



## Christchurch City Council

# RICCARTON/WIGRAM COMMUNITY BOARD

## AGENDA

**TUESDAY 7 APRIL 2009**

**AT 5.00PM**

**AT SOCKBURN SERVICE CENTRE**

**IN THE BOARDROOM,  
149 MAIN SOUTH ROAD, CHRISTCHURCH**

**Community Board:** Peter Laloli (Chairperson), Helen Broughton, Jimmy Chen, Beth Dunn, Judy Kirk, Mike Mora and Bob Shearing.

**Community Board Adviser**

Liz Beaven

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**PART A - MATTERS REQUIRING A COUNCIL DECISION**

**PART B - REPORTS FOR INFORMATION**

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**1. APOLOGIES**

**2. CONFIRMATION OF MINUTES – 24 MARCH 2009**

The minutes of the Board's ordinary meeting of Tuesday 24 March 2009 are **attached**.

**STAFF RECOMMENDATION**

That the minutes of the Board's ordinary meeting of 24 March 2009 be confirmed as a true and correct record.

**3. DEPUTATIONS BY APPOINTMENT**

Steven Jukes – President of University of Canterbury Students' Association (UCSA) will introduce himself to the Board and outline the work of the Students' Association.

**4. PETITIONS**

**5. NOTICE OF MOTION**

**6. CORRESPONDENCE**

**7. BRIEFINGS**

John Moore, Portfolio Development Manager, City Water and Waste, Capital Programme Team will update the Board on the proposed sewer works for the Western Interceptor Stage II, Fendalton Duplication and Wairekei Diversion Trunk Sewers.

Alan Beuzenberg, Unit Manager, Transport and Greenspace will introduce himself to the Board and the work of his unit.

7. 4. 2009

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**RICCARTON/WIGRAM COMMUNITY BOARD  
24 MARCH 2009**

**Minutes of the meeting of the Riccarton/Wigram Community Board,  
held on Tuesday 24 March 2009 at 4.30pm in the Boardroom  
at the Sockburn Service Centre 149 Main South Road, Christchurch.**

**PRESENT:** Peter Laloli (Chairperson), Jimmy Chen, Beth Dunn, Judy Kirk and  
Mike Mora

**APOLOGIES:** Apologies for absence were received and accepted from Helen Broughton  
and Bob Shearing.

**PART B - REPORTS FOR INFORMATION**

**1. ADJOURNMENT OF MEETING**

At 4.35pm the Board **resolved** that the meeting stand adjourned and resumed at 4.50pm to complete the Board's seminar discussion on the current Riccarton High School Cycle Bubble, Phase II and the current Bus Priority Projects.

**2. DEPUTATIONS BY APPOINTMENT**

Nil.

**3. PETITIONS**

Nil.

**4. NOTICE OF MOTION**

Nil.

**5. CORRESPONDENCE**

**6. BRIEFINGS**

Nil.

**7. ELECTED MEMBERS' INFORMATION EXCHANGE**

**8. MEMBERS' QUESTIONS UNDER STANDING ORDERS**

Nil.

**7. 4. 2009**

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**PART C - REPORT ON DELEGATED DECISIONS TAKEN BY THE BOARD**

**9. CONFIRMATION OF MEETING MINUTES – 10 MARCH 2009**

The Board **resolved** that the minutes of the ordinary meeting of the Board held on 10 March 2009 be confirmed as a true and correct record.

The meeting concluded at 4.55pm.

**CONFIRMED THIS 7<sup>TH</sup> DAY OF APRIL 2009**

**PETER LALOLI  
CHAIRPERSON**

**8. EASEMENT OVER RESERVE – ARCON PLAYGROUND**

<b>General Manager responsible:</b>	General Manager City Environment, DDI 941-8608
<b>Officer responsible:</b>	Alan Beuzenberg, Unit Manager Transport & Greenspace
<b>Author:</b>	Jeff Woodham - Property & Leasing Advisor

**PURPOSE OF REPORT**

1. The purpose of this report is to seek the Board’s approval to the granting of a sewer easement in gross over Arcon Playground for the benefit of Enterprise Homes Limited an adjoining subdividing land owner.

**EXECUTIVE SUMMARY**

2. An application has been received from Enterprise Homes Limited’s consultants to gain Council consent to a right in gross to drain sewer over the Arcon Playground.
3. The easement is proposed to be some two metres in width, follow the south western boundary and be around 40 metres in length. The easement is shown on the attached “proposed sewer plan” and it’s creation is a condition of subdivision consent.
4. Delegation is sought to enable the Corporate Support Manager to finalise and conclude any compensation transaction for the granting by the Council of the easement.

**FINANCIAL IMPLICATIONS**

5. George Anderson and Co Limited were commissioned to prepare a valuation. Their valuation assessed the value of the easement at \$17,500 inclusive of GST.
6. The applicant has been advised in writing that the Council charge a one off compensatory sum for the granting of an easement. The negotiation of compensation, based on the independent valuation advice, is currently underway. Some discussions will no doubt be undertaken and a negotiated settlement is anticipated.
7. All costs associated with the easement are to be borne by the applicant. Compensation will require to be agreed and paid prior to the issue of the S224 Certificate on completion of the subdivision.

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

8. Not applicable.

**LEGAL CONSIDERATIONS**

9. Provision exists under Section 48 of the Reserves Act 1977, to grant such easements where the Reserve will not be materially altered or permanently damaged. This application falls into this category and as such approval has been recommended subject to appropriate conditions. Public notification is not required. Legal services will be involved in the final documentation of the easement.

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

10. As above.

**ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS**

11. Not applicable.

**8 Cont'd.**

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

12. Not applicable.

**ALIGNMENT WITH STRATEGIES**

13. Not applicable.

**Do the recommendations align with the Council's strategies?**

14. Not applicable.

**CONSULTATION FULFILMENT**

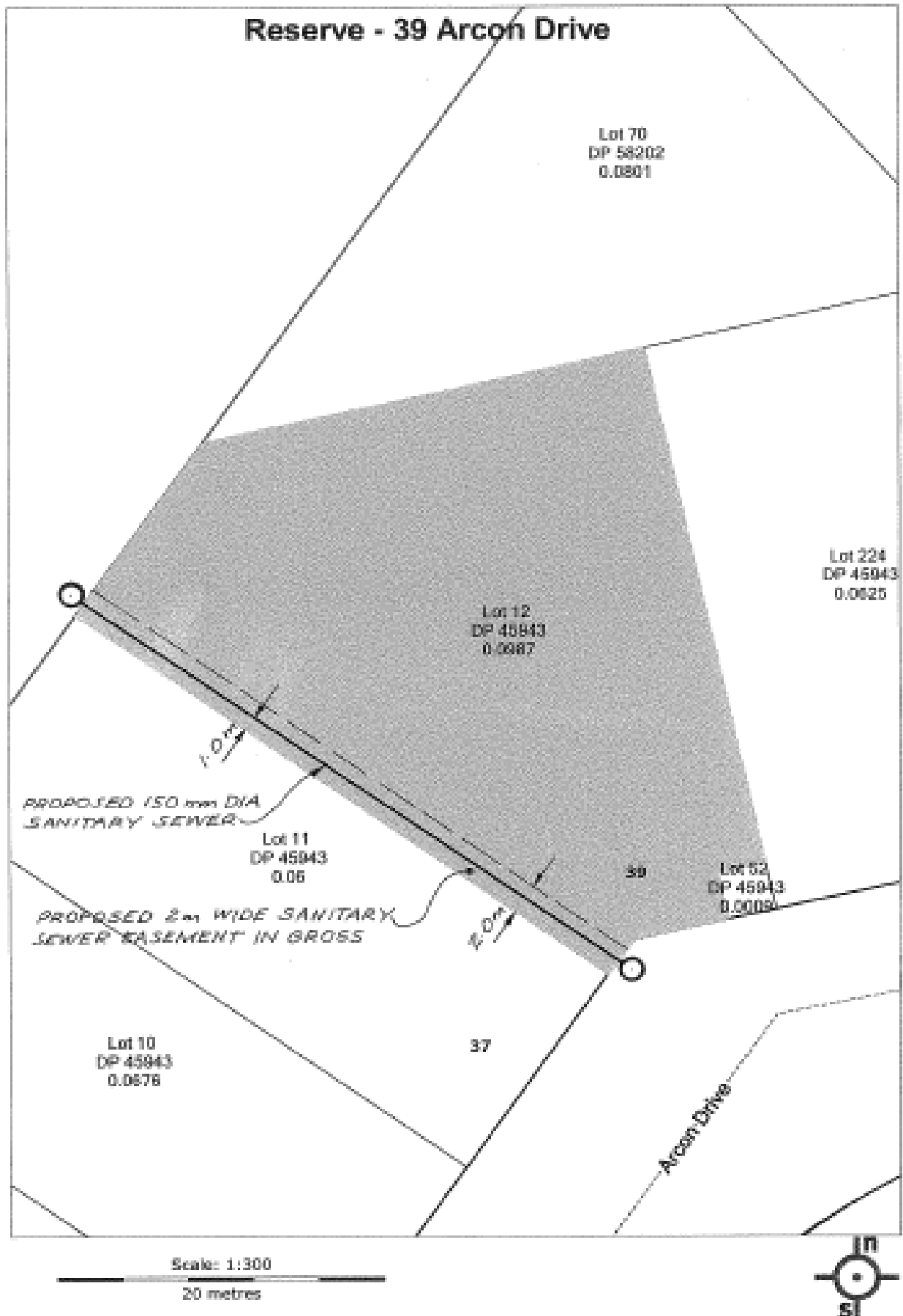
15. It is considered that as the reserve will not be materially altered or permanently damaged and the rights of the public in respect of the reserve are not likely to be permanently affected, public notice is not required to be undertaken.

There is no consultative requirement associated with the granting of this easement.

