

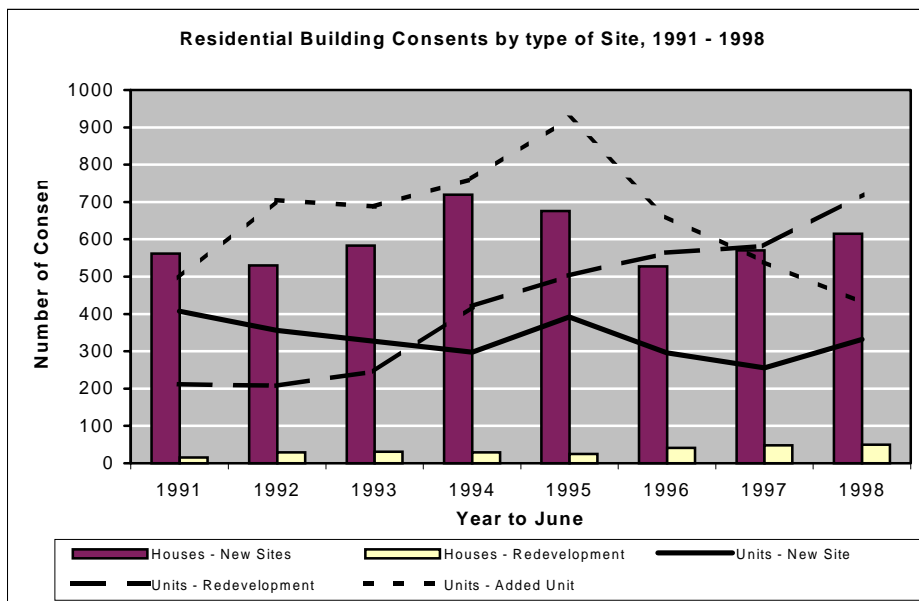
4. GENERAL ENVIRONMENTAL, PLANNING AND DEVELOPMENT ISSUES

RR 9169

Officer responsible Environmental Policy and Planning Manager	Author John Dryden
Corporate Plan Output: Various	

The purpose of this report is to keep members of the Committee informed on various environmental, planning and development issues of the city.

RESIDENTIAL BUILDING DEVELOPMENT



Since July 1990 there have been 16,347 new dwellings and units built in Christchurch City. New units or apartments accounted for almost 70 percent of this development.

During the early 1990s the most popular style of development was the ‘added unit’ – the building of a unit or units where there is an existing house on the site. However, after reaching a peak of over 900 in 1995, this style of development had decreased to 430 in 1998.

Contrasting the decline in the number of added units being built, the number of units on redeveloped sites has continued to increase. This style of development refers to 2 or more units being built on a site where the original house has been demolished or removed. In 1991 there were around 200 units built on redeveloped sites, this increased to over 700 units in 1998. There are now significantly more units being built on redeveloped sites than as added units.

The number of dwellings built on new sites has fluctuated during the last 8 years at around 500-700 new dwellings per year. Dwellings built on redeveloped sites, where the original house is demolished or removed, accounts for a very small proportion of new dwellings. However this type of development has increased from only 16 in 1991 to 50 in 1998.

The change in development patterns within Christchurch since 1995 is related to the new City Plan, which was notified in June 1995. The City Plan introduced new rules regarding site size and this has affected the number and type of units which can be built on a site and is a reason for the decrease in added units or infill. On the other hand, the City Plan encourages units on redeveloped sites, particularly close to the central city and around focal points and this is reflected in the increase in this type of development.

