

6. **GREATER CHRISTCHURCH URBAN DEVELOPMENT STRATEGY:
REPORT FROM JOINT HEARINGS PANEL**



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PURPOSE OF REPORT

1. This is a report from the Greater Christchurch Urban Development Strategy (UDS) Joint Hearings Panel, which sets out the recommendations of the panel on changes to the document.

EXECUTIVE SUMMARY

The Hearing

2. The hearing of submissions commenced on 26 February 2007 at Our City and continued until 8 March 2007. During those days 90 submitters presented their oral submissions to the panel. The hearings panel comprised representatives from each of the UDS partner Councils: Bob Parker (Independent Chair), Councillors Helen Broughton, Pat Harrow, Sue Wells (Christchurch City Council), Richard Budd, Alec Neill, Elizabeth Cunningham (Environment Canterbury), Annette Foster, Debra Hassan, Malcolm Lyall (Selwyn District Council), Kath Adams, Kevin Felstead and Dan Gordon (Waimakariri District Council).

Partner Council Process

3. Each of the partner Councils will receive a report to consider and adopt these changes, prior to the full strategy being updated and brought back to each strategy partner for final adoption. Should any of the participating Councils disagree with any of the suggested changes to the document, a round of partner negotiations will be required before the final strategy can be adopted. The final Strategy will be brought to the Council in mid-April for adoption.

Joint Hearings Panel Recommendations

4. Table 1 below sets out the most significant recommendations from the Panel and the attached documents (separately circulated) contain:
 - The full recommendations from the Joint Hearings Panel; and
 - The tracked changes document which identifies all of the small text and grammatical changes recommended by the panel. The vast majority of these changes are for clarification of text, actions or reassignment of lead agency responsibility in the actions tables.
5. The fundamental intent and direction of the draft Greater Christchurch Urban Development Strategy remains unaltered following the Joint Hearings Panel Deliberations.

Table 1: Significant changes recommended by the UDS Joint Hearings Panel

	Issue	Resolution
1.	Population and household projections	The data provided by Statistics New Zealand’s 2006 census is the foundation on which to base the Urban Development Strategy. Monitoring of ongoing development and growth will occur throughout implementation and if there are significant changes that need to be made they can be made at the 3-yearly UDS review.
2.	Protection of special amenity, character and historic areas in the central city and other intensification areas.	Action 6 is deleted and an additional key approach is inserted in section 6.10.3 using words from the draft change to the Regional Policy Statement. “Identify significant amenity, character, cultural, natural, historic or heritage features and values and show how they are to be protected.”

	Issue	Resolution
3.	Rail and transport corridors	In section 6.26.4 delete action 7 Upon the review and implement the Public Passenger Transport Strategy for the Greater Christchurch area. Revise action 11 “Set up a transport group within the Urban Development Strategy Implementation Committee (UDSIC) to coordinate transport planning and funding including opportunities for park and ride, public passenger transport, commuter rail, cycle and walk ways.”
4.	Urban Design	Add key approach to section 6.9.3 “Promote and encourage comprehensive development and redevelopment to achieve good urban design outcomes.”
5.	Growth outside the urban development study area	The UDS addresses growth demand only from within the strategy area and does not seek to concentrate in that area growth that would otherwise occur adjacent to the UDS area. In the areas adjacent to the UDS local district plan provisions continue to apply. At the Strategy review in 2009, the settlement pattern adjacent to this area will be assessed. There is also scope for these issues to be considered as part of the review of the Regional Policy Statement.
6.	Regional and national assets	In section 3.6, Encourage Prosperous Economies add the following regional and national assets that will be protected: Christchurch International Airport, Lyttelton Port, Burnham Military Base, West Melton Training Area, and Agricultural Research Centres and Farm
7.	Tangata Whenua	As part the UDISC a seat will be established for Tangata whenua. Additionally conversations will continue with local runaka to implement local initiatives and the goals of the UDS.
8.	Versatile soils	Add a key approach to section 3.6 Growth Management Assumptions, Manage Growth Versatile soils should be protected where practical. The Strategy accepts that in circumstances where there are reverse sensitivity issues such protection may no longer be appropriate.
9.	Rural Residential in Christchurch City	Add a fifth action to section 6.25.4 At the first Strategy review look at opportunities for rural residential to be provided for within CCC boundaries.
10.	Open space in intensification areas	Add a new growth issue in section 6.5.2 Retention of open space appropriate to intensification. Add a new approach in section 6.5.3 Design and provide appropriate open space in intensification areas.
11.	Waste Minimisation	Add new action 1: All partner councils consult with their communities on the goal of Zero Waste reduction targets in their waste management plans. Delete action 5 All partner councils establish effective waste minimisation strategies to reduce the waste disposed at the regional landfill at Kate Valley.