**STAFF RECOMMENDATION**

It is recommended that the Board approve an Easement in Gross to convey sanitary sewer over Lot 12 DP 45943 known as Arcon Playground, subject to the following conditions:

- (a) The applicant being responsible for all costs associated with the easement (processing, valuation, survey, legal and registration) and installation of the requisite services, including all Council related costs.
- (b) The applicant pay a performance bond of \$2,000 to the Council (fully refundable less Council costs incurred in relation to the work undertaken on site) and sign a temporary access licence before any construction work commences on site.
- (c) The applicant provide to the Council a surveyed easement plan on which the proposed easement in gross is shown, within three months of completion of the work.
- (d) The consent of the Department of Conservation being sought.
- (e) The Unit Manager Corporate Support being authorised to finalise and conclude any compensation transaction.





## 9. LOCAL GOVERNMENT “KNOW HOW” TRAINING COURSES – FINANCIAL GOVERNANCE 101

<b>General Manager responsible:</b>	General Manager Regulation & Democracy Services, DDI 941-8462
<b>Officer responsible:</b>	Democracy Services Manager
<b>Author:</b>	Liz Beaven, Community Board Adviser

**PURPOSE OF REPORT**

1. The purpose of this report is to seek the Board’s approval for interested board members to attend a Local Government New Zealand “Know How” Course – Finance Governance 101, to be held in Christchurch on 7 August 2009.

**EXECUTIVE SUMMARY**

2. The one-day Local Government New Zealand (LGNZ) workshop is designed to provide skills in relation to financial decision-making.
3. The course focuses on enhancing members’ financial planning skills for the long term benefit of the community. It aims to assist elected members to improve their knowledge of financial government issues, know the key questions to ask, and how to influence and make decisions in Government hearings and budgeting processes. LGNZ advises that this course has received favourable feedback from new and highly experienced Councillors who have said they found the course most useful and would recommend it to others. The workshop will deal with the relationship between planning and LTCCP process and financial information, important accounting and asset management concepts, balance sheet management and financial choice and using the lessons learnt in identifying options, considering information and decision making.

**FINANCIAL IMPLICATIONS**

4. The cost of the Local Government workshop is \$300 plus GST per person, for elected members from member Councils. The Board’s 2008/09 conference attendance, training and travel budgets currently have an unallocated budget of \$900.

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

5. Yes, provision for elected member training is made in the LTCCP, specifically under the Elected Member Representation activity.

**LEGAL CONSIDERATIONS****Have you considered the legal implications of the issue under consideration?**

6. Yes, there are no legal implications.

**ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS****Do the recommendations of this report support a level of service or project in the 2006-16 LTCCP?**

7. Not applicable.

**ALIGNMENT WITH STRATEGIES**

8. Not applicable.

**Do the recommendations align with the Council’s strategies?**

9. Not applicable.

**CONSULTATION FULFILMENT**

10. Not applicable.

**9 Cont'd.**

**STAFF RECOMMENDATION**

It is recommended that the Riccarton/Wigram Community Board give consideration to approving the attendance by interested board members at the one day Local Government workshop, Financial Governance 101 to be held on 7 August 2009 in Christchurch.

## 10. APPLICATION TO THE RICCARTON/WIGRAM 2008/09 DISCRETIONARY RESPONSE FUND – ANZAC WREATHS

<b>General Manager responsible:</b>	General Manager Regulation & Democracy Services, DDI 941-8462
<b>Officer responsible:</b>	Democracy Services Manager
<b>Author:</b>	Liz Beaven, Community Board Adviser

### PURPOSE OF REPORT

1. The purpose of this report is to seek the Board's approval for a funding application to the Riccarton/Wigram 2008/09 Discretionary Response Fund for ANZAC Day Wreaths.

### EXECUTIVE SUMMARY

2. Each year the Community Board has purchased five wreaths to be laid on ANZAC memorials throughout the Riccarton/Wigram ward. The cost of each wreath for 2008 ANZAC Day was \$100 (totalling \$500).
3. Staff are recommending that for the 2008/09 year the funding for ANZAC Day wreaths be sourced from the Board's Discretionary Response Fund. In future years funding for ANZAC Day can be sought from the Strengthening Communities Scheme. A bid has been submitted for this purpose for the 2009/10 year.

### FINANCIAL IMPLICATIONS

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

4. Yes. There are no financial implications outside existing budgets.

### LEGAL CONSIDERATIONS

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

5. Under the Community Board delegations, the Board has *"absolute discretion over the implementation of the discretionary funding allocation of \$60,000, (subject to being consistent with any policies or standards adopted by the Council)."*
6. The Board and/or staff are able to submit bids to the Strengthening Communities Funding Scheme.

### ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

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

7. Yes. The Board's discretionary funding is part of the Community Grants services on page 103 of the 2006-16 LTCCP.

### ALIGNMENT WITH STRATEGIES

#### Do the recommendations align with the Council's strategies?

8. The recommendations in this report align with:
  - the Strengthening Communities Strategy

**10 Cont'd.**

9. The recommendations also specifically align with the following Community Board objectives:
- Increased R/W community awareness of the Board's role, responsibilities and activities, and how the Board and its members can be accessed.

**CONSULTATION FULFILMENT**

10. Not required.

**STAFF RECOMMENDATION**

It is recommended that the Board approve \$500 from the Riccarton/Wigram 2008/09 Discretionary Response Fund to purchase ANZAC Wreaths.

**11. APPLICATION TO THE 2008/09 RICCARTON/WIGRAM DISCRETIONARY RESPONSE FUND – RICCARTON/WIGRAM YOUTH DEVELOPMENT FUND**

<b>General Manager responsible:</b>	General Manager, Community Services, DDI 941-8607
<b>Officer responsible:</b>	Unit Manager, Community Support
<b>Author:</b>	Liz Beaven, Community Board Adviser

**PURPOSE OF REPORT**

1. The purpose of this report is to outline to the Board the implications of transferring funds from its Discretionary Response fund to its Youth Development fund and to recommend it not proceed.

**EXECUTIVE SUMMARY**

2. The Strengthening Communities Strategy enables Community Boards to allocate from their Discretionary Response fund “up to \$10,000” for Youth Development grants. This action was taken by the Riccarton/Wigram Community Board on 12 August 2008.
3. Following funding decisions made by the Riccarton/Wigram Community Board since August 2008 and up to 25 March 2009 there is a nil balance in the 2008/09 Youth Development Fund.
4. At its meeting on 24 March 2009, the Community Services Committee resolved to request the Board to transfer funds from its Discretionary Response fund into its Youth Development fund. The Board has therefore spent \$10,000 on Youth Development from the 2008/09 fund.

**FINANCIAL IMPLICATIONS**

5. There are no overall financial implications. The Board currently has \$5,978 in its Discretionary Response fund that has not yet been allocated.

**DO THE RECOMMENDATIONS OF THIS REPORT ALIGN WITH 2006-16 LTCCP BUDGETS?**

6. Yes see page 176, regarding Board funding.

**LEGAL CONSIDERATIONS**

7. Community Boards have discretion over the use of their Discretionary Response Funds.

**HAVE YOU CONSIDERED THE LEGAL IMPLICATIONS OF THE ISSUE UNDER CONSIDERATION?**

8. Not applicable.

**ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS**

9. Not applicable.

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

10. Yes see page 176, regarding Board funding.

**ALIGNMENT WITH STRATEGIES**

11. To transfer additional money from the Discretionary Response fund to the Youth Development fund would align with the Strengthening Communities strategy but not, however with the Discretionary Response fund guidelines for community grant funding schemes which limits the Youth Developments grant total to \$10,000.

**11 Cont'd.**

**Do the recommendations align with the Council's strategies?**

12. There is alignment with the Strengthening Community Strategy goals
- Increase participation in community recreation and sports programmes and events.
  - Improve basic life skills so that all residents can participate fully in society.

**CONSULTATION FULFILMENT**

13. Not applicable.

**STAFF RECOMMENDATION**

It is recommended that the Riccarton/Wigram Community Board does not proceed to transfer funds from its 2008/09 Discretionary Response fund to its 2008/09 Youth Development fund because the proposed transfer would not align with the guidelines of the Youth Development Scheme in the Strengthening Communities Funding.

**12. APPROVAL OF THE RICCARTON/WIGRAM COMMUNITY BOARD SUBMISSIONS TO THE CHRISTCHURCH CITY COUNCIL**

**PURPOSE OF REPORT**

The Board decided at its 3 February 2009 meeting to develop submissions to the Council's Draft Water Supply Strategy and Draft Greater Christchurch Travel Demand Management Strategy.

The **attached** submissions were submitted and ratification of that action is requested.

**STAFF RECOMMENDATION**

That the Board consider and ratify the Riccarton/Wigram Community Board's submissions on the Council's Draft Water Supply Strategy (**Attachment 1**) and Draft Greater Christchurch Travel Demand Management Strategy (**Attachment 2**) .

**SUBMISSION TO:** Christchurch City Council  
**ON:** Draft Water Supply Strategy 2008  
**BY:** Riccarton/Wigram Community Board  
**CONTACT:** Liz Beaven  
Community Board Adviser  
Sockburn Service Centre  
03 941 6501

## 1. INTRODUCTION

The Riccarton/Wigram Community Board (the Board) appreciates the opportunity to make this submission on the Council's Draft Water Supply Strategy 2008.

The Board wishes to be heard in support of its submission.

## 2. COMMENTS

The Board fully supports protection areas over the unconfined aquifers for the city's water supply and that strong conditions be in place for developments in such areas.

The Board believes that good quality drinking water does not need to be used for activities such as watering gardens and washing vehicles.

The Board believes that the long term aim is to encourage households and businesses in finding alternative water sources such as rainwater and greywater for activities such as washing vehicles, cleaning, and watering gardens.

The Board feels that currently it is not desirable for the metropolitan area of the city to find new water sources but understands that the rural area of the city (Banks Peninsula) will need to look for alternative water sources. Such new water sources may need treatment to comply with New Zealand Drinking Water Standards.

The challenge facing Christchurch City Council is the overuse and wastage of the current water supply. The Board advocates conservation and education with the Council leading by its facilities and upgrading the water supply infrastructure to minimise leakage.

