

9. PLAN CHANGE 3: REZONING OF 7 ST ALBANS STREET

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

1. The purpose of this report is to 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.
2. The report was considered by the Fendalton/Waimairi Community Board at its meeting held on 11 July 2006. The Board resolved to support the staff recommendation that the Council publicly notify the Change.

EXECUTIVE SUMMARY

3. Planning consultants Robson Garland Limited have lodged a plan change request to rezone the property at 7 St Albans Street, Merivale from Living 2 to Business 1. The application notes that the site currently contains an old villa that has been modified to provide two commercial tenancies and it has been used for commercial purposes for more than 25 years. The site is bordered on two sides by land zoned Business 1.
4. Neighbouring property owners have been advised of the proposal to rezone the site. This process attracted some interest in the proposal with two parties asking to be kept informed and the Merivale Residents' Association indicating it will oppose any rezoning. No reasons were given for its position. Robson Garland has indicated it will discuss the proposal further with the Society but has asked that the proposed change be notified.
5. 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
6. The Plan Change and Section 32 analysis are set out in Appendix 1 to this report

FINANCIAL AND LEGAL CONSIDERATIONS

7. This being a private plan change, the property owner 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 which will be recovered.

STAFF RECOMMENDATIONS

It is recommended that the Council publicly notify Plan Change 3 to the City Plan.