

# **CHRISTCHURCH PROPOSED CITY PLAN PROPOSED VARIATION NO. 79**

The Christchurch City Council has prepared Variation No. 79 – Extending Exceptions for Sites Created Prior to 8 May 1999, to the Proposed Christchurch City Plan. The nature of the Variation is as follows:

Variation 79 proposes to extend exceptions for residential site density rules to the sites created prior to 8 May 1999, the date of notification of the Council decisions on submissions. In the notified version of the Proposed Plan (24 June 1995) up to 30m<sup>2</sup> of a site used for access purposes was allowed to be exempt from the definition of net site area. Following the release of decisions on the Proposed Plan, the 30m<sup>2</sup> exemption was removed. As a result, sections legally created between June 1995 and May 1999 do not comply with the current site density requirements. The proposed exemption would allow residential development on these sites without the need for a resource consent application.

Variation 79 replaces Variation 58, which was publicly notified on 24 April 2002. Among other changes, Variation 58 amended Rule 2.4.1(b) of Part 2 where it incorrectly identified the minimum site size for Sam areas 8, 8a and 8b, created between 24 June 1995 and 8 May 1999, as 500m<sup>2</sup> instead of 420m<sup>2</sup>. As a result Variation 58 has been withdrawn. Variation 79 is identical to the withdrawn Variation 58, apart from the corrected Clause 2.4.1(b) for Sam areas 8, 8a and 8b.

The Variation and Assessment can be inspected during normal opening hours at any of the Council's Service Centre offices. For details of your nearest Service Centre, please telephone 371 1999.

Any person may make a submission on this Variation. Submissions must be in writing and in the prescribed form (Form 3) in the Resource Management (Forms) Regulations 1991 or similar. Forms are available from any of the Council's Service Centre offices, as detailed above.

Once all submissions have been received, the Council will prepare and publicly notify a summary of the submissions. All the submissions will be available for public inspection. There will be the opportunity for anyone to make a submission in support of or in opposition to any of these submissions. A Council hearing will then be arranged to consider all submissions and decisions will be made. Anyone who has made a submission will have the right to attend the hearing and present his or her submission. Generally, anyone who has made a submission also has the right of appeal against a Council decision to the Environment Court. Once all submissions and appeals have been resolved the Proposed Variation will be made operative.

**Note:** From the date of public notification of a Variation the Proposed Plan shall have effect as if it had been so varied.

The closing date for submissions is Monday, 24 June 2002, at Civic Offices and any other Council Office before 5:00pm.

Dated at Christchurch this 22nd day of May 2002