The Riccarton/Wigram Community Board congratulate the Christchurch City Council on the draft strategy which recognises legislative requirements in relation to water. The Board agrees with the key issues the strategy has identified (page 4 of the document).

The Board wishes the Council to consider an equitable water allowance to households, that the allowance is not based on the rateable value of the property but the size of the property.

Water is a valuable resource and its protection is needed to ensure it is available for future generations and keeping the Garden City identity.

*For the Riccarton/Wigram Community Board*



**PETER LALOLI**  
**CHAIRPERSON**



**SUBMISSION TO:** Christchurch City Council  
**ON:** Draft Christchurch Travel Demand Management Strategy  
**BY:** Riccarton/Wigram Community Board  
**CONTACT:** Liz Beaven  
Community Board Adviser  
Sockburn Service Centre  
03 941 6501

## 1. INTRODUCTION

The Riccarton/Wigram Community Board (the Board) appreciates the opportunity to make this submission on the Council's Draft Greater Christchurch Travel Demand Management Strategy.

The Board wishes to be heard in support of its submission.

## 2. COMMENTS

The Board fully supports the draft strategy goals and action plans:

- *A reduction in the number of trips made, particularly by private car.*
- *An increase in proportion of tips made using sustainable travel options.*
- *A reduction in the distance travelled for regular and local trips.*
- *A change in the time of travel.*

The Board advocate the reduction of private traffic and looks forward to the continued improvements of the City's public transport systems including but not limited to light rail and connected cycles lanes.

The Board are able to outline continued issues brought before it in relation to new developments within its ward where developers have not taken into their designs the provision of connection footpaths to community facilities, cycleways, and location of public transport routes.

A continuing issue is the ability within new developments for the public transport system to gain access; often the streets are not design to accommodate buses. A further initiative the Riccarton/Wigram Community Board would like to implement is "Park and Ride".

The Board looks forward to the implementation of the strategy in conjunction with the South West Area Plan to ensure the ward is future proofed for the increasing traffic demand.

*For the Riccarton/Wigram Community Board*



**PETER LALOLI  
CHAIRPERSON**

**13. RICCARTON/WIGRAM TRANSPORT AND ROADING COMMITTEE – REPORT OF TRANSPORT AND ROADING COMMITTEE – 13 MARCH 2009**

<b>General Manager responsible:</b>	General Manager, Regulation and Democracy Services
<b>Officer responsible:</b>	Liz Beaven, Community Board Adviser
<b>Author:</b>	Liz Beaven, Community Board Adviser

**PURPOSE**

The purpose of this report is to submit the outcomes of the Roothing and Transport Committee meeting held on Friday 13 March 2009.

The meeting was attended by Mike Mora (Chairperson), Jimmy Chen, Beth Dunn, Judy Kirk and Bob Shearing.

An apology for absence was received and accepted from Peter Laloli.

An apology for lateness was received from Helen Broughton who arrived at 8.28am, during clause 7.

**1. DEPUTATIONS BY APPOINTMENT**

Nil.

**2. CORRESPONDENCE**

Nil.

**3. BRIEFINGS**

Nil.

**4. WILLIAM BRITTAN AVENUE – PROPOSED NO RIGHT TURN SIGN**

The Committee considered a report to approve the installation of a No Right Turn sign on William Brittan Avenue at the right turn exit lane from John Olliver Terrace, onto William Brittan Avenue.

The Committee’s recommendation on this matter is recorded under clause 9 of this report.

**5. MATIPO STREET – PROPOSED PEDESTRIAN ZEBRA CROSSING**

The Committee considered a report to approve the installation of a Pedestrian Zebra Crossing on the Matipo Street left turn slip lane at Riccarton Road.

The Committee’s recommendation on this matter is recorded under clause 9 of this report.

**6. BRYNLEY STREET TRAFFIC CALMING**

The Committee considered a report seeking approval to proceed to detailed design, tender and construction for the proposed traffic calming works in Brynley Street, Hornby.

The Committee’s recommendation on this matter is recorded under clause 9 of this report.

**13 Cont'd.**

**7. UPDATE ON CURRENT TRANSPORT ISSUES**

The Committee received an information update from Tony Spowart, Regional Traffic and Safety Manager, New Zealand Transport Agency regarding issues in the Riccarton/Wigram ward.

The Committee and staff discussed the Committee's list of Current Transport Issues.

**8. ELECTED MEMBERS' INFORMATION EXCHANGE**

Concern was raised over heavy vehicles damaging the road in Kintyre Drive. Further information is being sought on the identification of the heavy transport using Kintyre Drive.

Wigram Gymnasium are considering extending their facilities, although a possible alternative to could be the vacant buildings from the former Wigram Airfield.

Vandalism damage in Kirkwood Avenue with the recent removal of poles and signage. Staff were commended on their prompt action for replacing poles and signage.

**9. COMMITTEE RECOMMENDATIONS**

**9.1 William Brittan Avenue – Proposed No Right Turn Sign**

That the Board approve a No Right Turn sign be installed on William Brittan Avenue at the right turn exit lane from John Olliver Terrace onto William Brittan Avenue.

**9.2 Matipo Street – Proposed Pedestrian Zebra Crossing**

That the Board approve a Pedestrian Zebra Crossing with a raised platform be installed on the Matipo Street left turn slip lane at Riccarton Road.

**9.3 Brynley Street Traffic Calming**

That the Board approve the plan for the Brynley Traffic Calming Project, as tabled, for final design, tender and construction.

Mike Mora requested his vote objecting to the staff recommendation be recorded.

The meeting concluded at 9.37am.

14. **RICCARTON/WIGRAM ENVIRONMENT COMMITTEE – REPORT OF ENVIRONMENT COMMITTEE – 16 MARCH 2009 -**

<b>General Manager responsible:</b>	General Manager, Regulation and Democracy Services
<b>Officer responsible:</b>	Liz Beaven, Community Board Adviser
<b>Author:</b>	Liz Beaven, Community Board Adviser

**PURPOSE OF REPORT**

The purpose of this report is to submit the outcomes of the Environment Committee meeting held on Monday 16 March 2009.

The meeting was attended by Beth Dunn (Chairperson), Jimmy Chen, Judy Kirk, and Peter Laloli.

Apologies for absence were received and accepted from Bob Shearing and Helen Broughton.

An apology for lateness was received and accepted from Mike Mora who arrive during clause 4 at 8.24am.

**1. DEPUTATIONS BY APPOINTMENT**

- 1.1 **Mr Peter Ward, Resident of Solway Avenue** – Mr Peter Ward addressed the Committee and raised concerns regarding Silver Birch street trees planted in Solway Avenue and the possible effect on this wife’s health.

The Committee **decided** to seek staff advice on the Silver Birch street tree matters.

**2. CORRESPONDENCE**

The Committee **received** the following correspondence:

- 2.1 **Mr Peter Ward** – Referred by the Board’s 10 March 2009 meeting.
- 2.2 **Mr Mitchell** – Referred by the Board’s 10 March 2009 meeting.

**3. BRIEFINGS**

Nil.

**4. RICCARTON MAIN DRAIN EASEMENTS – BETWEEN MATIPO AND WAINUI STREETS**

The Committee considered a report seeking approval for the Board to recommend to the Council the acquirement of easements for the right to drain water in Gross over private properties at 5, 7, 11, 15 and 17 Dallas Street, 97, 95, 95A, 95B and 95E Matipo Street, 94 and 96 Wainui Street to facilitate completion of the Riccarton Main Drain Piping Project.

The Committee’s recommendation on this matter is recorded under clause 6 of this report.

**5. ELECTED MEMBERS INFORMATION EXCHANGE**

Nil.

## 14 Cont'd

## 6. COMMITTEE RECOMMENDATIONS

## 6.1 Riccarton Main Drain Easements – Between Matipo And Wainui Streets

- (a) That the Board recommend to the Council that the Corporate Support Manager be granted authority to conclude agreements to acquire easements to drain water in Gross over the properties at 5, 7, 11, 15 and 17 Dallas Street, 97, 95, 95A, 95B and 95E Matipo Street, 94 and 96 Wainui Street identified as:

Property Address	Legal Description
5 Dallas Street	LOT 20 DP 358
7 Dallas Street	LOT 1 DP 40060
11 Dallas Street	LOT 22 DP 358
15 Dallas Street	LOT 23 DP 358
17 Dallas Street	LOT 1 DP 67875
97 Matipo Street	LOT 3 DP 8771
95 Matipo Street	LOT 1 DP 365764
95A Matipo Street	LOT 2 DP 365764
95B Matipo Street	LOT 3 DP 365764
95E Matipo Street	PT LOT 4 DP 8771
94 Wainui Street	LOT 1 DP 69738
96 Wainui Street	LOT 1 DP 68440

- (b) Additionally that staff advice be sought on the easement status of properties adjoining the Riccarton Main Drain.

The meeting concluded at 8.42am.

**15. RICCARTON/WIGRAM COMMUNITY SERVICES COMMITTEE – REPORT OF COMMUNITY SERVICES COMMITTEE – 24 MARCH 2009**

<b>General Manager responsible:</b>	General Manager, Regulation and Democracy Services
<b>Officer responsible:</b>	Liz Beaven, Community Board Adviser
<b>Author:</b>	Liz Beaven, Community Board Adviser

**PURPOSE**

The purpose of this report is to submit the outcomes of the Community Services Committee meeting held on Tuesday 24 March 2009.

The meeting was attended by Judy Kirk (Chairperson), Beth Dunn, Jimmy Chen, Peter Laloli and Mike Mora.

Apologies for absence and lateness were received and accepted from Helen Broughton and Bob Shearing.

Helen Broughton arrived at 5.30pm at the start of clause 5.

**1. DEPUTATIONS BY APPOINTMENT**

Maria Darroch, Olympia Gymnastic Sports Building Extension Committee, outlined to the Committee the Club's Building Expansion Plan.

The Chair thanked Kathryn O' Neill and Richard Green for their deputation and requested that the Board be kept informed on any developments or change in circumstances

**2. PETITIONS**

Nil.

**3. BRIEFINGS**

Nil.

