

1. PLAN CHANGE 5 LIVING G (AWATEA) AND PLAN CHANGE 61 GENERAL LIVING G

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PURPOSE OF REPORT

1. This report discusses the Council initiated Plan Change 5 Living G (Awatea) and Plan Change 61 General Living G Objectives and Policies and seeks that they, and the associated Section 32 assessment, be accepted by the Council for public notification in March of 2010.

EXECUTIVE SUMMARY

2. Plan Change 5 seeks the rezoning of approximately 148 ha from Special Purpose (Awatea) to Living G Awatea and Business 7. The plan change also introduces additional urban design and amenity rules to the existing Business 7 zone in the Awatea block. Plan Change 61 introduces General Living G wide Objectives and Policies which reflect the Policy directives of Change 1 to the Regional Policy Statement (RPS) in regard to outline development plans as defined by commissioners decisions on Change 1 to the RPS.
3. The Council has the option of:
 - (a) Not resolving to notify both Plan Changes 5 or 61.
 - (b) Resolving to notify a modified Plan Change 5 and not Plan Change 61.
 - (c) Resolving to notify Plan Change 61 and not Plan Change 5 or
 - (d) Resolving to notify both Plan Change 5 and Plan Change 61.
4. The subject land is the land bounded by Wigram Airfield (Special Purpose (Wigram) Zone), Awatea Road, Wigram Road, Halswell Junction Road and Wilmers Road. The land is currently used for a wide spectrum of rural and business related activities including grazing, recycling (the "Owaka Pit"), chicken farming, the Royal New Zealand Society for the Prevention of Cruelty to Animals (RNZSPCA) facility on Wilmers Road, light industrial activity including a recently consented warehouse development on Wilmer's Road, the Meadow Mushrooms factory on Wilmers Road, a greyhound racing track, and the Carrs Road Kart Club. The proposed Plan Change and the Section 32 assessment are provided in **Attachment 1** (separately circulated), and the area of the plan change is shown as **Attachment 2** (separately circulated).

5. The current zoning of the land is Special Purpose (Awatea) Zone, Rural 2, Open Space 3 and Business 7 as follows:
 - Special Purpose (Awatea) Zone covers the largest portion of the land. It stretches east from Wilmer's Road and south from Awatea Road to Wigram Road and Halswell Junction Road. This land is mostly in rural activity such as grazing.
 - The Rural 2 land is 'wedged' between Awatea Road Wigram Road and the Special Purpose (Wigram) zone. This land is mostly in grazing. The Heathcote River traverses the site. Some land on either side of the Heathcote River will be zoned Conservation 3.
 - The Open Space 3 land is the land on which the Carrs Road Kart Club and the greyhound track is located – it is completely surrounded by the Special Purpose (Awatea) Zone. This land will remain Open Space 3.
 - The Business 7 zone is land adjacent to Wilmers and Halswell Junction Road west and south of the Special Purpose (Awatea) Zone. This land contains the Meadow Mushrooms facility and the Owaka recycling facility. This land will remain in Business 7 zoning, however additional rules will be added to ensure a high amenity built outcome. Some additional land will be zoned Business 7. However the extent of this area depends upon whether the Kart Club remains or is relocated from the Open Space 3 zone.
 - The whole site is bisected by the designation for the Christchurch Southern Motorway. Construction of the motorway is to begin in 2010.
6. When the then Proposed City Plan was publicly notified in 1994 the Council received submissions from the Awatea Residents Association and other landowners seeking that the block be rezoned for urban development. However the Council determined that because of constraints on the site it could not be immediately rezoned and instead determined that the area should be zoned Special Purpose (Awatea) and that the Council would investigate and undertake a plan change that would allow the development of the land and the mitigation of the constraints preventing immediate development. The Special Purpose (Awatea) Zone is effectively a 'holding zone' in the City Plan that signals that the Council intends to rezone the land, subject to specific investigation and resolution of site specific issues. While the Special Purpose (Awatea) zone remains the Rural 2 zone rules apply to the land.
7. The Awatea Residents Association has been anxious to see progress with the rezoning of the land and recently applied to the Environment Court for an enforcement order to force the Council to rezone the land. While the Court declined the application it criticised the Council for not progressing the rezoning.
8. The Kart Club, while currently operating within City Plan parameters, creates a significant noise effect during practice and race days and has been subject to complaints from nearby residential development. The proposed plan change to be notified has been developed on the basis of the Kart Club being relocated. If the Kart Club cannot be relocated this plan change can be withdrawn or varied on the basis of the Kart Club remaining.
9. The proposed plan change will provide for 1300–1500 residential units in a range of densities. If the Kart Club remains, the number of units would reduce to 1000–1200. This generally equates with targets for residential development in the Urban Development Strategy and Change 1 to the Regional Policy statement of 1210 houses. The proposed plan change introduces:
 - An outline development plan for both the extended Business 7 and new Living G zones.
 - Transportation, open space, and stormwater network layer diagrams.
 - A new set of objectives and polices relating to the Living G zone and the urban design requirements.
 - A new set of rules requiring compliance with the outline development plan and layer diagrams.

