

15. PLAN CHANGE 2: REZONING OF 23 AND 25 MOORHOUSE AVENUE

General Manager responsible:	General Manager Regulation and Democracy, DDI 941-8549
Officer responsible:	Resource Management Manager
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PURPOSE OF REPORT

1. The purpose of this report is to seek the Board's support that the Council introduce a private plan change to the City Plan. The plan change has been prepared by Robson Garland Limited, following discussions with Council officers. This report is intended to bring the Council's attention to all the issues that surround the proposal.

EXECUTIVE SUMMARY

2. Planning consultants Robson Garland Limited have lodged a plan change request to rezone the properties at 23 and 25 Moorhouse Avenue from Living 4B to Business 3. The application notes that these two sites are the only properties zoned Living 4B that front Moorhouse Avenue and the rezoning will create a logical and consistent zoning pattern in relation to surrounding business uses. All neighbouring properties were notified of the proposed rezoning. This process did not reveal any major concerns by neighbours in relation to the plan change.

The request conforms with the Council's policy on applications for plan changes in that:

- The costs incurred by the Council in processing the application will be recovered from the applicant.
- The application does not involve an important strategic or policy issue.
- The proposed rezoning does not affect a significant area of land that would pre-empt options for urban growth.
- The sites are not within a Priority 1 Area Plan.

The consultation process did not reveal any major concerns by neighbours in relation to the plan change.

The Plan Change and Section 32 analysis are set out in **Attachment 1** to this report.

FINANCIAL AND LEGAL CONSIDERATIONS

3. This being a private plan change, the applicant is funding the preparation of the Plan Change. Consequently the financial costs to the Council will be minor, consisting only of limited staff time to review Robson Garland Ltd's work and process the notification and hearing of the plan change. These costs will be recovered.

STAFF RECOMMENDATION

It is recommended that the Board agree that the Council publicly notify Plan Change 2 to the City Plan.

CHAIRPERSON'S RECOMMENDATION

For discussion.