**4. APPLICATION TO THE RICCARTON/WIGRAM COMMUNITY BOARD'S 2008/09 YOUTH DEVELOPMENT SCHEME – VINCENT CURD**

The Committee considered a report seeking funding from the Community Board's 2008/09 Youth Development Scheme for Vincent Curd to attend the International Future Problem Solving Conference in May 2009.

The Committee's decision on this matter is recorded under clause 7 of this report.

**5. APPLICATION TO THE RICCARTON/WIGRAM COMMUNITY BOARD'S 2008/09 YOUTH DEVELOPMENT SCHEME – LINCOLN HIGH SCHOOL, FRENCH STUDENTS**

The Committee considered a report seeking funding from the Community Board's 2008/09 Youth Development Scheme for Lincoln High School as a contribution towards costs for four students studying French to travel to France to further language learning.

The Committee's decision on this matter is recorded under clause 7 of this report.

15 Cont'd.

**6. APPLICATION TO THE RICCARTON/WIGRAM COMMUNITY BOARD'S 2008/09 DISCRETIONARY RESPONSE FUND – HORNBY HIGH SCHOOL, MAORI ACHIEVEMENT PROGRAMME**

The Committee considered a report seeking funding from the Community Board's 2008/09 Discretionary Response Fund for funding to Hornby High School towards the cost of a Maori Achievement Programme.

The Committee's recommendation on this matter is recorded under clause 7 of this report.

**7. COMMITTEE RECOMMENDATIONS**

**7.1 Application to the Riccarton/Wigram Community Board's 2008/09 Youth Development Scheme – Vincent Curd**

- a) That \$200 be allocated from the Riccarton/Wigram 2008/09 Youth Development Fund to Vincent Curd as a contribution towards costs involved in attending the International Future Problem Solving Conference in Michigan.
- b) That the Board transfer funds from the Board's 2008/09 Discretionary Fund to the Riccarton Wigram 2008/09 Youth Development Scheme Fund.

**7.2 Application to the Riccarton/Wigram Community Board's 2008/09 Youth Development Scheme – Lincoln High School, French Students**

That the funding application from Lincoln High School to the Riccarton/Wigram 2008/09 Youth Development Fund for four students studying French to travel to France be declined owing to insufficient funds.

**7.3 Application to the Riccarton/Wigram Community Board's 2008/09 Discretionary Response Fund – Hornby High School, Maori Achievement Programme**

That the matter lay on the table until the next Board meeting to allow the organisation to investigate alternative Community funding.

**8. ELECTED MEMBERS' INFORMATION EXCHANGE**

Nil.

The meeting concluded at 5.50pm.

16. **COMMUNITY BOARD ADVISER'S UPDATE**
17. **ELECTED MEMBERS' INFORMATION EXCHANGE**
18. **MEMBERS' QUESTIONS UNDER STANDING ORDERS**
19. **RESOLUTION TO EXCLUDE THE PUBLIC**  
(SEE ATTACHMENT)



**RICCARTON/WIGRAM COMMUNITY BOARD**

**RESOLUTION TO EXCLUDE THE PUBLIC**

*Section 48, Local Government Official Information and Meetings Act 1987.*

I move that the public be excluded from the following parts of the proceedings of this meeting, namely item 20.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

<b>GENERAL SUBJECT OF EACH MATTER TO BE CONSIDERED</b>	<b>REASON FOR PASSING THIS RESOLUTION IN RELATION TO EACH MATTER</b>	<b>GROUND(S) UNDER SECTION 48(1) FOR THE PASSING OF THIS RESOLUTION</b>
<b>PART A 20. Auburn Reserve Land Purchase</b>	<b>) GOOD REASON TO ) WITHHOLD EXISTS UNDER ) SECTION 7</b>	<b>SECTION 48(2)(a)</b>

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or relevant part of the proceedings of the meeting in public are as follows:

**Item 20 Conduct of Negotiations (Section 7(2)(i))**

**Chairman's  
Recommendation:** That the foregoing motion be adopted.

**Note**

Section 48(4) of the Local Government Official Information and Meetings Act 1987 provides as follows:

- “(4) Every resolution to exclude the public shall be put at a time when the meeting is open to the public, and the text of that resolution (or copies thereof):
- (a) Shall be available to any member of the public who is present; and
  - (b) Shall form part of the minutes of the local authority.”



**Christchurch City Council**

**RICCARTON/WIGRAM COMMUNITY BOARD  
AGENDA**

**SUPPLEMENTARY ITEM**

**TUESDAY 7 APRIL 2009**

**21. CONSIDERATION OF SUPPLEMENTARY ITEM**

**REPORT OF THE REGULATORY AND PLANNING COMMITTEE HEARING PANEL ON THE  
DRAFT SOUTH-WEST CHRISTCHURCH AREA PLAN**

The Reason (in terms of Section 46a(7) of the Local Government Official Information and Meetings Act 1987) is that the South West Area Plan Hearing Panel had not confirmed the report at the time the agenda was prepared and discussion of this report cannot be delayed until a subsequent Board meeting is that the report needs to be presented to the Council's 23 April 2009 meeting.

**RECOMMENDATION**

That the Board resolve to consider the supplementary report, as detailed above.

**22. REPORT OF THE REGULATORY AND PLANNING COMMITTEE HEARING PANEL ON THE  
DRAFT SOUTH-WEST CHRISTCHURCH AREA PLAN**

<b>General Manager responsible:</b>	General Manager Strategy & Planning, DDI 941-8281
<b>Officer responsible:</b>	Sarah Oliver, Senior Policy Planner, Strategy and Planning Group

**PURPOSE OF REPORT**

1. This is a report of the South-West Area Plan Hearing Panel (the Panel). It addresses the 209 submissions received during the public consultation process and contains recommendations from the Panel altering the draft South-West Area Plan (draft Area Plan) in certain respects.
2. This report includes a brief summary on specific areas of interest to submitters resulting in recommended changes to the draft Area Plan. Those issues raised that have not resulted in recommended amendments to the draft Area Plan have not been included in this report. The Hearings Panel have deemed that most of the latter submissions required only further explanation of the Council's proposed approach to managing growth (for example referring them to the South-West Integrated Catchment Management Plan) and/or reference to other future decision making processes (such as the Plan Change process).

**22 Cont'd.**

3. This report recommends that the Riccarton Wigram Community Board supports the recommendations of the Hearing Panel to the Council, as set out in paragraphs 1, 18 and 19 of this report.

**EXECUTIVE SUMMARY**

4. A draft Area Plan for the South-West Christchurch has been prepared following four years of investigations and assessments in regard to existing and future urban growth issues. The draft document contains significant detail in regard to how urban growth can be managed over the next 35 years. There are 13 goals contained in the draft Area Plan, each being supported by number of objectives and plans. The draft Area Plan was publicly notified on the 1 September 2008 and a six week period was provided to the community to provide feedback (submissions).
5. On 9 October 2008, the Regulatory and Planning Committee decided that:  
  
*“...a hearings panel comprising of Councillors Sue Wells, Helen Broughton, Yani Johanson, Bob Shearing and Chrissie Williams be appointed to consider and, where necessary, hear any submissions on the draft South-West Area Plan, and report back to the Council with its recommendations thereon.”*
6. The Council adopted the recommendation from the Regulatory and Planning Committee on 30 October 2008.
7. A public consultation process took place between 6 August 2008 and 10 September 2008 and 209 submissions were received. One hundred and twenty-two submissions generally supported the Draft Area Plan, 65 did not support the Plan, and 22 did not indicate whether they did or did not support the document. Of the 65 submitters who did not support the Draft Area Plan, 48 specifically opposed the annotation of a recreational walkway along the section of the Heathcote River between Halswell Road and Cashmere Road (which extends through an existing residential developed area). Other opposing submitters raised specific concerns in regard to the following:
  - level of traffic congestion which will arise from further urban growth;
  - the scale of urban development proposed resulting in a loss of rural land and increased flood risk; and
  - the possible realignment and extension of Cashmere Road.
8. The Panel understands that other Council approved documents and directives have already determined the Council's position in respect to the extent of urban development signalled and the provision of major infrastructure to service urban growth in the South-West. These include the Greater Christchurch Urban Development Strategy; the Heads of Agreement that outline the package of transportation projects for the South-West area (in particular the works associated with the Christchurch Southern Motorway extension); the South-West Integrated Catchment Management Plan; and the major sewer upgrade. The purpose of the draft Area Plan is to guide future decisions in regard to the development of the South-West and the final details (such as local reserves, land-use pattern, zoning and road delineations) will be determined through other processes, in particular changes to the City Plan and expenditure under the Long Term Council Community Plan.
9. Similarly, the consultation process does not end at the adoption of the South-West Christchurch Area Plan. Changes to the City Plan and the development of the Long Term Council Community Plan must also be consulted on. Consultation will occur as areas are rezoned, scheme assessments for infrastructure projects are developed, and as Council seeks community feedback on options for community facilities and services (for example the Halswell library and aquatic facility). Goal 13 of the draft Area Plan sets out how the Council intends to keep the community informed about future projects and progress on the implementation of the Plan.
10. The Hearing Panel recommend that some minor changes to the draft Area Plan are however necessary to address the points raised by submitters.

