

CHRISTCHURCH CITY COUNCIL

MEETING NOTES OF THE BELFAST AREA PLAN HEARINGS PANEL

**Held in the No. 3 Committee Room, Civic Offices
on Thursday 18 February 2010 at 9am.**

PRESENT: Councillors Sue Wells (Chairperson), Ngaire Button,
David Cox and Mike Wall.

IN ATTENDANCE: Matt Bonis, Planning Consultant,
Lizzie Pearson, Senior Policy Analyst,
Mike Gillooly and Ken Cooley, Hydrology Consultants,
David Sissons Senior Parks and Waterways Planner,
Ken Collier and Paul Durdon, Transport Engineers,
Simon Ginn and Tim Wright Transport Planners,
Sally Thompson Places and Spaces Manager, Libraries,
and Janet Anderson, Committee Adviser.

APOLOGIES: Nil.

Continuation of Consideration of Submissions

Matt Bonis distributed a Consultation Summary comprising a discussion of the submissions heard on 8 and 9 February 2010 and incorporating responses to the Panel's comments and questions made at those hearings, and a number of appendices prepared by council staff and external consultants in response to specific questions raised by the panel. He outlined the consultation process taken to date and suggested that at this meeting it would be appropriate for him to guide the panel through the report, with input from the various consultants and specialist staff who were present to give advice. A further meeting would then be required for the Panel to consider and direct any changes necessary to the Draft Belfast Area Plan. He proposed that if any significant amendments were deemed necessary then these should be provided to the Shirley/Papanui Community Board for their information and that a redrafted Area Plan and Council Report go to the Council Meeting on 27 May 2010.

The topics covered were:

Open space and recreation (David Sissons)

The Panel commented that submissions made it clear that there is pressure on sports fields and community facilities, so a large chunk of land is necessary but the question is where should it be located for accessibility.

Stormwater management (Mike Gillooly and Ken Cooley)

Councillor Wells pointed out that the Council has yet to adopt the Styx Integrated Catchment Integrated Management Plan (ICMP), and that this should happen before the Panel can approve the Belfast Area Plan. She requested that Mr Gillooly refer this matter to Jenny Ridgen so that it didn't happen in the future.

The Panel recommended that workshops for elected members regarding water treatment and the statutory requirements surrounding them be held following the October elections.

Libraries (Sally Thompson)

It was moved by Councillor Cox, seconded by Councillor Button, that the public be excluded from the meeting under section 7(2)(i) (Conduct of negotiations).

The Panel received information from staff.

The meeting resumed at 11.05am.

The Panel directed planning staff to hold discussions with Library and Ministry of Education staff to ensure suitable land is identified for a library.

Transport (Paul Durdin, Ken Collier, Simon Ginn and Tim Wright)

The Panel made the following recommendations:

- (a) That the BAP be amended by identifying rail within Goal 9; that the matters contained in Mr Gunn's submission be further developed by Council officers
- (b) That no land adjacent to potential railway stations be sold; that consideration be given to the long term future rail strategy for the City
- (c) That the land next to the Station in Belfast be designated as "potential Park and Ride"
- (d) That the land along the railway corridor be zoned industrial.

The Panel then noted that the definition of a Key Activity Centre (KAC) in Plan Change 1 covers the development in Plan Change 22. Consequent upon it being a KAC this is where the interchange should go. The area designated in the Supa Centre could remain as a potential site (treated similarly to rail) in case of significant changes as the result of appeals against PC 22.

The Panel recommended that the Main North Road be designated a High Quality Transit Corridor and that the Key to the Plan associated with Goal 9 be altered to show this terminology

Residential land use (Matt Bonis)

Submission #35 Belfast Traders, the Panel requested that a letter listing the activities that are within his existing use rights be sent Mr Phillip Moore of Belfast Traders under the signature of John Gibson, Planning Administration Manager.

Submission #110 Dave Henderson and others, the panel noted that the proposed land use is not consistent with Plan Change 1, but PC1 allows up to 10% of land to be used in a different way than identified. It was recommended that the Belfast Area Plan be amended to reflect the options available.

Ecology (Lizzie Pearson)

The panel accepted the staff recommendations that Objective 11.5, referring to “water sensitive stormwater management” be clarified and moved to Goal 12:, Water Environment, and that the key to Plan 14 refer to “proposed core habitat”. Staff were also asked to check why all these habitats were designated priority and report back.

Next Steps and individual submissions

Matt Bonis outlined the process envisaged before the Panel reported to the Council at its meeting on 27 May.

The Panel requested that staff schedule an urgent discussion with staff from the Ministry of Education and invite them to the next meeting of this Panel.

The Panel also asked that a KAC designation be affixed to the Styx Centre.

The individual submissions were then considered, noting that several had already been well covered previously in the meeting.

It was agreed that the matters raised in *Submission #88 Independent Fisheries* be considered at the next meeting.

Submission #83 Silver Ferns Farms, Mr Bonis recommended removing reference to specific areas for heritage research and that paragraph 1 on p47 of the BAP be amended to “**should** the historical freezing work related activities diminish”. These recommendations were accepted and the panel further requested that staff check for other references within this section that may need to be amended to reflect that this is a hypothetical scenario.

Submission #92 Belfast Park: The Panel instructed that if the trees on this property were not identified by the City Plan or on subdivision plans then the notation should be removed. Staff have not considered and have no recommendation to make concerning the purchase of Spring Grove. There is no substantial objection to moving the proposed Local Centre to Blakes and Thompsons Road. Their submission that the staging of the PC 43 site be brought forward to 2007-2016 as a consequence of the PC1 decision (which brings an additional 410 dwellings into this year) is logical but a decision is dependent on the outcomes of the various appeals. The submitter has also requested location of the proposed park adjacent to the Kaputone Stream align with PC 43.

The Panel stated that the open space network needs to be further considered. It is necessary to go back to the community and advise them a suitable alternative to Option A is required for inclusion in the plan. The Panel then instructed that the submitters be advised that they will receive a copy of the final report before it goes to the Council on 27 May 2010.

Submission #75 Mr Hibberd, the Panel requested that this submitter be advised that his concerns relating to reverse sensitivity would be dealt with at a detailed design stage and currently noise levels are covered by the more restrictive standards in the City Plan.

Submission #100 Ray Craig, the Panel suggested that the planting provisions in the BAP be clarified to show planting of exotics is not excluded.

The Panel agreed to consider *Submissions #87, #95, #96, #109, #86 #94, and #207* at the next meeting.

Submission #80 NZTA, The Panel suggested that the BAP note a “potential collector road” contingent on the integrated development of the area.

Submission #104 Ready Mix Concrete, the Panel agreed that this submission should be treated as a request for service and that Mr Uffindell be advised to approach the Shirley/Papanui Community Board.

The Panel requested that Mr Bonis draft text changes with commentary and circulate these two weeks prior to the next meeting which is to be arranged to take place during the last week in March.

Councillor Wells requested that the Landscape section of the BAP be discussed with Hannah Lewthwaite and the City Plan Team as it appeared to be too prescriptive and detailed.

The meeting concluded at 2pm.