

7. NORTH WEST REVIEW AREA – PROJECT OUTLINE AND PROPOSED CONSULTATION PROCESS

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PURPOSE OF REPORT

1. To provide the Regulatory and Planning Committee with an outline of the process being used to undertake the North West Review Area (NWRA) project and seek endorsement of proposed public consultation.

EXECUTIVE SUMMARY

2. This report outlines the process being utilised to undertake the NWRA study. The study area is shown on the map at **Attachment 1**.
3. The principal goal of the study is to determine the future land use/development potential of the NWRA. The study will consider the suitability for future land uses bearing in mind the constraints of the 50 dBA noise contour from the airport and ground water recharge zone. In the light of submissions to PC 1, it will consider the scope for rural residential activities. The Urban Development Strategy (UDS) partners have also indicated that the study may result in up to 100 ha of greenfields business land being identified. It will also take into account and provide input to the New Zealand Transport Agency's Roads of National Significance (RoNS) Western Corridor projects.
4. The NWRA is a strategically significant area that forms part of the gateway to Christchurch and provides key linkages to the CBD, international airport and State Highway network. It comprises approximately 880 ha of land situated between the airport / State Highway 1 and the city's urban edge. It stretches for about 10 kilometres from Yaldhurst Road in the south to Johns Road adjacent to The Groynes/Clearwater in the north. It is typically about one kilometre wide. The majority of the area is zoned Rural 5 – Airport Influences. Agriculture and horticulture are the dominant land use activities. However, urban activities have increasingly started to influence the character of the area – these include the airport, lifestyle living and small amounts of commercial activity.
5. The decision on Proposed Change 1 (PC 1) to the Canterbury Regional Policy Statement included the NWRA within the Metropolitan Urban Limits for Christchurch, and identified it as a Special Treatment Area (STA 1). Policy 12 addresses the STA's. In relation to the NWRA it states:

Specific analysis and planning shall be undertaken to achieve the sustainable management of the natural and physical resources of the following areas and to meet the stated expectation:

a) In Northwest Christchurch (STA1) to determine the medium and long term sustainable future of the area affected by airport noise.

6. The Council and its UDS partners' appeal on Plan Change 1 (PC 1) has acknowledged the need to undertake a review of the STA 1 area (NWRA), as did the Commissioners decision by calling it an STA.
7. The NWRA project has four main stages:
 1. Resource Evaluation – identifying the areas key natural and physical resources. This includes: Environmental values, Infrastructure, Amenity, Development & activities, Hazards and Cultural values. Mahaanui Kurataiao Limited (MKT) has been commissioned to undertake a Cultural Assessment of the area.
 2. Policy Framework – identifying the planning provisions that guide land use and urban growth, including: the Resource Management Act; the City Plan; Regional Policy Statement and Natural Resource Regional Plan; the Greater Christchurch Urban Development Strategy; Council Strategies and previous planning studies such as the Memorial/Russley/Hawthornden, Upper Styx/Harewood and Belfast Area Plans.

3. Consultation – preliminary information gathering exercise engaging with the community and stakeholders to identify their issues and aspirations, and to help establish a Vision for the NWRA. This will include distribution of a project leaflet within the study area, a drop in session where Council staff will be available to meet and discuss the project with individuals and stakeholders, briefing Community Boards (Fendalton/Waimairi & Shirley/Papanui), and the use of ‘Have Your Say’ on Council’s web site to facilitate feedback.
4. Options Evaluation – developing and testing land use scenarios and making recommendations on future land use and infrastructure for the area. This will draw on the information obtained in stages 1-3, and will include rural residential and business activities, which have been indicated through the PC 1 process. It will also take into account the RoNS Western Corridor projects that are being prepared by the New Zealand Transport Agency (NZTA).
8. Stages 1 and 2 are underway. These are largely being undertaken within the Council. Stage 3 is scheduled to take place in the first quarter of 2011. This will include public consultation during February which will contribute to establishing a complete picture of the area. Stage 4 will then draw on the information gathered in the first three stages and seek to reach conclusions by the end of June 2011.
9. The findings of the study will inform decisions on future land use and infrastructure networks for the area, and any re-zoning will be undertaken as part of the District Plan review. In particular the study will contribute to the Council’s ongoing Environment Court Appeals on PC 1, the City Plan review and NZTA’s Western Corridor projects. This study will also enable an integrated approach to be taken with future land use options for the airport. This will assist in achieving an integrated approach to planning the city’s western edge.

FINANCIAL IMPLICATIONS

10. The study will require technical assessments and consultation to be undertaken, which will incur some limited expenditure. There are no other direct financial implications arising from this non statutory study. However, it will contribute to other statutory processes, specifically Environment Court Appeals on PC 1 to the Regional Policy Statement and the District Plan review. This study will help to mitigate expenditure elsewhere. No particular financial risks are foreseen with this project.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

11. Yes. The 2010/11 budget for the District Planning work programme, adopted by the Council and provided for in the LTCCP, includes funding for this project.

LEGAL CONSIDERATIONS

12. This is a non statutory project that is being undertaken under the provisions of the Local Government Act 2002.

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

13. This study will not have any direct policy, regulatory or financial implications for the Council or land owners. There are no formal rights for any submissions to be heard, or for any appeals to be made.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

14. This project is part of the district planning levels of service in the LTCCP.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

15. Yes.

ALIGNMENT WITH STRATEGIES

16. The principal Strategy related to this project is the Urban Development Strategy. Other related Strategies include Public Open Space, Biodiversity, Surface Water and Water Supply.

Do the recommendations align with the Council's strategies?

17. Yes. The Policy Framework stage of the project is designed to identify the relevant Strategies that will potentially relate to the study.

CONSULTATION FULFILMENT

18. Consultation is proposed for February 2011. This will include land owners, residents, businesses and other stakeholders (including: ECan, NZTA, Christchurch International Airport Limited (CIAL) and Ngāi Tahu) in and around the study area. An information leaflet will be distributed outlining the background and purpose of the study, and seeking preliminary views from the community. At this stage the primary purpose of consultation is to gather information in respect of any issues and priorities for land use and development in the area. This will be used to inform the development of options that can then be tested. Based on the findings of this study, further consultation will then be able to take place with the community on more specific proposals for the area.

STAFF RECOMMENDATION

That the Committee:

- (a) Note the progress being made on the North West Review Area project.
- (b) Endorse the consultation stage.