**22 Cont'd.**

**SUMMARY OF CHANGES MADE TO THE DRAFT AREA PLAN**

11. The Hearing Panel deliberated on the issues raised in submissions, and as a result, made changes to the draft Area Plan now being recommended to the Council. The majority of submissions received are in support of the draft Area Plan and the Council providing strong leadership in the development of the area. In particular submitters agreed with the following directions of the draft Area Plan:
  - the proposed water management scheme; planning for infrastructure;
  - enhancement of the amenity values;
  - restoration of indigenous flora and fauna
  - fostering attention to community spirit and strong community values;
  - restoring tangata whenua values;
  - protecting heritage
  - establishing a network of cycle and pedestrian routes; and
  - initiatives to reduce the need to travel by car.
12. The Hearing Panel having considered the submissions, consider that some minor changes to the draft Area Plan document are appropriate to provide better clarification on the following matters:
  - the basis for the extent of residential and business development signalled, more specifically in regard to Plan 7 Residential Neighbourhoods and Plan 9 Business Development;
  - the status of the esplanade reserve requirement (under the City Plan) along the upper reaches of the Heathcote River;
  - the level of development signalled around Hendersons Basin and proposed methods to manage the effects of further urbanisation within the area;
  - the delineation and status of future potential new roads;
  - proposed directions for establishing a cycle way network;
  - the road hierarchy and function to provide for commercial road transport growth;
  - the basis for the proposed staging of land development; and
  - the land development and approval process.
13. A number of submissions have not resulted in any recommended changes to the draft Area Plan. The Hearing Panel consider that these submissions only require further explanation of the Council's proposed approach to managing growth in the draft Area Plan and South-West Integrated Catchment Management Plan. Furthermore, it is to be explained to submitters that the draft Area Plan is a strategic level document and the final land-use plans will be determined through other planning processes.

**FINANCIAL CONSIDERATIONS**

14. The adoption of this report and as a consequence adoption of the draft Area Plan, does not commit the Council to any activity it has not agreed to undertake and/or fund under the Long Term Council Community Plan. The draft Area Plan is not a statutory document, however it creates a framework for planning in both the City Plan and the capital works programme of the LTCCP. Both these latter processes have full public consultation, submission and appeal rights that remain to be exercised.

**CONSULTATION FULFILMENT**

15. The draft South-West Christchurch Area Plan is not a statutory document and therefore the method and timeframes for the consultation process have not been required to follow any legislative requirements. The process undertaken however, is considered to have met the guiding principles for meaningful consultation as set out under sections 78 to 82 of the Local Government Act. The community and other key stakeholders have been consulted on a number of occasions throughout the development of the draft Area Plan. The feedback provided has helped to improve the draft Area Plan document; direct Council staff to further consider some matters raised by the community and commit to addressing them in the future; and provide an avenue to better explain the directions in the Area Plan.

22 Cont'd.

HEARING PANEL RECOMMENDATIONS TO COUNCIL

16. There are three parts to the recommendations of the Hearing Panel, the first part being the recommended changes to the Area Plan document. The second part is a recommendation to review the Council's position on the growth pocket known as CPH1 (Kennedys Bush) under Plan Change 1 to the Regional Policy Statement. The third part includes recommended actions for the SWAP Implementation Plan.
17. The Hearing Panel is to recommend that the Council adopt the Area Plan as amended by the following:
  - a. Include the esplanade reserves as they exist in the City Plan on Plans 1 and 4.
  - b. Remove the annotation on Plan 4 of the proposed recreational route between Halswell Road and Cashmere Road.
  - c. Include a definition of "esplanade reserve" in the definition section as follows:

*"...An esplanade reserve has one or more of the following purposes:*

    - (a) To contribute to the protection of conservation values by, in particular,—*
      - (i) Maintaining or enhancing the natural functioning of the adjacent sea, river, or lake; or*
      - (ii) Maintaining or enhancing water quality; or*
      - (iii) Maintaining or enhancing aquatic habitats; or*
      - (iv) Protecting the natural values associated with the esplanade reserve or esplanade strip; or*
      - (v) Mitigating natural hazards; or*
    - (b) To enable public access to or along any sea, river, or lake; or*
    - (c) To enable public recreational use of the esplanade reserve or esplanade strip and adjacent sea, river, or lake, where the use is compatible with conservation values."*
  - d. Include an explanation of the land-use assumptions made in the creation of Plan 7 (Residential development), including the following statement.

*"The area of proposed residential development shown around the periphery of Hendersons Basin is based on the 19 metre contour which is deemed to be the extent of the 200 year flood level. It is assumed that the level of flood risk beyond the 200 year flood level is acceptable, however future land development proposals will need to further assess the level of risk from flooding."*
  - e. Include a note on Plan 11.1 that the alignment of proposed new Collector and Arterial Roads is indicative only. Further assessments and consideration of alignment options will be undertaken as required.
  - f. Annotate Cashmere Road as an existing recreational cycling route on Plan 11.3.
  - g. Insert a cycle network plan as Plan 11.3 (drawn from Plans 4 and 11.1)
  - h. Include an explanation of the land-use assumptions made in the creation of Plans 7 (Residential development) and 9 (Business development), including the following statements.

*"The extent of residential development depicted in this Area Plan is based on the household distribution and densities promoted under the Greater Christchurch Urban Development Strategy (UDS); and achieving consistency with the Urban Growth objectives and policies under the Christchurch City Plan. The UDS adopts the medium to high household growth projections for Christchurch over a 35 year period (2007-2041) and promotes a household distribution where 60 percent of new development occurs in existing urban areas (as zoned for urban purposes under the City Plan in 2006) and 40 percent is accommodated in new Greenfield areas."*

## 22 Cont'd.

*South-West Christchurch is signalled to provide for a large proportion of the Greenfield growth due to the area's ability to be serviced by existing and planned improvements to infrastructure under the Long Term Council Community Plan. Some 10,000 households are signalled to be required in the South-West to provide for anticipated growth to 2041. Other assumptions which underpin the extent and pattern of land-use activity depicted in the Area Plan are as follows:*

- i. *The land areas signalled for urbanisation are free from known land development constraints.*
  - ii. *The land requirement to accommodate 10,000 new households correlates to approximately 660 hectares based on a net residential density of 15 households per hectare. Net density is the number of lots or household units per hectare and is promoted through the UDS as a critical target for residential density in Greenfield areas if consolidation growth objectives are to be achieved. The net area includes land for, or which could be:*
    - *residential purposes, including all open space and on-site parking associated with residential development;*
    - *local roads and road corridors, including pedestrian and cycle ways, but excluding State Highways and major arterial roads;*
    - *local (neighbourhood) reserves; but excludes land that is*
    - *stormwater retention and treatment areas;*
    - *geotechnically constrained (such as land subject to subsidence or inundation);*
    - *set aside to protect significant ecological, cultural, heritage or landscape values;*
    - *set aside for esplanade reserves or access strips that form part of a larger regional or sub-regional reserve network;*
    - *identified for commercial or business use, or for schools, hospitals or other district, regional or sub-regional facilities.*
  - iii. *The 660 hectares is to be contained within a well defined boundary of urban development in accordance with Policy 6.3.10 of the Christchurch City Plan. The boundary defined in the Area Plan takes the form of natural or physical features, including future arterial roads (namely Quaifes Road and the potential extension of the Christchurch Southern Motorway), Knights Stream, and required stormwater management facilities. The land area that is provided for under the Area Plan is larger than the land area promoted under the UDS to accommodate the household yield in South-West Christchurch. The additional land area provided for in the Area Plan is able to be serviced by existing and planned infrastructure, located within a well-defined urban boundary and will achieve a consolidated urban form. The inclusion of the additional land area is therefore considered to be justified for the purpose of the Area Plan.*
  - iv. *Future residential development on the hills beyond that zoned in the City Plan is limited due to servicing and resource management constraints.*
  - v. *New business areas are extensions of existing business areas and are suitable for development due to their accessibility to the airport, port and other supporting centres via major transportation routes including the Main South railway line and the Christchurch Southern Motorway.*
  - vi. *Rural zoned land is able to be subdivided to four hectare minimum area allotments, as permitted under the Christchurch City Plan.*
  - vii. *Rural-residential development is limited to existing allotments less than four hectares and no new rural-residential development is provided for due to uncertainties with regard to servicing and resource management limitations.”*
- i. Amend Plan 12 to include an alternative urban limit for the Kennedys Bush area that follows the existing boundary of the Living Hills B Zone.

## 22 Cont'd.

j. Amend Plan 1: Water Environment to include a note which reads as follows:

- “1. The facilities shown represent the preliminary stormwater management scheme set out under the South-West Christchurch Integrated Catchment Management Plan.
2. Refer to the Area Plan definitions section for an explanation of the function of the facilities indicated on this plan.”

k. Amend Goal 9 and Objectives 9.7 to read as follows (changes underlined):

“High-quality business environments are critical in attracting business investment to support a thriving economy. A competitive economy is important for the economic development of the region, and to meet the growing demand for places of work, retail, community facilities and services. In the South-West, existing business centres need to be expanded, and new centres created, to meet demand and respond to changing market trends. Balancing the distribution and scale of these businesses across the area is central to achieving a healthy business environment.

*Activity Centres (Hornby and Halswell) continue to be major clusters of commercial and retail businesses, co-located with community facilities and services. These centres are developed as transport hubs, providing for large-scale retail and to service the sub-regional catchment. Neighbourhood Centres, including new centres at Springlands, Hendersons and Wigram will support a smaller catchment and may include a small supermarket, small-scale retail, and community facilities and services. They are located on major roads and along public transport routes. Local Centres within residential areas will cluster a few small business opportunities that support their immediate neighbourhood. These will be located to provide for communities not within walking distance of Activity or Neighbourhood Centres.*

*As well as retail and commercial centres the South-West has a large industrial sector which is expected to be redeveloped and expanded to meet future demand. To be successful, industrial businesses need efficient transport links that are appropriate to the scale and type of development. The South-West is well located on major transportation routes to the north, south and west, including direct links to Christchurch International Airport and the Port of Lyttelton. Connections from existing and future business areas to the strategic transport network will need to be managed and improved, in particular at key intersections. Achieving good accessibility between business and residential areas is also important to support the local labour market and encourage business growth.*

*Industrial areas benefit from being closely located to other allied or supporting industries, as transport costs are reduced and networks are more easily established with suppliers and buyers. Good access to community and retail activities also helps service the needs of employees and can help reduce car trips.*

*Business areas should be designed based on the functional requirements of the core activities being provided for. Areas must also be developed in a manner that is appropriate to the character of the surrounding locality, primarily in terms of height, scale and building design. Providing high-quality business environments in suitable locations supports the sub-region's economic competitiveness. Quality business environments encourage high value and resource efficient businesses to establish in the area. They are good places to work in and live near, and benefit the community through investment and job creation.*

**Objective 9.7**

Locate new industrial zones in areas that:

- promote the efficient use of land and resources;
- avoid compromising residential amenity and local character;
- are adjacent to the strategic transport network;
- are accessible to and from residential areas; and
- are accessible to retail centres.”