- A new set of rules introducing bulk and location controls, urban design requirements, and subdivision layout requirements.
10. The Living G (residential) component of the plan change introduces a new requirement in Living G for new building in the higher density area (Density Area A) to be subject to a restricted discretionary activity consent on urban design matters. This is very similar to the provisions of the recent Living 3/Living 4 plan change which is about to be publicly notified. New objectives and policies to support the outline development plan, layer diagrams and alignment with Change 1 to the Regional Policy Statement are introduced.
 11. Development within the Business 7 zone will be subject to new rules that require compliance with the corresponding outline development plan and layer diagrams and basic urban design requirements. These are to ensure a high standard of built outcome to match the built outcomes promoted by the South West Area Plan.
 12. Plan Change 61 has a number of General Living G objectives and policies in regard to the structure of Outline Development Plans in peripheral greenfield areas. There is a new objective in the peripheral urban growth objectives (6.3(b) that aligns the City Plan with Change 1 to the RPS as amended by the Commissioners decisions on Change 1. There is also a new Living Zone Objective 11.7 Comprehensive Greenfields Development and a number of supporting policies that relate to the structure of Outline Development Plans and the supporting layer diagrams that should accompany the outline development plan. These policies refer specifically to the structure of Living G as it has evolved in the City Plan to date and also reflect the Outline Development Plan policies 7 and 8 in Change 1 to the Regional Policy Statement. The proposed Plan Change is provided in **Attachment 1** (separately circulated).
 13. These objectives and policies have been reviewed by District Planning Team members who are considering the Council's position in regard to appeals on the Commissioners decision on Change 1 to the RPS. There is an amendment to policy 10.3.2 Innovative Design that makes specific mention of good urban design outcomes in subdivision. This amendment is in support of the general resource consent for urban design on the Living G density provisions.
 14. There are links in the Plan Change 5 Objectives and Policies and rules (that are Living G Awatea specific) and Plan Change 61 Objectives and Policies that are more general to all Living G. In that sense the two plan changes are not mutually exclusive and Plan Change 5 in its current format could be not be publicly notified without Plan Change 61 as some of the assessment matters in Plan Change 5 are informed by Plan Change 61.
 15. Should the Council decide that they are not prepared to notify Plan Change 61 then the objectives and policies can be reformatted to be Living G Awatea specific - thus confining the scope to Awatea.
 16. The Section 32 report attached to this report is a combined Section 32 for Plan Change 5 and Plan Change 61. It also includes an analysis of evaluative environments for both the Kart Club relocated and Kart Club remaining.

FINANCIAL IMPLICATIONS

17. This plan change has a budget of \$107,000 in the current financial year to progress this plan change. As this is a Council initiated plan change the costs cannot be recovered from the benefiting landowners as they would be if this were a Private Plan Change application.
18. Should the Council elect to publicly notify Plan Change 5, which has been drafted on the basis of the Kart Club being relocated there are likely implications for future operational and capital expenditure in the Long Term Council Community Plan in terms of both relocating the Kart Club and redeveloping the Carrs Road reserve.

Do the Recommendations of this Report Align with 2009-19 LTCCP budgets?

19. Refer to the preceding paragraph on Financial Implications.

LEGAL CONSIDERATIONS

20. There is a legal process of notification, submissions, reporting, hearings, decisions and possible appeals which must be followed set out in the RMA.
21. The process, mentioned above, is very familiar to the Council and should create no particular risks or liabilities if followed correctly.
22. Plan Change 61 refers and takes direction from Proposed Change 1 (PC1) to the RPS. PC1 is currently open to appeal and any appeals lodged are unlikely to be heard until September 2010 at the earliest.
23. It is therefore unlikely that PC1 will become operative until late 2011 (at the earliest). If any significant changes are made to policies 7 and 8 of PC1 through decisions of the Environment Court on appeals, then this will not necessarily make Plan Change 61 inconsistent with, or prevent it from giving effect to PC1. Policies 7 and 8 deal with issues of detail implementation rather than significant policy directions.
24. The reason Plan Change 61 is included at this point is to align with several current judicial processes and it appropriately has regard to PC1 in its current form. It is therefore not considered a legal or planning risk to include reference to and take direction from PC1 at this stage.
25. This matter has been discussed in detail with Mr. James Winchester, Legal Counsel, Simpson Grierson.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

26. Aligns with Activity Management Plan for 2009 – 2019 LTCCP – Activity 1.3 District Plan: Prioritised programme of plan changes is prepared and approved by the Council on an annual basis.

ALIGNMENT WITH STRATEGIES

27. Aligns with the South West Area Plan, Greater Christchurch Urban Development Strategy (UDS) and Proposed Change 1 to the Regional Policy Statement. The Awatea block is shown as an urban growth area in all of these strategies.