	Issue	Resolution
12.	Maps	It was agreed there would be an indicative map included within the strategy that would clarify greenfield areas, key transport corridors, and potential intensification areas. Additional maps illustrating sections of the draft UDS will be developed by staff for review.
13.	Regional Policy Statement (RPS) Chapter 12A	<p>The RPS Chapter 12A Greater Christchurch Settlement Pattern is being developed and written to implement the Urban Development Strategy.</p> <p>The Change will sit with the existing generic policies of the Regional Policy Statement.</p> <p>The following text to be added to the key action table in Section 6.</p> <p>It will provide specific guidance on where growth and intensification will occur. Other mechanisms may be considered where the location or timing of urban growth areas cannot be as precisely determined, however the strategy partners will collectively work towards the identification of growth boundaries as a preferred management mechanism.</p> <p>The Change will determine the overall extent of Greater Christchurch through the setting of Metropolitan Urban Limits working towards specific, rather than indicative lines on the map;</p> <ul style="list-style-type: none"> • Greenfield growth areas - where Council processes have established a clear boundary these will be included in the RPS change, otherwise indicative boundaries will be used; • Rural residential – a list of criteria for assessing the location, extent and form will be included; and • Intensification areas - the central city within the four avenues as a priority area and will be shown as a clear boundary along with the existing L3 and L4 zones and some L2 zones from within the Christchurch City Plan. Activity centres will be shown as indicative. A two-year programme of work will establish these more specifically for inclusion in the full the RPS review in 2009.

Council Process from here

6. For greenfield areas that are not already zoned the Council needs to undertake further work to identify urban limits, environmental constraints, infrastructure needs, community facilities and community aspirations to confirm the key requirements for these growth areas.
7. For intensification areas, during the next two years the Council will undertake citywide investigations to identify significant values including amenity, character, cultural, natural, heritage and historic values. This will include recognition of existing protection mechanisms such as SAMs. These investigations will also include housing affordability, land aggregation potential, housing stock, community acceptability and aspirations.

FINANCIAL IMPLICATIONS

8. There are no legal considerations for this stage in the UDS process. There are financial considerations regarding the recommendations from the hearings panel, although these will be considered through future LTCCP and Annual Plan processes. The top 20 actions which are identified as key to implementing the strategy during the first three years and where the Christchurch City Council is a lead or support agency have been identified and funded through the annual plan process.

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

9. The first three years of the UDS implementation programme are budgeted for within the 10-year work programme of the 2006-2016 LTCCP. However as investigations to ensure alignment of activity management plans and capital programme proceed there will be a need to realign/review timeframe for delivery of particular projects through reviews of the Council LTCCP.

LEGAL CONSIDERATIONS

10. There are no legal considerations for this stage in the UDS process, although the implementation of the UDS will involve plan changes through the RMA and investment decisions via the LTCCP. Both processes have the opportunity for submissions and legal challenge.

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

11. There are no legal implications.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

12. The implementation of the UDS will impact on current and future Capital Works programmes, renewals and programme priorities. Future Activity Management Plans will need to be reviewed to improve alignment with the Council's UDS commitments, in particular greater emphasis on intensification and urban redevelopment.

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

13. Yes. The UDS has been a key part of the work programme within the City Development Activity Management Plan.

ALIGNMENT WITH STRATEGIES

14. Not applicable.

Do the recommendations align with the Council's strategies?

15. Not applicable.

CONSULTATION FULFILMENT

16. Consultation on the draft Greater Christchurch Urban Development Strategy was undertaken during November and December 2006.

STAFF RECOMMENDATION

It is recommended that the Council adopt the recommendations of the Greater Christchurch Urban Development Strategy Hearings Panel to amend the draft Greater Christchurch Urban Development Strategy.