22 Cont'd.

- I. Include an explanation of the land-use assumptions made in the creation of Plans 7 (Residential development) and 9 (Business development), including the following statement.

*"The development of business (industrial) activity around Carrs Reserve is based on the assumption that the Christchurch Kart Club activity is not able to be relocated. Should an alternative location be secured for the Kart Club prior to the development of the land and within sufficient time to enable the necessary resource consents and rezoning proposals to be processed, it is likely that the subject land area will be reconsidered for residential use."*

- m. Amend Objective 9.8 to read as follows (changes are underlined):

*Objective 9.8*

*Create high-quality industrial areas through:*

- *the consideration of the core functional requirements of businesses in the layout and location of roads, accesses, cycleways, footpaths, parking, loading areas, waste management and storage areas, sections, public open space, and ancillary services;*
- *high-quality building design through architectural treatment of main elevations;*
- *active rooms positioned to the street to maximise passive surveillance;*
- *planting trees of a species, height and calibre to achieve a high quality landscape outcome and mitigate the adverse visual effects and scale of business activities;*
- *planting complementary tree species consistently along the street and within the frontage area of private properties;*
- *positioning security fencing to reduce the dominance on the streetscape and avoid compromising landscape areas;*
- *landscaping features that reflect the local cultural context and area character;*
- *landscaping in preference to sealed surfaces and solid fencing and walls along road boundaries;*
- *providing public space for workers and visitors; and*
- *the design of signage to integrate with architectural details of buildings, remain consistent with the scale of buildings, and maintain an overall design continuity."*

- n. Amend Goal 6 to read "Conserve and protect European and other emerging cultural heritage values."
- o. Add a sentence at the end of the first paragraph to the explanation of Goal 6 to read " other cultures will create their own heritage associations with the area and these can also be recognised."
- p. Amend Plan 5 to include a note that the identified vegetation is historical and is no longer present.
- q. Amend Plan 8 Community Facilities to show all existing schools and the new primary school located on Milns Road.
- r. Amend Plan 12 as follows:
- (i) Amend the title to read "Land Development and Major Infrastructure Improvements"
  - (ii) Amend the notes on Plan 12 to read as follows:
    - "1. The urban limit is drawn from the Greater Christchurch Urban Development Strategy; Plan Change 1 and Variation 4 to the Regional Policy Statement; and Variation 48 to the Christchurch City Plan.
    - 2. The alternative urban limit is the existing urban boundary as set out in the Christchurch City Plan.



22 Cont'd.

3. *The urban limit and final land-use pattern is subject to confirmation under the Regional Policy Statement and the rezoning process under the Christchurch City Plan.*
4. *The staging shown is in general accordance with the Greater Christchurch Urban Development Strategy 2007. The actual staging of land development will be determined by the delivery of major infrastructure as directed under the Long Term Council Community Plan 2009-19 and through the rezoning process under the Christchurch City Plan."*

(iii) Include details of the proposed major improvements to wastewater disposal and water supply infrastructure.

- s. Insert the figure contained in Attachment F of this report in the Implementation section of the final Area Plan document and the following text preceding the figure:

*"The Area Plan provides a high-level framework for considering future land development proposals. The detail and final outcomes for the land-use pattern and urban form will be determined through other planning process, in particular the rezoning, and resource and building consent processes. Figure 18 sets out the documents most relevant to the development process and identifies the opportunities for public involvement to influence the development outcome."*

18. The Hearing Panel's preferred option is the alternative urban limit as identified on Plan 12 and recommend that the alternative urban limit be promoted by Council through the Regional Policy Statement, Plan Change 1 process.
19. The Hearing Panel recommend that the South-West Area Plan Implementation Plan include the following actions:
  - Require pedestrian, cycle and bus routes and associated facilities to be identified in Outline Development Plans as part of all rezoning proposals.
  - Undertake a detailed assessment (including a cost-benefit analysis) of the proposed improvement and extension of the cycle lanes as set out in Plan 11.3, in particular along key recreational routes, connections between existing and future residential areas, and along key routes to major employment centres.
  - Investigate options for designated cycle parking and other supporting services and facilities in existing and future key facilities/destinations.
  - Review of the Public Transport Priority Corridors Plan, including the inclusion and funding of potential key routes through the South-West in accordance generally with Plan 11.2.
  - Promote the creation of Travel Plans, in particular for key community facilities such as schools, libraries, business centres including commercial freight operators, and all new developments employing over 50 staff.
  - Assess and provide options for car sharing and pooling schemes.
  - Investigate opportunities for Park and Ride facilities.
  - Undertake a Scheme Assessment for Cashmere Road and the new collector road in conjunction with the development of a Plan Change for Hendersons Basin. This assessment will include consideration of potential protection areas along Cashmere Road to maintain existing high quality landscape amenity values.
  - Review the Cycle Network Strategy to ensure the South-West Area Plan cycle related objectives are supported and cycle links between the study area and adjoining areas are promoted.

**22 Cont'd.**

- Undertake an area-wide and a local level open space and recreation needs assessment, including sports grounds, local parks, active recreation opportunities and dog park(s), and potential locations for sight-lines to support Objective 3.3 of the Area Plan.
  - Undertake an Issues and Options report on the location of a new Aquatic Facility for the South-West.
  - Review the Halswell Domain Management Plan with regard to the provision of all weather pathways through the domain, and where possible providing for the future growth of existing activities and other activities desired by the community. The review is to be preceded by a local community needs analysis and will be carried out in conjunction with a Community Infrastructure Plan for the Halswell area.
  - Undertake an assessment of existing residential areas of high need for improvement, including a prioritised list of future potential works.
  - Prepare a Monitoring Programme to measure progress towards achieving the objectives of the South-West Area Plan.
20. Most of the actions recommended to be included in the South-West Area Plan Implementation Plan are provided for under the draft LTCCP. Those actions that are not provided for, for example the Cashmere Road Scheme Assessment, will need to be included in future LTCCP's.
21. That the Riccarton Wigram Community Board recommend to the Council to adopt the South-West Area Plan Hearing Panel recommendations.

**22 Cont'd.**

**BACKGROUND**

22. The main areas of issue raised by submitters resulting in recommended changes to the draft Area Plan are summarised below. A more detailed report including responses to all submissions supports this report and is separately circulated and is available on the South-West Area Plan website <http://www.ccc.govt.nz/AreaPlans/SouthWest/>

**SUMMARY OF SUBMISSIONS**

23. The submissions focused on the following matters:
- support for the Area Plan (122)
  - Heathcote River recreational route through an existing residential area (48)
  - level of urban development around Hendersons Basin (24)
  - traffic congestion (17)
  - travel demand management and public transport (9)
  - proposed alignment of new collector and arterial roads (7)
  - Cashmere Road extension through to Halswell Road (20)
  - safety along and crossing Halswell Road (3)
  - upgrading of Lincoln Road (4)
  - a proposed collector road link through Country Palms Drive (2)
  - adequate provision of cycle and pedestrian routes (25)
  - urban limit and the proposed level of urban development (18)
  - level of and density of urban development proposed in Sutherlands Road area (3)
  - request for rural-residential development in Kennedys Bush and Lansdowne Valley area (2)
  - loss of versatile soils (2)
  - further urban development on Kennedys Bush spur (10)
  - the development of Wigram Airfield and loss of the aerodrome (4)
  - the potential for further urbanisation to exacerbate flooding and the need for better stormwater management (28)
  - various requests for new parks and open space, and recreational facilities (29)
  - inadequate provision for commercial freight and industrial development (3)
  - the effects of the proposed business area surrounding Carrs Road reserve and impact on residential amenity (6)
  - the requirement for interface treatment to be the responsibility of new business development (1)
  - requests for a change in the location and/or size of a particular new local centre (2)
  - lack of enforcement action taken by Council to control effects from Business 7 Zone (1)
  - the effect of further industrial development on air quality (1)
  - higher residential density impacting on the quality of existing neighbourhoods (9)
  - need for better integration and building standards (1)
  - need for more social housing (1)
  - poor solar orientation of the Kennedys Bush growth area (2)
  - proposed residential development around Hendersons Basin and its impact on existing views (3)
  - various cultural and heritage matters, including not using promoting the use of Māori names, extending the scope of Goal 6 to include other cultures, retention of Aidanfield farm buildings, and relevance of the historic vegetation shown on Plan 5 (8)
  - various landscape and ecological matters, including opposition to the use of exotic vegetation, request for landscape plans to be prepared for all rezoning proposals and the use of predator proof fencing (7)
  - questioned the future provision for new schools (9)
  - questioned when the new Halswell library was to be established (2)
  - lack of facilities for youth (3)
  - need to rejuvenate existing residential areas, namely the Rowley Avenue area (2)
  - concerned that the Area Plan will fail at the implementation stage and questioned the justification for staging land development (13)
  - the use and purpose of Outline Development Plans (2)

**22 Cont'd.**

- land developers should be required to keep building sites tidy (1)
- questioned the reason for the Council's acquisition of in Hendersons Basin (1)
- need to monitor progress on the Area Plan (1)
- need to ensure new development is well integrated with existing (1).

24. The Hearing Panel considered that a number of the submissions did not require any specific action and/or changes to the draft Area Plan document. Most of these submitters did not request a specific change to the Area Plan and/or the Panel considered that the most appropriate response was a more detailed explanation of the goals and objectives of the draft Area Plan and the information that underpinned the Area Plan (such as the South-West Integrated Catchment Management Plan). Those submissions the Hearing Panel considered a change to the draft Area Plan document or other response was required, is summarised below.

