

REPORT (NO 2) BY THE CHAIRMAN OF THE ENVIRONMENTAL COMMITTEE

14. PROPOSED VARIATION 24 - AVON LOOP

RR 7294

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Corporate Plan Output: City Plan	

The purpose of this report is to recommend that the Council introduce a Variation to the City Plan regarding the planning provisions for the Avon Loop contained within the proposed Plan for the City of Christchurch. The Council will be aware that planning issues in the Avon Loop have in the past been controversial and that parties have had opposing views and that these views have been debated not only by the Council but also by the Environment Court (Planning Tribunal). Because of the timeframes involved it was not possible to include this Variation as part of the agenda. It is however intended that the Variation be circulated prior to the Council meeting on 25 March. If this is not possible then the Variation will be tabled at the time of the Council meeting.

The need for this Variation has arisen out of submissions presented to the City Plan Hearings Committee by interested parties particularly the Carter Group and the Avon Loop Planning Association on a number of issues relating to the Living Zones section of the Plan including that of height, density, and Special Amenity Areas. The City Plan Hearings Committee after hearing the evidence presented were of the opinion that the parties should discuss the issues further between themselves. These submitters have taken the opportunity to participate in discussions regarding future development of the Avon Loop.

This process has been facilitated by an independent mediator and a person with expertise in urban design. Two meetings of the full working party have been held as well as two meetings with a sub group, with the final meeting being held on the evening of 16 March. From these meetings an agreement has been reached by the parties involved. In summary the parties have agreed on the following issues; height, density, setbacks, an impervious surfaces control, parking provisions, and a design and external appearance control. The parties have generally agreed to a tightening of standards in respect of properties that form part of the heritage area/river precinct and the relaxation of some standards in the balance of the Loop. The parties have also agreed to a design control for all of the Loop including that of the Travelodge. Some of the aspects of this agreement are within the scope of submissions but others fall outside the scope of the submissions lodged to the City Plan. The working party are of the view that the best option in terms of progressing this Variation is for all of the issues to form

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part of a Variation to the Plan. This will enable the package of controls to be considered by the City Plan Hearings Committee at one time.

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In terms of the timing for the notification of submissions and further submissions and for there to be time to hear any submissions it is necessary for the Variation to be considered for notification at this meeting of the Council. If the Council are of a mind to adopt this Variation for notification then the decisions in respect to any submissions lodged to the Variation as well as the decisions in respect of submissions lodged to the City Plan will be able to be released at the same time.

Panel 1 which heard the evidence on the SAM areas as well as issues relating to height in the high density living zones has viewed this Variation. The interested parties have worked over four months on the proposal and the Panel are happy to commend this to the Council.

Recommendation: That pursuant to Clause 5 of the First Schedule of the Resource Management Act 1991, the Council initiate Variation Number 24 to the Christchurch City Proposed District Plan.

Chairman's

Recommendation: That the Council initiate Variation Number 24.

CONSIDERED THIS 25TH DAY OF MARCH 1998

MAYOR