

Central Hawke's Bay District Council – Report

TO: Services Committee
FROM: Regulatory Services Manager
DATE: 21 January 2009
FILE REF: PLN 1-200
SUBJECT: DISTRICT PLAN REVIEW

1.0 SUMMARY

Council has resolved to commence reviewing the District Plan.

Scheme Change One, which is to do with Fault lines has been prepared and is now ready to be publically notified.

Public notification will incur costs to Council. Rather than notify this change in isolation, it is suggested that the change be held and combined with other minor "housekeeping" changes.

Councils are required to review their District plans every ten years, for CHB District Council this is to be 2013. The most cost effective way for this Council to review its District Plan with full consultation as required by the Resource Management Act 1991, is on a "rolling review" basis. This means reviewing 20% of the District Plan each year up to 2013.

2.0 RECOMMENDATION

THAT

1. Change No 1 to the District Plan is bundled with five other minor changes to spread the administrative cost of the change and hearing process, if required.
2. Council adopt a Rolling Review programme to complete the review of the District Plan before 2013.

REASON

To ensure that the District Plan is kept up to date with developments in the community and with increased levels of understanding of issues facing the community.

The Objective of the decision will contribute to the following Community Outcomes:

- *An environment that is appreciated, protected and sustained for future generations*
- *Safe and secure communities*
- *A strong, prosperous and thriving economy.*

3.0 BACKGROUND

The process of notification and hearing of submissions, cross submissions and notification of decisions is a costly exercise.

Currently the Council has resolved to notify Scheme Change No 1, Faultlines which has been prepared by external consultants.

There are five other minor changes which could be incorporated in the same notification process. Whilst none of them have been prepared yet, they are all of a minor or relatively non contentious nature. These are:

1. Review of on-site parking requirements, Waipukurau and Waipawa town centres.
2. Removal of commitment of Council to pay 50% of roading upgrades resulting from subdivision.
3. Alteration/deletion of minimum floor level in Belgrove, Waipukurau.
4. Confirmation of Council designations (resolved 2007) and removal of designations no longer required.
5. Changes to the District Plan to remove reference to Resource Management Act and insert Local Government Act as the empowering legislation to take various development contributions.

Item 1 will benefit owners of property in the main shopping areas of both towns. Some consultation will be required.

Item 2 is a house-keeping matter to ensure that Council is not required to unfairly contribute to the upgrading of roads where there is little or no public good.

Item 3 reflects that as a result of the land being raised in this area by fill, the minimum floor level referred to in the District Plan is no longer relevant or required.

Items 4 & 5 have already been approved by the Council.

The Plan Change process involves:

- Preparation and notification of Proposed Plan Change
- Submissions and further submission lodged on Proposed Plan Change
- Hearing of submissions
- Council decision on submissions
- Possible appeal of Council decision
- Proposed Plan Change made Operative.

4.0 OPTIONS

Option 1

1. Change No 1 to the District Plan is bundled with five other minor changes to spread the administrative cost of the change and hearing process, if required.
2. Council adopt a Rolling Review programme to complete the review of the District Plan before 2013.

This is the preferred option.

Option 2

Notify Plan Change 1 as soon as possible.

Option 3

Notify individual Plan Changes as they are prepared.

5.0 STATUTORY IMPLICATIONS

Council can make changes to the District Plan at any time in accordance with the procedures set out in the Resource Management Act 1991.

6.0 CONSULTATION**6.1 External**

Some consultation will be required with the owners of properties in the Waipukurau and Waipawa town centres regarding changes to the onsite parking requirements.

6.2 Internal

Chief Executive and Senior Management

7.0 STRATEGIC LINKS

- District Plan
- LTCCP

John Turnbull
Senior Planner