**OVERALL SUPPORT OF THE DRAFT SWAP**

25. The majority of submissions received are in support of the draft Area Plan and in particular agreed with the following directions of the Area Plan:

- the proposed water management scheme; planning for infrastructure;
- enhancement of the amenity values;
- restoration of indigenous flora and fauna
- fostering attention to community spirit and strong community values;
- restoring tangata whenua values;
- protecting heritage
- establishing a network of cycle and pedestrian routes; and
- initiatives to reduce the need to travel by car

*Hearing Panel response*

26. Given the extent of general support for the draft Area Plan, the Panel recommends that the main body of the draft Area Plan document forms the basis of a final Area Plan document for the Council's consideration for adoption, with the exception of some minor amendments. The recommendation to Council is set out in **paragraph 17** to this report.

**HEATHCOTE RIVER RECREATIONAL ROUTE**

27. Forty-eight submitters discussed a possible Heathcote River Recreational Route (see Plan 4). A considerable proportion of these submitters included property owners along the Heathcote River. They are concerned that the proposed walkway along the Heathcote River will have a negative impact on security, privacy, and ultimately value of their properties.

*Hearing Panel response*

28. The Panel were advised that the basis for the proposed recreational route has been derived from the esplanade reserve provision under the Christchurch City Plan and the vision for the Heathcote River under the Waterways & Wetlands Asset Management Strategy. An investigation in respect to the feasibility of a public walkway through the existing residential area has not however been undertaken and therefore the Council is not in a position to determine whether a recreational route is achievable and/or appropriate along the full length of the Heathcote River. Furthermore, given the strong opposition from landowners the annotation on Plan 4 should be changed along the portion of the Heathcote River from Halswell Road to Cashmere Road from "proposed recreational route" to "esplanade reserve as exists in the City Plan". Where a walkway already exists and/or the walkway is to be developed through the Aidanfield and Wigram areas (being recent and future Greenfield development areas) the "recreational route" annotation will be retained. A note should also be added to Plan 4 referring readers to the definitions section of the draft Area Plan where the purpose of an esplanade reserve will be described (the definition being adopted from Section 229 of the Resource Management Act). The recommendation to Council is set out in **paragraph 17a, 17b and 17c** to this report.

**22 Cont'd.**

**HENDERSONS BASIN**

29. Twenty-four submitters discussed Hendersons Basin in the draft Area Plan. Submitters were concerned about future development of the Basin, especially in regard to flood risk and the level of urban development signalled around the periphery.

*Hearing Panel response*

30. The South-West Integrated Catchment Management Plan (ICMP, refer to the SWAP website) supports the Area Plan and incorporates a surface water management scheme that will guide any future land development proposals. The hydrological models that support the ICMP directions, specifies that the 19 metre contour to be the extent of the 200 year flood level. It is assumed under the ICMP that the land above the 19m contour can be considered for urban development based on a further assumption that the level of flood risk beyond the 200 year flood level is acceptable. Future land development proposals will however need to assess in more detail the level of risk from flooding. New development will also be required to provide stormwater mitigation facilities to hold back and treat stormwater run-off from the new subdivisions before being discharged into Cashmere Stream after peak flood levels in rivers and streams have subsided. A Change to the City Plan to rezone the Hendersons Basin area will ultimately determine the extent of urban development that is appropriate, and the area to be retained as open space and for rural purposes. The Panel however acknowledged that the draft Area Plan document was not explicit in regard to the base assumptions made in the preparation of Plan 7 Residential Neighbourhoods, in particular with regard to the level of urban development shown for the Hendersons Basin area. The final Area Plan document should be amended to include a statement of the base assumptions to the land-use plans and the process for determining the final land-use pattern. The recommendation to Council is set out in **paragraph 17d** to this report.

**TRAFFIC CONGESTION, TRAVEL DEMAND, AND PUBLIC TRANSPORT**

31. Twenty-six submitters were concerned about traffic congestion and that the Council needed to be more proactive in combating congestion. Some submitters mentioned the use of rail and need for improvements to the bus transport system.

*Hearing Panel response*

32. The need to manage traffic congestion is well recognised by local, regional and central government. Whilst the Council and Environment Canterbury can do much to try and change the way people choose to travel (i.e. through providing high quality pedestrian, cycle and bus networks), a degree of congestion is inevitable during peak periods. It will be unsustainable economically for Council and ratepayers to continuously upgrade roads to reduce congestion. The draft Area Plan signals a shift in the approach to transport planning that will be reflected over time through the Council's prioritising funding for projects that demonstrate consistency with Goal 11. The Council will, however, continue to ensure safety standards are maintained and transport infrastructure and services are improved in key areas to achieve an efficient network. An Implementation Plan will be prepared in 2009 setting out specific actions to achieve the South-West's goals. The Panel recommends that a number of actions in respect to travel demand management be included within the Implementation Plan. The recommendation to Council is set out in the **first seven bullet points in paragraph 19** of this report.

**PROPOSED ALIGNMENT OF NEW COLLECTOR AND ARTERIAL ROADS**

33. Four submitters commented on the proposed alignment of new collector and arterial roads. Their primary concern was that the draft Area Plan indicates proposed roads bisecting existing properties.

**22 Cont'd.***Hearing Panel response*

34. The draft Area Plan is a very high level document and the alignment of all new collector and arterial roads is indicative only. New roads are however required to provide access into new development areas and there are some limitations as to where such roads can be located, such proximity to existing intersections and environmental constraints. The final delineation of a new road and/or changes to existing roads will be determined through future planning processes including Changes to the City Plan (to rezone land) and Transport Scheme Assessments (to design and build roads) Plan 11.1 should be amended to include a note stating that the alignment of proposed new collector and arterial roads is indicative only; and that further assessments and consideration of alignment options will be undertaken as required. The recommendation to Council is set out in **paragraph 17e** of this report.

**CASHMERE ROAD**

35. Twenty submitters commented on the proposed extension and alignment of Cashmere Road. Submitters main concern is that the new road extending from Cashmere Road would draw traffic from other main corridors and result in unacceptable traffic congestion along the existing Cashmere Road. Particular concerns were the difficulty from existing the Penruddick Rise intersection and the potential reduced visibility issues at some existing corners. A number of submitters raised the existing value of Cashmere Road as a cycling route, and recommend that its rural character be preserved.

*Hearing Panel response*

36. The proposed extension and alignment of Cashmere Road is required to provide access to future potential homes and a safer alternative route. The current design of Cashmere Road is not adequate to deal with any significant increase in traffic levels and some corners restrict the visibility of approaching traffic, including cyclists. The road alignment shown in the draft Area Plan is purely indicative and a note will be added to Plan 11.1 indicating this point. Matters such as the road alignment, junction forms and location, and the design of the road corridor based on expected demands, are still to be decided. A number of preliminary options for the road alignment were considered and the option adopted in the draft Area Plan document is considered, in principle, to be a feasible option.

All options will however be taken forward as part of detailed scheme assessment. The timeframe for undertaking this work has not been set and will largely be driven by the future Hendersons Basin Plan Change application. The Hearing Panel recommend that the SWAP Implementation Plan include an action to undertake a Scheme Assessment for Cashmere Road and the new collector road in conjunction with the development of a Plan Change for Hendersons Basin. This assessment will include consideration of potential protection areas along Cashmere Road to maintain existing high quality landscape amenity values. The Hearing Panel also acknowledge the value of Cashmere Road as a cycling route and recommend that Cashmere Road be highlighted as a key cycleway. The recommendation to Council is set out in the **eight bullet point in paragraph 19** and **paragraph 17f** of this report.

**CYCLE AND PEDESTRIAN ROUTES**

37. Twenty-five submitters discussed cycle and pedestrian routes in the draft Area Plan. Most submitters supported the draft Area Plan's objective of promoting alternative green transport. They were concerned that the provision of a safe and comprehensive cycle and pedestrian network was not clear in the draft Area Plan.

*Hearing Panel response*

38. The Hearing Panel considered that the draft Area Plan document was not clear enough as to how a cycle network is to be achieved. A cycleway network plan will be included as Plan 11.3, being drawn from Plans 4 and 11.1 of the draft Area Plan document. The Panel also recommend that a review of the Cycle Network Strategy be undertaken to ensure the SWAP cycle-related objectives are supported and cycle links between the study area and adjoining areas are promoted. The recommendation to Council is set out in **paragraph 17g** and the **ninth bullet point in paragraph 19** of this report.

**22 Cont'd.**

**URBAN LIMIT AND PROPOSED LEVEL OF URBAN DEVELOPMENT**

39. Eighteen submitters consider that the level of urban development signalled is not appropriate and will give rise to adverse effects such as increased traffic congestion, flooding, destroy the rural tranquillity of the local area, and remove the visual separation between Halswell and Hoon Hay and as a consequence impact on the sense of community identity of Halswell

*Hearing Panel response*

40. The Hearing Panel acknowledged that the draft Area Plan document was not detailed enough in respect to the reasoning and assumptions behind the extent of urban development signalled. The final Area Plan document therefore should be amended to provide an explanation of the land-use assumptions made in the creation of Plans 7 (Residential development) and 9 (Business development). The recommendation to Council is set out in **paragraph 17h** of this report.

**KENNEDYS BUSH AND LANSDOWNE VALLEY**

41. Eight submitters object to the inclusion of the growth pocket in the Kennedys Bush area (Port Hills) as shown on Plan 12 (also known as CPH1 under Proposed Plan Change 1 to the Regional Policy Statement). One submitter has requested the urban limit be extended in this area to the 15m contour and another submitter (Environment Canterbury) has identified that Plan 7 does not appear to reflect Kennedys Bush as a growth pocket (namely CPH1) in accordance with Plan Change 1 to the Regional Policy Statement. The main reasons for submitters objection to the inclusion of this on Plan 12, is that the development of this block will seriously compromise the landscape character of the rural hills and Lansdowne Valley; exacerbate flooding in the Halswell Catchment; and has poor solar orientation.

