

4. SCARBOROUGH LIVING HILLS BOUNDARY ADJUSTMENT – PROPOSED CITY PLAN VARIATION NO. 54

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| Officer responsible Environmental Services Manager | Author Peter Eman |
| Corporate Plan Output: City Plan | |

The purpose of this report is to recommend that the Council notify a proposed variation to the Proposed City Plan, to adjust the residential/rural zone boundary in the vicinity of Peninsula View at Scarborough.

A discrepancy has been found between the Living Hills/Rural Hills zone boundary contained in the Proposed City Plan and the Residential Hills/Rural 1 zone boundary in the Transitional District Plan. Residential subdivisions have already been approved on the basis that they complied with the Transitional Plan, and on the assumption that they also complied with the Proposed City Plan. However, it is now clear that significant areas of these subdivisions lie partly in the Rural Hills Zone of the Proposed City Plan. It will be important for the purchasers of these residential sections that these sites be rezoned Living Hills, so that they can be developed for normal residential use.

This discrepancy came about because the position of the zone boundary shown on Planning Map 20 in the Transitional District Plan is not along the 140m CDB Datum contour line as the notation on that map suggests. It is in fact located closer to the 130m CDB Datum contour (approximately 120m mean sea level). Planning Map 56A in the Proposed City Plan continues to show the zone boundary in the same location as Planning Map 20 of the Transitional Plan, but without any reference to the 140m CDB Datum contour. Residential subdivisions on the extension of Peninsula View were approved on the basis of the actual position of the 140m CDB contour. These subdivisions are therefore located slightly higher on the ridge than the zoning shown in the Proposed City Plan.

The purpose of the proposed variation is to adjust the zone boundary so that all parts of the approved subdivisions will be within the Living Hills Zone, to rationalise the Living Hills zone boundaries generally in this locality, and to zone the land outside these areas as Rural Hills. The area involved is small, and in all, 1.12ha is being rezoned from Rural Hills to Living Hills, and 0.75ha is being rezoned from Living Hills to Rural Hills. The variation includes the rezoning of some portions of existing residential lots that include an area of Rural Hills zoned land. Although the rezoning of those portions is not essential, it tidies up the zone boundary so that it incorporates all the land that will effectively be used for residential activities.

A copy of the Variation and Assessment is appended.

Recommendation: That the Resource Management Committee recommend that the Council initiate Variation No. 54 pursuant to Clause 16A of the First Schedule of the Resource Management Act 1991.

Chairman's

Recommendation: That the officer's recommendation be approved.