

## 2. UPDATE WITH PROGRESS ON CITY PLAN REFERENCES AND VARIATION – MARCH 2001

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| Corporate Plan Output: City Plan                             |  |

The purpose of this report is to advise the Committee that as at March 2001, 94 references (exactly 25% of the total) have been withdrawn or resolved by consent with affected parties.

A substantial commitment to Environment Court hearings is now required for progressing hearings on urban growth matters. These hearings began with “general” evidence on issues such as transport, soils and urban consolidation, to provide a context for site specific rezonings to follow.

The Regional Council presented its general evidence in February, followed by the City Council and developer representatives in March. Closing submissions are to be dealt with during the week of 2 April. These will be followed by the following hearings in April-May:

- Apple Fields “Horticultural Subzone” references;
- Muir Park (Halswell)
- Rural 2A Zone (Halswell)
- Masham Area (Enterprise Homes, Apple Fields and Others, PPCS (Gilberthorpes Road))
- Styx Mill Basin
- Brooklands

Only one reference has so far been heard or set down on other matters, this being a reference in respect to the “residential coherence” rules, heard in October last year. A decision is awaited.

### VARIATIONS

Airport Variation 52, which clarifies 50 Ldn as the limit for residential or other noise sensitive activities around the International Airport, attracted 62 submissions. Some of these submitters are well-resourced and are pursuing determined challenges. Council Hearings (lasting nine days) began on 19 March 2001. References are highly likely, and will join existing airport-related references seeking rezonings near the airport, probably late this year.

The proposed Variation on “Minimum Floor Levels” will soon proceed to the Committee to be approved for notification. This Variation raises difficult and controversial issues (eg the relationship with the Building Act and controversy over global warming and sea level rise).

In addition, work will need to be progressed on the following proposed variations:

- Ferrymead Special Purpose Zone (high priority)
- Awatea Special Purpose Zone (this may also be followed by proposals for future redevelopment of the adjoining Wigram Airbase)
- Financial Contributions

Other more minor variations are likely to be required, including refinement and improvement of Plan provisions.

In addition, the Committee approved in principle (at its February meeting) the preparation of “options papers” dealing with three further topics, being the development framework for large greenfield subdivisions, control of development in the Living 3/4 zones, and central city design issues. These **may** lead to eventual variations, but the scope of these awaits careful analysis of the benefits and costs of particular options.

Finally, the relationship between City Plan and the work of new “Policy Team” resulting from the Council’s Change Proposals is currently being identified and developed.

### Chairman’s

**Recommendation:** That the information be received.