Nature of Residential Building Development, 1991 - 1998								
Year to June	Dwellings			Units				Grand Total
	New Sites	Redevelopment	Sub Total	New Site	Added Unit	Redevelopment	Sub Total	
1991	562	16	578	407	497	212	1,116	1,694
1992	530	29	559	356	705	208	1,269	1,828
1993	583	31	614	327	688	246	1,261	1,875
1994	720	29	749	298	763	421	1,482	2,231
1995	676	25	701	392	925	503	1,820	2,521
1996	528	41	534	296	660	564	1,520	2,054
1997	570	48	618	256	540	582	1,378	1,996
1998	615	50	665	332	430	721	1,483	2,148
Total	4,784	269	5,018	2,664	5,208	3,457	11,329	16,347

NATIONAL GUIDELINES ON RADIO FREQUENCY FIELDS (CELL SITES)

The purpose of this report is to update information on the Ministry for the Environment Sustainable Management fund Project “*National Guidelines on Radio Frequency Fields (cellsites)*”. This project was the subject of an earlier report to committee on the 9 July 1998 (RR 8030).

In early 1998, the cabinet directed The Ministry for the Environment, in partnership with the Ministry of Health and following consultation with interested groups, including other departments and local authorities, to prepare draft national guidelines on radio frequency fields.

The project has reached the peer review stage. The draft Guidelines documents have been sent to a selected range of peer reviewers for their comments in confidence. The choice of reviewers was made at the suggestions of the involved parties and represents a wider range of opinion and expertise. The peer review comments were required by 15 January 1999 and should now be being added to the guidelines prior to them going to Cabinet for approval in March.

Following Cabinet approval the Guidelines are expected to be released for public comment for a period of two months.

Once submissions close the guidelines will be amended as necessary and then released as formal Ministry advice with the permission of the Minister for the Environment in approximately July this year.

ONE DAY WORKSHOPS FOR POLITICIANS “ROLES AND RESPONSIBILITIES UNDER THE RMA”

The New Zealand Planning Institute, with assistance from Local Government New Zealand, Ministry for the Environment and the Resource Management Committee of the Law Society will be conducting a series of workshops around the country in February and March next year on the roles and responsibilities of local authorities under the Resource Management Act.

The workshops have been tailored for local government representatives and will be especially useful for newly elected politicians (or those wanting a refresher course) and all politicians interested in the proposed RMA law changes.

The Christchurch workshops will be held on Wednesday 24 February 1999 starting at 9.30am. Councillors are encouraged to attend and a number have already indicated their interest.

EMPLOYMENT IN CHRISTCHURCH CITY AND THE CENTRAL CITY, 1998

In February 1998 there were 159,190 people employed in Christchurch City an increase of more than 4,000 people, or 2.7 percent since February 1997. The majority of this increase was in part time employment.

The manufacturing industry employed the most people in Christchurch, with 18 percent or 28,720 people working in this industry. Retail trade (21,260 people) and property and business services (18,610 people) also employed a large number of people.

31,050 people were employed within Central City Zone (Moorhouse, Salisbury, Madras, Durham Streets). The property and business services and the retail trade sector employed the most people with 6,960 and 4,160 workers respectively.

Only 20 percent of Christchurch workers are now employed in the Central City Zone, with the great majority of workers employed in other inner city or suburban locations. The proportion of people working in the Central City varies by industry. The Central City is important for the communication, government administration, and finance and insurance sectors, with more than 50 percent of employment in these industries located in the Central City Zone. The health and community services, education, manufacturing, and construction sectors are less important for the Central City, with more than 90 percent of employment located outside of the Central City Zone.

4 Cont'd

Employment by Industry, 1998			
Industry	Employment in Central City	Employment in Christchurch Ctiy	Percent of Employment in Central City
Accommodation, Cafes and Restaurants	2,950	8,710	33.9
Communication Services	1,710	2,850	60.0
Construction	380	9,680	3.9
Cultural and Recreational Services	1,680	4,360	38.5
Education	530	11,020	4.8
Finance and Insurance	2,500	4,400	56.8
Government Administration and Defence	2,600	4,560	57.0
Health and Community Services	1,690	17,030	9.9
Manufacturing	1,640	28,720	5.7
Personal and other Services	1,400	5,250	26.7
Property and Business Services	6,960	18,610	37.4
Retail Trade	4,160	21,260	19.6
Transport and Storage	1,200	7,580	15.8
Wholesale Trade	1,230	11,980	10.3
All Other Businesses	395	3,150	12.5
Total Employment	31,050	159,190	19.5

Chairman's

Recommendation: The information be received.