

Regional Policy Statement

Proposed Change 1 Decisions relating to urban development in Greater Christchurch

In early December 2009, Environment Canterbury councillors accepted the recommendations made by external commissioners on the Regional Policy Statement Proposed Change 1.

February 2010 Update

What is Proposed Change 1?

Proposed Change 1 addresses land use and urban growth management in Greater Christchurch until 2041. It introduces a new Chapter 12A (Development of Greater Christchurch) to the Regional Policy Statement which sets out the land use distribution, household densities for various areas, and other key components for consolidated and integrated urban development. It also sets out which land is to remain rural for natural resource protection or for other reasons. Proposed Change 1 does not replace the responsibility of district councils and the city council for zoning and managing appropriate development according to their own district or city plans.

What is the significance of the decision?

The decision represents a significant milestone in planning to manage growth in Greater Christchurch. Once it becomes operative, the Regional Policy Statement, Chapter 12A will provide statutory RMA backing for the Greater Christchurch Urban Development Strategy (UDS).

The five partners are Environment Canterbury, Christchurch City Council, Waimakariri District Council, Selwyn District Council and the New Zealand Transport Agency. They worked together to produce the officers' report and made a joint presentation at the hearing. The commissioners commended the collaborative work of the Urban Development Strategy partners and the substantial public consultation which has occurred to date.

What are the high-level recommendations?

The Issues, Objectives and most of the Policies of Proposed Change 1 are substantially unchanged. Overall, the commissioners:

1. Confirmed that Proposed Change 1 is an appropriate response to the urban development issues of Greater Christchurch. Decisions on submissions and further submissions have been issued, based on Proposed Change 1 with amendments. Subject to appeals to the Environment Court and following due Resource Management Act process, Proposed Change 1 can then become operative.
2. Endorsed use of Urban Limits and the overall concept of Proposed Change 1 providing for the residential and business land needs of the projected population for the next 35 years.
3. Supported the need to integrate land use, transport and infrastructure.
4. Endorsed the integration between plans prepared under the Local Government Act, Land Transport Act and Resource Management Act for the more efficient and effective provision of urban development and improved delivery of community outcomes.
5. The Section 32 analysis (consideration of alternatives, benefits and costs) as prepared by the Urban Development Strategy partners was largely considered appropriate.

Two other major matters were progressed through the recommendations:

- The 50 decibel noise contour around the airport has been retained so that airport operations within the contour are not constrained by residential development.
- Provision has been made for 5650 (14.6%) more households within the Greenfields Residential Areas to avoid the risks of undersupply and provide further choice of living environment. No infrastructure or transport issues or undermining of the objectives and policies of Proposed Change 1 are foreseen by the Commissioners in recommending this addition.

The Detail

The majority of the recommended changes are to the maps and to some of the detailed implementation provisions in Proposed Change 1. A major reason for the changes was that the commissioners wanted to avoid the risks associated with an undersupply of Greenfields land. They felt that additional Greenfields land was needed to meet the community's need to be able to choose from a range of living locations. Changes include:

a. In Waimakariri District:

- i. 2000 additional households to be located in Greenfields Residential Areas at Woodend and within part of Maori Reserve 873 adjacent to Woodend to ensure tangata whenua issues are provided for,
- ii. 1000 additional households at Kaiapoi are allowed for, filling in the "hole" under the airport noise contour for urban design and efficiency reasons.
- iii. The area to the east of McIntosh's Drain is deleted but the Kaiapoi Golf Club land is included within the Urban Limits.

b. In Selwyn District:

- i. An additional 110 households were recommended at Prebbleton
- ii. An additional 269ha Greenfields Business land at Izone, Rolleston was recommended.

c. In Christchurch City:

- i. 2200 additional households are to be located in the Greenfields Residential Area in western Marshlands (the Mills Road, Hills Road blocks).
- ii. New Policy 12, Special Treatment Areas to be created covering all of Hendersons Basin

(both above and below the 19 m flood ponding contour), Cranford Street Basin, and North west Christchurch (between the existing urban boundary and the airport). Christchurch City are to investigate appropriate land uses in these areas by 2012 and include zoning and/or other provisions in the City Plan.

- iii. An additional 60 ha Greenfields Business land is allowed for at Hornby and Memorial Avenue.
- iv. Two further Key Activity Centres are to be created at Belfast and New Brighton, but the airport is rejected as an Activity Centre.
- v. L2, L3 and L4 City Plan zoning areas are to be deleted from Proposed Change 1, providing for intensification to occur in the Central City area and adjacent suburbs.

d. Other overall changes recommended are to:

- i. Alter the sequencing of Greenfields Residential Areas so as to provide for two periods of development rather than three (2007-2020 and 2021-2041) with no sequencing for Greenfields Business Areas.
- ii. Alter the objectives and policies so that strategic infrastructure in Greater Christchurch is not specifically identified (eg Christchurch International Airport or Burnham Military Camp) but referred to as examples in the definition of strategic infrastructure.
- iii. Alter the policy on noise sensitive activities within the 50 dBA contour to use the term "avoid" rather than "limit".
- iv. Alter the policy on avoiding rural residential development within the groundwater recharge zone for Christchurch's drinking water, to say "avoid adversely affecting...".
- v. Alter the policy on Residential Density from "shall achieve..." to say "shall generally achieve...".
- vi. Resource consents or plan changes may provide for urban activities outside the Urban Limits, only where the site has been used for industrial, business or rural activities resulting in contamination or environmental degradation. A case for long term environmental benefit must also be successfully put and there must be no conflict with the objectives and policies of the RPS.
- vii. Urban development may occur outside the Urban Limits where a Change is underway to the RPS only if land is contiguous to the existing Urban

Limits and the policies for economies of scale for infrastructure and Outline Development Plan provisions are complied with.

Provide clearer and enhanced provision for monitoring and review.

To find out more

The Regional Policy Statement Proposed Change 1 including Variations 1-4, the evidence presented to the commissioners and the Regional Policy Statement Proposed Change 1 Commissioners' Recommendations on Submissions and Further Submissions Report can be found at www.ecan.govt.nz/RPS along with all documents relating to Proposed Change 1.

Process to date

Proposed Change 1 was first notified in July 2007. In August 2008, variations 1-4 were publicly notified to establish new urban limits for Rolleston, Kaiapoi and Woodend and amend urban limits for Christchurch City following the incorporation of a revised air noise contour for Christchurch International Airport.

362 submissions and 249 further submissions were received with all submitters and further submitters having the option of being heard by the commissioners.

External commissioners Ron Crosby, Alan Withy and Sylvia Allan were appointed by Environment Canterbury. Between April and early September 2009 they heard diverse views about the desired future for Greater Christchurch. Their recommendations were presented to Environment Canterbury in December.

What happens next?

Timeline for Proposed Change 1 to become operative:

19 December 2009	Decisions on Submissions on Proposed Change 1 were notified
5 March 2010	Appeal period closes
20 April 2010	Proposed Section 274 Notice period closes (opportunity for parties join in on appeals)
Mid to Late 2010	Mediation Further Environment Court Hearings

Contact:

For paper copies of RPS documentation, contact Customer Services on 0800 324636. Please be aware that there may be a nominal charge to cover printing and mailing for some of the larger documents.

For detailed information or to find out more about the process, contact Laurie McCallum on 03 371 7174 or Keith Tallentire on 03 372 7212.