

4. VARIATION 92 TO THE PROPOSED CITY PLAN: REZONING OF 207-215 JOHNS ROAD FROM RURAL 3 TO LIVING 1 (DEFERRED)

Officer responsible Environmental Services Manager	Author Scott Blair, Senior Planner, DDI 941 6205
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The purpose of this report is to recommend that the Council initiate Variation 92 to the proposed City Plan. This variation has been requested by R D Hughes Holdings Limited, on whom the costs of the variation fall.

At its meeting on 26 June 2003 the Council resolved to introduce a policy on private variations. It delegated to the Team Leader - City Plan the authority to decide on requests for the preparation of variations and introduced a set of criteria against which such requests are to be assessed. The Team Leader City Plan has decided that this proposal meets the specified criteria and has authorised the preparation of this variation by the requester.

This variation was accepted by the Team Leader - City Plan prior to the Council decision to discontinue the acceptance of privately requested variations.

The variation seeks to rezone the land at 207 - 215 Johns Road from Rural 3 to Living 1 (Deferred).

The land that is the subject of the proposed variation is located at Belfast on the southern side of Johns Road. It is bounded to the north by Johns Road, to the east by the Living 1 Zoned land at Northwood, to the south by the Living 1 Zoned land at Northwood, and to the west by the access road to a Rural 3 Zoned motel at number 217 Johns Road. The area is 3.8186 ha and is legally described as Part Lots 2 and 3 DP 7039 and Lot 2 DP 351.

The details of the variation are addressed in the attached documents.

Staff

Recommendation: That the Regulatory and Consents Committee recommend to the Council that it publicly notify a Variation 92 to the proposed Christchurch City Plan pursuant to Clause 16A of the First Schedule of the Resource Management Act 1991.

Chairman's

Recommendation: That, subject to a report on the outcomes of consultation being tabled at this Regulatory and Consents Committee meeting, the staff recommendation be adopted.