Completing the City Plan and Banks Peninsula District Plan Reviews
 - Enhancing the plans
 - Private Plan Changes and designations
3. The programme provides details of a large number of projects including estimated completion dates. The programme is a rolling programme, updated every year, because most of the projects cannot be completed in a single year under the Resource Management Act processes.

FINANCIAL IMPLICATIONS

4. The District Plan activity is provided for in the LTCCP and Annual Plan. This Programme complies with that budget..

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

5. Yes

LEGAL CONSIDERATIONS

6. The District Plan Work Programme exists to carry out the Council's obligations under the Resource Management Act 1991 to produce and maintain a district plan. Most of the items in the programme are subject to statutory processes under the RMA.

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

7. See above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

8. The programme delivers on the LTCCP and the Activity Management Plan for District Plan.

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

9. Yes.

ALIGNMENT WITH STRATEGIES

10. Align with the Urban Development Strategy and various other strategies, including Open Space and Biodiversity Strategies, Area Plans etc.

Do the recommendations align with the Council's strategies?

11. Yes.

CONSULTATION FULFILMENT

12. Not required.

STAFF RECOMMENDATION

It is recommended that the Council adopt the attached District Plan Work Programme for 2008-2009.

BACKGROUND (THE ISSUES)

13. Every year the Council considers and adopts a work programme for the District Plan.
14. This year the title of the programme has been changed from the City Plan Work Programme to the District Plan Work Programme to reflect the fact that the Council has a composite District Plan under the RMA which incorporates as separate sections the City Plan for the former Christchurch City and the Banks Peninsula District Plan.
15. This year the format of the programme has also been changed. The individual projects have been divided into four categories:
 - Implementing the Urban Development Strategy
 - Completing the City Plan and Banks Peninsula District Plan Reviews
 - Enhancing the plans
 - Private Plan Changes and designations

Urban Development Strategy

16. This heading includes projects such as
 - the statutory process for the Regional Policy Statement Change 1, which will involve preparing and presenting evidence on the Council's submissions,
 - participation in the Area Plans Programme,
 - aligning the objectives, policies and rules, especially the subdivisional standards of the City Plan to the Urban Development Strategy and RPS Change,
 - major rezoning exercises such as Wigram and Awatea,
 - The intensive living zones (L3 and L4) review
 - The urban design plan change for the Central City and Business 2 zones

Completing the District Plan Review

17. This includes a small number of projects on the two plans which are still subject to appeals, including:
 - City Plan Variation 48 floodplains
 - City Plan Variation 86 retail distribution
 - City Plan Variation 93 Clearwater
 - Section 293 processes at Belfast, and Cashmere Valley/ Worsleys Spur
 - Banks Peninsula Plan landscape and ecology issues
 - Banks Peninsula financial contributions
 - Banks Peninsula designations
 - Banks Peninsula Variation 6 Helicopter landings

It is expected that most of these projects will be completed in the current financial year.

Enhancing the Plans

18. This is the bulk of the programme and includes long-standing projects such as Tree Protection, Special Amenity Areas, the Heritage review, New Brighton zoning and height controls, Business 4 Height and setbacks, Elderly Persons Housing, and Non-Family accommodation. A new project in this category includes implementing the recent National Policy Statement on Electricity Distribution. It is a requirement of the RMA to change the district plan to reflect any National Policy Statement.

Private Plan Changes and Designations

19. There are 16 private plan changes and four designation processes in various stages at present (pre-application, pre-notification, notification, submissions, hearings etc). This number will fluctuate as projects are completed and new applications are received.

Capacity Issues

20. In the 2007-08 year, the breakdown of staff time over the four categories above was as follows:

	Hours	% total	Value
Implementing the UDS	516	2%	\$38,088
Completing the Plans	3,891	18%	\$276,927
Enhancing the Plans	5,766	26%	\$345,580
Private Plan Changes and Designations	2,107	10%	\$345,580
Administration & Leadership	9,512	44%	\$623,240
	21,792	100%	\$1,282,835

Consultants fees over the same period were (to be provided on the day).

21. The bulk of the consultant expenditure has been on preparing and presenting evidence for the Environment Court cases for Variation 86 Retail Distribution and Variation 2 Banks Peninsula Rural issues. These were among the biggest cases the Council has been involved in at the Environment Court. No Environment Court cases of anything like this magnitude are expected in the current year.
22. This analysis demonstrates that the largest part of the staff time and consultant spend has been directed to completing and enhancing the district plans. Three major Environment Court cases were heard in this time and preparations made for two others, which were heard early in the current year. In the 2008-09 year it is expected that this category will diminish substantially with the completion of most of the cases, and there will be a corresponding increase in Implementing the UDS and Enhancing the Plans. Private Plan Changes and Designations have been significant and will continue at about that level as some significant cases have been received, such as the Southern Motorway designation and major private plan changes. Because of the strategic importance of some of these cases, their complexity and the range of Council departments involved, it is considered necessary to retain some private plan changes in-house, but a significant number have been referred to external consultants for processing and reporting.
23. Although the Council provided budget for additional staff in the 2007-08 year, recruitment and retention of staff has been particularly difficult and at no time has the team had a full complement of staff. Shortage of experienced staff also impinges on the ability to put work out to consultants, as use of consultants requires in-house case managers to work with. However recent appointments have enabled substantial progress to be made.
24. A number of the projects in the programme are relatively long-standing, and have not reached the point hoped for last year. Examples include Tree Protection, Special Amenity Areas, non-family accommodation and Elderly Persons' Housing. Others, such as Variation 86 and the Banks Peninsula landscape issue have made excellent progress, and other significant projects such as the Living 3 and 4 review, the commercial design and appearance projects and the Wigram Plan Change have made good progress and will be reported to the Council in the near future. Substantial completion of the formal district plans process will enable better progress to be made on the enhancement projects.
25. The RMA provides that the plan shall be due for review 10 years from the date when the first parts of it became operative. That date will be November 2015. As soon as some of the major enhancement projects and the UDS-related projects have been substantially advanced, the Council should give consideration to setting up a programme to review the plans and how it wishes to undertake this. At that time the Banks Peninsula District Plan and the City Plan may be able to be combined in one plan. It is intended to begin this programme in 2010.

26. It is anticipated that a number of draft plan changes will be presented to the Council for consideration either late in 2008 or early in 2009. These include Elderly Persons' Housing, Non-Family Accommodation, the L3/L4 Review and the Awatea Re-zoning. Progress on Special Amenity Areas has been held up pending work relating to Strategic Intensification under the UDS process and pending investigations on Residential Conservation Areas. The Tree Protection Review has been held up by staff movements.

THE OBJECTIVES

27. The objectives of the District Plan Work Programme are:
- to enable the Council to meet its statutory responsibilities under the RMA to prepare and maintain the District Plan.
 - to set priorities and provide resources enabling the Council to enhance and improve the District Plan, which includes the City Plan and Banks Peninsula District Plan, to achieve desirable environmental and community outcomes.

THE OPTIONS

28. The options for the Council are to:

- (a) Adopt the programme
- (b) Modify the programme

THE PREFERRED OPTION

29. The preferred option is (a).