

9. PLAN CHANGE 12 TO CITY PLAN



General Manager responsible:	General Manager Regulation and Democracy Services, DDI 941-8549
Officer responsible:	Environmental Policy and Approvals Manager
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PURPOSE OF REPORT

1. The purpose of this report is to recommend that the Council notify Plan Change 12 to the City Plan.

EXECUTIVE SUMMARY

2. Plan Change 12 seeks to change the zoning of a section of the current Special Purpose (Wigram) Zone to a combination of residential, commercial and conservation zonings. This Plan Change is on the Council's list of priority Plan Changes.

3. The purpose of the Plan Change is twofold. Firstly, it will facilitate future urban development of land which currently forms part of the Wigram Airfield which is no longer required for airfield operations, is not required by the Crown for defence purposes and has been returned to Ngai Tahu. Secondly, the Plan Change will bring into line land located in the Special Purpose (Wigram) Zone that has been built and developed for residential purposes. Additional reasons for undertaking the Plan Change over this portion of land include:

- The land is an integral part of the south-west Christchurch growth area currently being developed in accordance with the objectives and policies of the City Plan.
- The current Special Purpose (Wigram) Zoning has lost its relevance as aviation related businesses and activities have ceased, over time, to operate from and use the Wigram airfield and associated facilities.
- The frequency, volume and type of aircraft movements per year have substantially decreased from 40,000 per annum during RNZAF occupation and utilisation of the airbase to approximately 5,900 movements per annum. This has meant that the influence of airfield operations on adjoining land, in particular noise, is substantially reduced.
- It will meet a market demand for residential development in close proximity to established commercial and recreational services, with convenient access to the central city in a form that is consistent with the urban growth aspirations in the City Plan.
- It will bring a significant area of land into line with the urban growth aspirations of the city that is consistent and compatible with the existing City Plan framework and existing land uses.
- It will assist, by recognising the decrease in airfield operations and the corresponding reduction in the air-noise contours, in facilitating future urban growth options for land in the south-west of Christchurch.

4. At its meeting on 12 September 2006, a seminar introducing the proposed plan change was presented to the Riccarton/Wigram Community Board. A public open day was held on 13 September 2006. Property owners living in close proximity to land subject to the plan change were directed invited to attend and provide oral and written feedback on the proposal.

FINANCIAL AND LEGAL CONSIDERATIONS

5. A decision to notify the plan change is in accordance with the Resource Management Act 1991. There are no financial implications.

STAFF RECOMMENDATIONS

It is recommended that the Council:

- (a) Adopt the attached assessment under section 32 of the Resource Management Act 1991.
- (b) Publicly notify Plan Change 12 to the City Plan.