

4. CITY PLAN PROGRESS

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The purpose of this report is to advise the Committee of the matters likely to be outstanding in the City Plan which will not be made operative when the City Plan becomes operative in part.

SUMMARY

The Christchurch City Council's 2003/04 Annual Plan contains the following Key Performance Indicator:

Objectives for 2003/04	Performance Indicators
1. To make the City Plan operative in part by June 2004.	Report to the Council by February 2004 on which parts of the City Plan are ready to be made operative and prepare and lodge application to Environment Court accordingly.

The great majority of the proposed City Plan provisions are no longer affected by any statutory processes and are ready to be made operative. Recent amendments to the Resource Management Act 1991 (section 19) mean that these provisions are to be treated as if they were operative. This means that the great majority of the Transitional Plans are superseded and no longer applicable. Systems are in place to readily identify which provisions are not complete. Resource consents necessary only because of the Transitional Plans are no longer required.

Rather than listing which parts of the Plan are ready to be made operative, it is more workable to describe which provisions are not complete and not yet ready to be made operative. These arise in three ways, submissions which have yet to be considered by the Council, references still outstanding in the Environment Court, and variations in progress.

MATTERS NOT YET COMPLETE

1. Submissions yet to be determined by Council:

- **Road widening designation for Opawa Road**

The road is a State Highway. Transit New Zealand has requested a 2.5 metre wide extension to the designation. This has not been determined because the Council has decided to carry out a much more extensive widening to four-lane the road at its own expense. Most of the property required has been purchased and the work is scheduled to be carried out in the 2004/05 financial year. There were a large number of submissions on this designation, so this needs resolving to enable construction to commence. Much of the heat will have gone out of the issue with the purchase by the Council of most of the affected property. Discussions are on-going with Transit New Zealand and City Streets to get this issue finalised. A new notice of requirement will be required.

- **Financial contributions**

The objectives, policies and rules relating to financial contributions were subject to submissions. A decision on these submissions was deferred because it was considered that a variation was required to amend the provisions. Since then the new Local Government Act 2002 has made it possible to deal with most financial contributions matters under that Act rather than the RMA. If the Council is to take advantage of this, it needs to adopt a policy on financial contributions as part of the Long Term Council Community Plan. Work is underway on this. It is possible that there may be a need for a variation to deal with residual matters not able to be dealt with in the Local Government Act.

2. Outstanding references:

Topics remaining to be resolved include:

- Airport zoning and designation,
- Airport noise,
- Airport-related urban growth at Templeton, Russley and Masham,
- Urban growth at:
 - Cashmere,
 - Moncks Spur,
 - Belfast,
 - Mairehau,
 - Yaldhurst,
 - Halswell,
 - Kennedy's Bush,
 - Wigram,
 - Henderson's Basin.
- Minimum lot size rules in L1A, LHA and LHB Zones,
- Living 4 Zone rules,
- Retail distribution,
- Business zonings at Deans Avenue, Awatea, Wigram,
- Business 2 and 2P zone rules,
- Flooding and ponding areas,
- South Brighton hazard zones,
- Blenheim Road designation.

3. Variations:

Variations currently notified and being processed or being worked on include the following:

Variation 2	Wigram, appealed (included in references above).
Variation 48	Floodplains and ponding areas.
Variation 81	Continuous building length.
Variation 82	Worcester Street closure, hearings pending.
Variation 87	Consolidation focal points, publicly notified.

4. Variations under preparation by the Council but not yet notified:

Variation 49	Future Zoning Awatea
Variation 86	Retail distribution
	Financial Contributions (post Local Government Act)
	Zoning - Farnborough Street
	Cell phone structures - correction of consent order
	Greenfield subdivisions

5. Private Variations in preparation:

84	Stonehurst accommodation
85	Cashmere Lakes
	Clearwater and Isaac Wildlife Trust

A date for making the plan operative in part has not yet been set. It is dependent on largely logistical matters. The most important are an application to the Environment Court to make the plan operative in part, and printing and distribution, both hard copy and electronic. Options for electronic and hard copy formats are currently being researched. In the meantime, the matters listed above continue to progress and some of them are likely to be complete in time to be included in the operative section, so the list of outstanding items is likely to be smaller than it currently stands.

The sequence of events from here is:

- Determine electronic publishing and hard-copy publishing format;
- Establish timetable for electronic and hard-copy publishing;
- Close-off content, ie matters not resolved at that time will be excluded from the first batch to be made operative;
- Apply to the Environment Court for consent to make plan operative, including a schedule of unresolved matters;

- Produce 'cleaned-up' version of plan;
- Council resolution;
- Publish and distribute;
- Public notice.

No dates can yet be determined because all are dependent on the first two of the above steps.

**Chairman's
Recommendation:** That the information be received.