

9. PROGRESS REPORT ON CITY PLAN REFERENCES

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Corporate Plan Output: City Plan	

The purpose of this report is to provide the Committee with a progress report on City Plan References.

This is the first of a series of regular reports updating the position in respect of references and variations to the City Plan. Attached is the “Proposed Reference Hearings Schedule”, the general order of which has been accepted by the Environment Court. It should be read in conjunction with this report.

ENVIRONMENT COURT CALLOVERS

An Environment Court callover has already been held on references under G79 (Coastal Issues) (refer p.3 of the schedule).

A callover notice was received on 6 March for some Urban Growth matters under G10, 82, 83, 72, 11, 44, 37 and several other matters. This callover notice was discussed between Judge Jackson, the Planning Bar Association and council staff on 7 March. However, because of its deficiencies, an amended one will be issued shortly.

It should be noted that a “callover” is not a notice of hearings - it is to establish the status of the various parties, and to inform the court whether they wish to proceed or negotiate consent orders. This callover will take place on 29 March.

CONSENT ORDERS

Significant progress has been made on negotiations with various parties and the Resource Management Committee has already approved a number of consent orders.

Under “Discrete Issues” on the schedule, significant progress has (or is being made) on Groups 43, 47, 51, 76 and 34. The single reference on protected trees (G64) is likely to be withdrawn.

Under “Urban Growth” on the schedule, a number of references from the Canterbury Regional Council have been discussed with a good prospect of resolution by consent. The difficulty is that the very broad range of CRC references have resulted in numerous S271/274 notices and it is difficult to determine which particular issues in the CRC reference that these relate to.

Negotiations are underway on G45 - living bulk and location controls.

Contact has been made with the Airport Company concerning the very important airport noise related references. A key issue will be the basis of defending the 50 Ldn contour as an outer limit for urban growth. A variation may possibly be required to deal with policy issues. A number of minor airport references under Groups 7, 8 and 9 should be able to be resolved by consent.

Extensive negotiations have been taking place on G31, in respect to urban rezoning in the Heathcote Valley. Although protracted and difficult, we remain hopeful these will be resolved by consent.

Progress is also being made on individual references within other topic groups, notably some references under Groups 41, 46, 48, 50, 51 and 79.

A refocusing of effort towards topics covered by the Environment Courts callover notice will now be required during the rest of March. Actual hearing dates are likely to be some months off.

Variations

Minor variations to correct zoning anomalies in the Farnborough Street and Groynes area have been notified. The variation for the Special Purpose Ferrymead Zone (which will overtake most references under G75) has been heard. Work is advanced on the variation for “continuous building length”, and one for outdoor advertising. The latter will overtake references under G63, but will prove highly contentious and take up considerable staff time.

In the medium and longer term initial work is underway on variations for controlling development in flood plains, and for financial contributions.

Note: This matter has been considered by the Resource Management Committee.

Chairman’s

Recommendation: That the information be received.