*Hearing Panel response*

42. The area known as CPH1 was included in the draft Area Plan document, namely Plan 12, to be consistent with Proposed Plan Change 1 to the Canterbury Regional Policy Statement (RPS) and the Greater Christchurch Urban Development Strategy (UDS). Plan Change 1 to the RPS provides for up to 180 households within CPH1 and its development in 2017. The inclusion of CPH1 as a future potential growth pocket is derived from a decision by the Environment Court on an appeal by Kennedys Bush Developments (KBD), as part of the City Plan Review (1995). KBD proposed to extend the urban boundary south of the existing Kennedys Bush settlement subject to approximately 200 hectares of Port Hills land being provided to the Council as 'Environmental Compensation'. The Environment Court initially expressed some support for the package and allowed the appellants to bring forward a "section 293" application to test the merits of a more comprehensive rezoning package. Eventually the Court rejected the 293 proposal, but on technical grounds. It considered the south-west boundary of the proposal was arbitrary, not based on anything which would lead to long-term stability, and would be likely to encourage further applications on the adjacent land. It expressly avoided making any findings about the overall merits of the proposal. Instead it encouraged the landowners or the Council to consider a more comprehensive proposal. The Council supported the section 293 proposal and has continued to remain open to the possibility some further urbanisation on the Kennedys Bush spur may be acceptable. It was this position that resulted in CPH1 being included in the CPH1 in the Regional Policy Statement (RPS) Change.
43. There are some potential difficulties with the Council's current position. Firstly, there is virtually no likelihood of the proposed development being serviced with a reticulated sewer by 2017 (unless the developers pay to pump sewage over a significant distance to the nearest outfall). It is more likely that the development will occur in the 2027-2041 period. The Council has however not opposed the staging proposed in Plan Change to the RPS, although there will be further opportunities to do so through review processes incorporated in the Plan Change. Secondly, the Council has not opposed the submissions seeking an extension to CPH1. Thirdly, any past officer support for extending the urban boundary in this area has been dependent up on the Council receiving 'environmental compensation' of such a value that the resource management 'benefits' outweigh the cost. Proposed Plan Change 1 does not provide for environmental compensation associated with CPH1.

**22 Cont'd.**

Fourthly, and of most concern to landowners who submitted on the draft Area Plan, are the merits of CPH1 as a future growth area. There are a number of complex issues affecting this area given its susceptibility to flooding, the high landscape value of the Port Hills, south facing perspective and its distance from infrastructure and community services.

44. The Hearing Panel is cognisant that there are no statutory rights associated with the SWAP (informal) process to uphold and/or amend what is in the document. There are procedural issues associated with resiling from the current position in SWAP without hearing all parties and evidence on all issues. The Area Plan should therefore be left substantially as it was released for public review, being consistent with other notified statutory documents. The Hearing Panel does however recommend that Council reconsider its position on CPH1 through the RPS Plan Change 1 (RPSPC1) process. The recommendation to Council is set out in **paragraph 18** of this report. To a large extent this matter has already been progressed as the Environment Canterbury's Officers Report for RPSPC1 (released in January 2009) recommends that development in CPH1 should not be pursued. Christchurch City Council officers have been part of the discussion to reach the RPSPC1 recommendation. The Hearing Panel consider that given the level of uncertainty and concerns raised in regard to CPH1, that Plan 10 and 12 should be amended to include an alternative urban limit that follows the existing Living Hills B Zone boundary. The recommendation to Council is set out in **paragraph 17i** of this report.

**STORMWATER MANAGEMENT**

45. Twenty-eight submitters were concerned in some manner about the potential for further urban development to exacerbate flooding and the need for Council to adequately manage stormwater run-off.

*Hearing Panel response*

46. The Hearing Panel recognise that the draft SWAP did not make adequate reference to the South-West Integrated Catchment Management Plan (ICMP). A note should be added to Plan 1 indicating the relationship between the stormwater management facilities shown on Plan 1 and the ICMP. A further note should be added referring readers to the definitions of the various facilities shown on Plan 1. The recommendation to Council is set out in **paragraph 17j** of this report.

**PARKS, RECREATION, AND SPORTS GROUNDS**

47. Twenty-nine submitters discussed the role of parks, recreation, and sports grounds in the draft Area Plan. Beyond the provision of community recreation and open space areas, specific areas of interest included:

- A swimming complex in Hornby
- Halswell Domain
- Ecological corridor from Cracroft to Westmorland
- A district park in Wigram
- Cashmere Forest Plantation
- Halswell Bowling Club
- Mountain bike access
- Regeneration of indigenous forest in the upper Lansdowne Valley
- A proposed 'local park' south of Halswell Shopping Centre

*Hearing Panel response*

48. The Hearing Panel considered that many of the issues raised by submitters were more appropriately dealt with through the SWAP Implementation Plan. The Panel recommends that actions be included under the Implementation Plan to assess and provide options to meet the local community needs for recreation and open space; assess alternative locations for the new aquatic facility; and review the Halswell Domain Management Plan. The recommendation to Council is set out in **bullet points 10 to 12** in **paragraph 19** of this report.



**22 Cont'd.**

**PROVISION FOR COMMERCIAL FREIGHT AND INDUSTRIAL DEVELOPMENT**

49. One submitter raised several good points and to amend Goal 9 and Objective 9.7 to better highlight the key issues for industrial areas and direction to recognise commercial road transport growth over the next 35 years.

*Hearing Panel response*

50. The Hearing Panel does not consider the Area Plan requires significant amendment to make more specific reference to commercial freight transport. The goals and objectives are sufficiently broad to lead to more detailed development plans for commercial freight facilities and services. However some minor amendments to Goal 9 and Objectives 9.7 and 9.8 will better highlight the key issues for industrial areas and direction to resolve these matters. Objective 11.1, in particular bullet points 7 and 8, is considered adequate to ensure commercial road transport growth is provided for. The recommendation to Council is set out in **paragraph 17k** of this report.

**BUSINESS ZONING AROUND CARRS ROAD RESERVE – AWATEA**

51. Six submitters were concerned about the proposed business development around Carrs Road reserve and impact on the amenity of adjacent residential properties.

*Hearing Panel response*

52. The future zoning of the land west of Wigram Road will be determined by whether the Christchurch Kart Club can be relocated. For several years the Council have been investigating suitable alternative locations, but unfortunately the options are very limited. Unless a new site can be secured for the Kart Club in the very near future, business development around the Kart Club must be promoted. Residential development adjacent to the Kart Club is not acceptable due to the noise effects from the go-karts on future residents. Given the uncertainty as to whether an alternative site could be found for the Kart Club, the business land-use option was adopted for the draft Area Plan. The Hearing Panel acknowledged that the draft Area Plan document was not explicit in explaining this reason and recommend that an explanation and supporting plan denoting this and other base assumptions is included. The recommendation to Council is set out in **paragraphs 17l** and **17m** of this report.

**CULTURAL AND HERITAGE MATTERS**

53. Two submitters questioned whether Goal 6 was too narrow in its reference to only European cultural heritage and that other cultures may also over time warrant the protection of places, items and buildings of significance to their culture.

*Hearing Panel response*

54. The Hearing Panel agree that other cultures may also develop strong historical connections with the area that could also be recognised through interpretation. As such recommend that Goal 6 be amended to recognise emerging values of other cultures. The recommendation to Council is set out in **paragraphs 17n** and **17o** of this report.
55. One submitter questioned why Plan 5 indicated the landowners property and surrounding area as historic grasslands when the area was developed for industrial purposes.

*Hearing Panel response*

56. Plan 5 represents past land covers however the plan was not sufficiently clear on this point and should be amended. The recommendation to Council is set out in **paragraph 17p** of this report.

**22 Cont'd.**

**SCHOOLS**

57. Nine submitters commented on the location of schools in the draft Area Plan. They recommend that all schools be located on the draft Area Plan, including the proposed school at Milns Road.

*Hearing Panel response*

58. The Hearing Panel acknowledges that Plan 8 regarding Community Facilities was not as clear as intended in regard to the provision of new schools. Plan 8 should be amended to show the location of all existing schools and the proposed school at Milns Road. Until such time however as the Ministry of Education confirms its position on education facilities in the Wigram and Springlands areas, the Council cannot provide any further clarification of future schools. The recommendation to Council is set out in **paragraph 17q** of this report.

**REJUVENATION OF EXISTING AREAS**

59. Two submitters recommended that the draft Area Plan include the rejuvenation of existing areas in its scope, including transport, street, and residential improvement (for example additional parks).

*Hearing Panel response*

60. The Hearing Panel is aware of particular of issues in the Rowley/Hoon Hay area and that there is a need to establish a good relationship with community leaders to look at solutions. One action under the SWAP Implementation Plan should be to undertake an assessment of existing residential areas of high need for improvement, including a prioritised list of future potential works. The recommendation to Council is set out in **bullet point 13** of **paragraph 19** of this report.

**STAGING OF LAND DEVELOPMENT**

61. Thirteen submitters raised matters in regard to the staging of land development and/or the delivery of infrastructure.

*Hearing Panel response*

62. The Hearing Panel considered that some minor amendments to the title and notation on Plan 12 will better clarify the basis on which Plan 12 has been prepared. The Panel also recommend that greater detail in regard to the major wastewater and water supply infrastructure should be shown on Plan 12. The recommendation to Council is set out in **paragraph 17r** of this report.

**FURTHER ASSESSMENT REQUIRED TO FINALISE LAND-USE PATTERN**

63. Two submitters raised concern that the draft Area Plan was too prescriptive in respect of the land-use pattern and that the final land-use pattern is determined through statutory processes.

*Hearing Panel response*

64. The Hearing Panel agreed that the matter raised by submitters needed to be addressed in the Area Plan. The Panel recommends that a diagram be added to Implementation section of the Area Plan document describing the land development and rezoning process. It should also detail where the public can become involved in future decision-making processes. The recommendation to Council is set out in **paragraph 17s** of this report.

**22 Cont'd.**

**MONITORING THE AREA PLAN**

65. One submitter raised that the success and failure of the draft Area Plan should be closely monitored and measures specific to the Area Plan developed.

*Hearing Panel response*

66. The Hearing Panel understand that considerable work is required to evaluate how the current monitoring programmes need to be expanded and/or amended for the SWAF specific task under the Implementation Plan. The recommendation to Council **Clause 22 – Attachment 1** **14** of **paragraph 19** of this report.