

**4. PROPOSED VARIATION NUMBER 36 – LARGE-SCALE BUILDINGS IN THE LIVING 1, H, RS, RV AND 2 ZONES**

RR 8314

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Corporate Plan Output: City Plan, Environmental Services Unit	

The purpose of this report is to recommend to the Council that a Variation be introduced regarding large scale buildings in the Living 1, H, RS, RV and 2 Zones. This Variation was prepared as a result of a resolution passed by the Council earlier this year. At this meeting concern was expressed by Councillors at the scale and bulk of buildings that were being erected within the Living 1, H, RS, RV and 2 Zones.

The Variation proposes to introduce revised issues, policies and rules relating to large scale buildings within the low-medium density living zones ie Living 1, H, RS, RV and 2 Zones. A copy of the Variation is attached. A range of activities are considered within these zones to fall within the definition of ‘residential activity’, ranging from the residence of a single family unit through to a large scale residential care home. Where an activity is of a large scale it has the potential through aspects of its size, to have adverse effects on the amenities and character of the neighbourhood. Depending on the activity carried out within the building a large scale building may also increase a range of other effects such as traffic generation in the local neighbourhood. In general terms the Variation requires a resource consent for a discretionary activity to be obtained where it is proposed to erect a building with a floor area of greater than 550m<sup>2</sup> in the Living 1, H, RS, RV and 2 Zones, except where the activity is located within a community footprint.

**Recommendation:** That pursuant to Clause 5 of the First Schedule to the Resource Management Act 1991, the Council initiate Variation Number 36 to the Christchurch City Proposed District Plan.