

# Finding the Balance

## Let's plan now for a better future

Review of the District Plan



## District Plan Review

### About the District Plan Review

*The District Plan affects everyone in the community as it sets out the provisions that assist the Council to manage the effects of the use, development and subdivision of land. It has a major role in shaping the future of our District and what you can do with your land.*

The Christchurch City Council began the District Plan Review (DPR) on 1 July 2013, incorporating the current Christchurch City Plan and the Banks Peninsula District Plan. These plans will be incorporated into a single electronic document (e-plan) which will be easier to use than the existing plans.

The Resource Management Act 1991 (RMA) requires the Council to review its district/city plan every 10 years. In April 2013 the Council resolved to go ahead with a full review of the District's plans, to address immediate and long-term planning needs.

While district plan reviews can take up to 10 or more years to complete and make operative (including the resolution of Court appeals), the Council (with some of the changes directed by the Land Use Recovery Plan) aims to have the review completed in 2016.

### **The Land Use Recovery Plan and how it affects the DPR**

The Land Use Recovery Plan (LURP) was approved by the Minister of Canterbury Earthquake Recovery on 6 December 2013. The LURP makes changes to provisions in the current operative City Plan which assist in the rebuilding and recovery of communities, such as intensification mechanisms in existing urban areas and greenfield priority areas (for both housing and business).

The changes to the current City Plan were effective from 6 December 2013 and will be carried forward in the new draft District Plan. In addition, the LURP also directs the Council to address other earthquake recovery matters in the District Plan Review and to have the DPR completed by 2016 as it is considered that both the content and structure of the new District Plan will enhance recovery.

### **What's being considered in the District Plan Review**

There are a number of key directions we are looking at including (this is not a complete list, for further information about these and other possible provisions visit [www.ccc.govt.nz/districtplanreview](http://www.ccc.govt.nz/districtplanreview)):

#### **What is staying the same**

- Emphasis on sufficient land being available to meet the community's needs for housing, commerce and industry, rural activities, community facilities, open space and infrastructure as is indicated in the LURP.
- Integration of land use and infrastructure (including transport).
- Protection of the District's strategic infrastructure, including the port and airport.
- Provision for a range of housing options and opportunities for business.
- Consolidated form of urban development recognising the role of nearby urban centres.
- Retention of the Central City as the predominant commercial centre and for development of intensive housing.
- Protection of the District's natural resources, public access to the natural environment, and the special character, identity and existing heritage of the District.

### *What we are considering changing or have been directed to change*

- A simplified format of the District Plan with a focus on objectives, policies and rules.
- Include new residential and business greenfield development areas within the urban boundaries.
- Provision for temporary land use activities during the recovery period.
- Stronger emphasis on accessibility, development around the Central City, commercial centres and suburban centres and promoting their role as focal points for the community.
- Increased provision for higher housing densities across the city.
- Greater emphasis on the quality of the urban environment in order to retain business, attract investment and provide for healthy living and working places.
- Stronger recognition of Ngāi Tahu values and recognition of the Mahaanui Iwi Management Plan.
- Greater recognition of the risks of natural hazards and planning towards avoiding or mitigating the effects.
- In certain cases further reducing the scope for notification of development.
- Encouraging water and energy conservation in new housing and industrial areas.
- Greater rule direction around street scene, for example fences and landscaping.
- Reduction in the number of resource consents and notifications required.

### **The review of the District Plan is split into two rounds**

*Reviewing the District Plan is a major undertaking, so it has been split into two rounds. The first round will focus on priority agreed actions to support recovery as noted in the LURP, the second on the remaining chapters. The rounds are:*

#### **Round One – the chapters scheduled to be notified in 2014 are:**

- Strategic Directions
- Residential
- Commercial
- Industrial
- Subdivision and Development
- Natural Hazards (Chapter is scheduled for release on 8 March 2014)
- Transport
- Contaminated Land, and
- Maps, definitions and appendices associated with the above.

#### **Round Two – the chapters scheduled to be notified in 2015 include:**

- Heritage and Natural Environment
- Central City
- Coastal
- General rules and procedures
- Designations
- Tangata whenua (papakainga)
- Public Open Space
- Special Purpose Areas - including hospitals and the airport
- Rural
- Port Hills residential areas and small settlements
- Future Urban Development
- Hazardous Substances
- Utilities, Energy and Infrastructure
- Earthworks, and
- Maps, definitions and appendices associated with the above.

### **Timing**

#### **Round One**

The Round One chapters are now being drafted. The Council has prepared Chapter information sheets to share the draft options to be considered during engagement with the community. The Council welcomes feedback on these options, so we can consider it and make changes to the draft Chapters, if appropriate, prior to these Chapters being notified and open for submission in 2014.

#### **Round Two**

The Round Two draft chapters are expected to be completed by Council in 2016. The timing for the notification of these Chapters is yet to be confirmed.

### **We want to hear from you**

At this stage the Chapters are draft options only, open to discussion, and we would like to hear your views. You can also comment on the proposals in the proposed District Plan (Round One Chapters) when it is notified for submissions later this year.

#### **Email the District Plan Review project team at [dpreview@ccc.govt.nz](mailto:dpreview@ccc.govt.nz) to:**

- let us know your views about the draft Chapters
- find out more about the draft Chapters
- register for e-newsletters.

### **To find out more**

Visit [www.ccc.govt.nz/districtplanreview](http://www.ccc.govt.nz/districtplanreview) to find out more about the District Plan Review and to download the Chapter information sheets.