

**GREATER CHRISTCHURCH URBAN  
DEVELOPMENT STRATEGY (UDS) FORUM**

**MINUTES OF A MEETING OF THE GREATER CHRISTCHURCH  
URBAN DEVELOPMENT STRATEGY FORUM**

**Held in the Waitaki Room, Environment Canterbury, Kilmore Street, Christchurch  
on Monday 15 August 2005 at 12.30pm**

**PRESENT:**

**Banks Peninsula District Council**

Mayor Bob Parker (Chairperson) and Councillor Steve Lowndes.

**Christchurch City Council**

Councillors Helen Broughton, Sally Buck and Bob Shearing.

**Environment Canterbury**

Councillors Richard Budd and Alec Neil.

**Selwyn District Council**

Councillors Debra Hasson and Annette Foster.

**Waimakariri District Council**

Councillors Kath Adams and Kevin Felsted.

**KEY STAKEHOLDERS:** Steve Collins (Chamber of Commerce), Max Percasky (Palms Mall), Pam Richardson (Federated Farmers) and Morgan Williams (Parliamentary Commissioner for the Environment).

**APOLOGIES:**

Apologies were received and accepted from Mayor Garry Moore, Councillors Ross Little, Claudia Reid & Sue Wells, Dr Mel Brieseman (Canterbury District Health Board), Dr Simon Kingham (University of Canterbury), Colin Knaggs (Transit New Zealand) and Peter Townsend (Chamber of Commerce).

**IN ATTENDANCE:**

Sir Kerry Burke, Environment Canterbury

**Committee Secretary**

Graham Sutherland

**1. MINUTES OF PREVIOUS MEETING**

The minutes of the previous meeting of 18 July 2005, as circulated, were taken as read and confirmed.

## **2. SUBMISSIONS ON THE UDS OPTIONS – KEY OUTCOMES AND OBJECTIVES SOUGHT**

In speaking to the report Mark Bachels outlined how the submissions received would guide the outcomes and objectives for the draft Urban Development Strategy (UDS). The Forum worked through the list of outcomes and objectives as contained in the report to its 18 July 2005 meeting, made amendments and agreed to each outcome

Bob Parker reminded the forum that these outcomes and objectives would form part of the basis for developing the draft strategy and that it was not necessarily an exclusive list.

### **Key Outcomes and Objectives:**

#### **1. Governance**

1. *Vision* - Provide a visionary long-term plan which meets the interests of the community, balancing environmental, economic and social objectives.
2. *Collaboration* - Ensure the councils continue to collaborate on the delivery of the UDS.
3. *Implementation* - Develop a policy framework (regulatory and non-regulatory) and action plan which achieves the outcomes sought and which all councils implement.
4. *Development Investment* - Develop a long-term plan that provides stability and security for property development with a level playing field across all councils.
5. *Engagement/Involvement* - Provide opportunity for further involvement and contributions by organisations, agencies and individuals to contribute to the development of the final strategy.
6. *Partnership* - Pursue a private and public partnership approach including the creation of proactive agencies/companies to stimulate quality urban renewal.
7. *Planning* - Ensure that planning integrates across all disciplines e.g. urban design, transport, infrastructure, open space, etc.

#### **2. Land Use**

8. *Urban Form* - Develop Greater Christchurch in a more concentrated urban form (Option A) with and including distinct urban villages and rural towns (as per Option B).
9. *Planning* - integrate land use and transport planning.
10. *Urban Villages* - provide urban villages connected by excellent transport systems.
11. *Urban Design* - provide and implement clear urban design guidance.
12. *Character* - maintain/sustain the built and cultural heritage value of the established suburbs and rural settlements including the garden city image and maintain/sustain the character of urban and rural areas.

13. *Housing* - encourage the provision of a variety of affordable quality housing that is energy-efficient, warm and well-built.
14. *Lifestyle Blocks* - reduce the provision for sporadic rural sub-divisions, reduce the loss of land for agricultural productive use and maintain efficient infrastructure delivery.
15. *Infill* – create an environment that improves the quality of urban infill and urban renewal/redevelopment.
16. *Townships* - develop existing townships into more self-sufficient centres.
17. *Control Expansion* - avoid urban sprawl by introducing appropriate regulatory policies and other non-regulatory tools.
18. *Protect Agricultural Productivity* – protect productive soils and their agricultural uses.

### **3. Natural Environment and Open Space**

19. *Environmental Sustainability* - ensure environmental sustainability, especially reducing energy use, water use and nutrient loss.
20. *Ecological Systems* - ensure development reinstates and enhances ecological natural values including the Port Hills landscape, ecological corridors and eco-systems adjacent to the Urban Development Strategy area.
21. *Greenbelt* - reintroduce the “greenbelts”, to provide distinct boundaries between urban and rural areas.
22. *Aquifers and Waterways* - improve the efficiency of water use.
23. *Parks and Open Space* - improve the quality of current and future open space in urban renewal, greenfield developments and the Port Hills to provide excellent recreation opportunities.

### **4. Transport**

24. *Alternative Transport* - provision of opportunities to promote the use of public transport, cycling and walking.
25. *Rail* - investigate the development and enhancement of rail, whilst protecting existing corridors.
26. *Congestion* - reduce future traffic congestion by providing good alternatives to single-occupant vehicles.
27. *Roading Improvements* - ensure good long-term planning of future road networks including integration with urban villages which supports alternative transport options.

### **5. Infrastructure**

28. *Infrastructure* - plan infrastructure prior to development including ensuring efficient investment which supports environmental sustainability - e.g. natural catchments, stormwater management, etc.

## **6. Community Facilities**

29. *Community Facilities* - ensure planning of community facilities and services are included in all planned development - e.g. schools, libraries, health facilities, etc.

### **Resolved:**

*That the key outcomes and objectives, as detailed above, form part of the basis for developing the draft Urban Development Strategy (UDS).*

## **3. UDS – “KEEPER OF THE LONG VIEW”**

Dr Morgan Williams gave a presentation on a range of institutional models that could enable Greater Christchurch to achieve its desired development directions over the long-term. The presentation identified a number of national and international, statutory and non-statutory models for sustaining community aspirations into the future.

The Forum members thanks Morgan Williams for the excellent presentation and requested that a copy of the presentation be circulated with the minutes of the meeting.

In the discussion that followed, members commented on the need for a robust relationship between the private and public sectors in the development, implementation and ownership of the UDS. The Forum accepted that this relationship would require an appropriate mechanism to keep all groups working together.

### **Resolved:**

*That the Forum request that staff report back on options for a “Keeper/s of the Long View” for the UDS which includes a range of statutory and non-statutory bodies.*

## **4. IDENTIFICATION OF KEY STAKEHOLDERS FOR SUBSTRATEGIES**

This item was deferred until the next meeting. Forum members were requested to forward to staff any suggestions they might have for particular stakeholders to be included on the substrategies.

## **5. COMPARISON OF LTCCP OUTCOMES, DISTRICT/CITY PLAN OBJECTIVES AND FUTURE PATH INFORMATION**

AliceAnn Wetzel presented a comparative summary of the outcomes and objectives of each partner Council’s key planning documents. Forum members commented on the apparent compatibility between this information and the direction that the UDS Forum is heading in.

### **Resolved:**

*That the information be received.*

**6. ALL COUNCILS MEETING ON UDS**

The Committee Secretary suggested possible dates in mid-September for a joint meeting of all partner councils on the UDS. The intention of that meeting is to signal the direction that the strategy is headed and describe the deliverables out of the development process. It was proposed to hold the meeting immediately after the next UDS Forum meeting on 19 September 2005. The Committee Secretary was asked to confirm this arrangement following the meeting.

**7. UDS TOUR – DRAFT PROGRAMME**

Members discussed the UDS tour and agreed to the proposed date of Friday 23 September 2005. AliceAnn Wetzel asked Forum members to forward to her any suggestions for particular sites of interest to visit in their local areas.

**8. PARTICIPATING COUNCILS' POLICIES ON PRIVATE PLAN CHANGES**

Bob Parker noted the information in the report and commented that each partner Council has different positions on private plan changes.

The Forum members noted that staff needed to ensure that this issue was kept in mind in each Council as each progresses with the issue of private plan changes. Staff were also asked to investigate the issue of 'landbanking' in the UDS area.

**Resolved:**

*That staff report on the practicality and implications of including alignment with an adopted Urban Development Strategy as a criterion in considering private plan changes.*

**9. TIMING OF UDS DRAFT STRATEGY CONSULTATION TO AVOID LTCCP CONSULTATIONS**

Mark Bachelts noted the Forum's earlier request to try to avoid the partner Councils' LTCCP consultations when consulting on the draft UDS. The information in the report suggested that June/July 2006 would be the best time to avoid the other consultations.

The Forum members indicated that they would prefer to keep momentum going and therefore it might be necessary to accept a clash with other consultations for the sake of maintaining progress. Staff were asked to take into consideration the discussion at the meeting and report back with a consultation timeframe for the draft Urban Development Strategy, including any potential for complementing each Council's LTCCP consultation if possible.

The meeting concluded at 3.20 pm.