CONSULTATION FULFILMENT

28. Council has held two open days inviting landowners and surrounding landowners to discuss the Plan Change. There have also been two mail-outs to landowners and surrounding landowners detailing the proposed plan change as it has developed.
29. Andrea Lobb of Mahaanui Kurataiao Ltd (MKT) has been contacted for comments on the Plan Change. At the time of drafting no response had been received from MKT.
30. The Ministry for the Environment was provided a copy of the draft plan change by Council. At the time of drafting this report no response has been received.

STAFF RECOMMENDATION

That the Council:

- (a) Adopt the Section 32 Assessment for Plan Changes 5 and Plan Change 61 General Living G Objectives and Policies.
- (b) Agree to notify Plan Change 5 Living G (Awatea) and Business 7 'Kart Club Relocated Option' and Plan Change 61 pursuant to the first schedule of the Resource Management Act 1991.

COMMITTEE RECOMMENDATION

That the Council:

- (a) Adopt the Section 32 Assessment for Plan Change 5.
- (b) Agree to publicly notify Plan Change 5 Living G (Awatea), Business 1 and 7 zones.
- (c) Note that Plan Change 61 will be considered by the Committee at its March meeting.
- (d) Note that staff will amend all relevant documentation where necessary to read "Carrs Road Kart Club".
- (e) Insert additional rule similar to Rule 18A.14(f) into matters for assessment for land use activities.

BACKGROUND

31. The zone description in the City Plan describes the Special Purpose (Awatea) zone as follows:

The Council, in consultation with the affected land owners within and adjoining the zone, will work towards the notification of a Variation to give effect to a final zoning pattern, development plan and zoning pattern for the area.

The land within the zone contains a variety of rural land uses, the Carrs Road Raceway, several old quarry sites used for landfilling and some industrial activities. The zone straddles the watershed between the upper portions of the Heathcote and Halswell River Catchments. The Special Purpose (Awatea) Zone was created following the determination of submissions on the City Plan. It is an interim zoning pending the Variation, and in the meantime, the provisions of the Rural 2 zone rules shall continue to apply to most of the area. The Carrs Road speedway will remain zoned Open Space 3 with its zoning reviewed at the time of a future Variation. The final environmental outcomes for the Special Purpose zone will be determined as part of the Council's progress towards the Variation, which should be notified by 1 October 2001. While the Council has accepted that the area will be urbanised in principle, the details will be resolved through the variation.

32. The zone description also lists a number of matters to be taken into account in determining environmental outcomes for the zone. These include:

- (a) The relocation of the Carrs Road Kart Club away from Awatea.
- (b) An acceptable means of addressing the volume and quality of stormwater discharges likely upon development of the zone and effects on the Halswell and Heathcote River catchments.
- (c) Impacts on the unconfined groundwater aquifers.
- (d) The identification of important natural values.
- (e) The identification of sites of significance to Tangata Whenua.
- (f) The identification and rehabilitation of any contaminated sites or former landfills.
- (g) The development of suitable rules and other methods to ensure that particular areas achieve a high standard of amenity.

33. The variation was not developed within the specified time and the City Plan has now become operative. Any change to the City Plan to give effect to the Council's undertaking to produce a change to the plan must now be by way of plan change rather than variation. The delay in developing the plan change has been of considerable concern to landowners within the Awatea Block who have been waiting sometime for the plan change to proceed.
34. In the intervening period a number of other matters have arisen that shape the form and timing of the plan change, many of which address the issues identified in Special Purpose (Awatea) zone description:
- (a) The New Zealand Transport Agency (NZTA) has secured a designation and construction funding for the Christchurch Southern Motorway (CSM). The CSM bisects the site from North East to South West. Construction is expected to start in mid 2010.
 - (b) The South West Area Plan (SWAP) has been finalised. The SWAP shows the area as being used for urban purposes in the near future.
 - (c) Proposed Change 1 (PC1) to the Regional Policy Statement (RPS) has been publicly notified by Environment Canterbury and commissioners decisions were released in early December 2009. In the change the Awatea Block is expected to yield 870 residential units by 2016 and an additional 340 residential units by 2026 (for a total of 1210 residential units). PC1 has also introduced a requirement for larger growth areas to be controlled by an outline development plan within the applicable district plan.
 - (d) Environment Canterbury has publicly notified the Natural Resources Regional Plan. The subject site is in ground water recharge area 1A.
 - (e) An investigation has started into the viability of and resources needed to relocate the Carrs Road Kart Club to a rural setting more conducive to activities like karting.
 - (f) Following on from the SWAP, the Council has applied for resource consents from Environment Canterbury for the Integrated Catchment Management Plan to comprehensively manage stormwater in the southwest of the City. The application has been publicly notified and Council officers are mediating with Environment Canterbury officers in a bid to resolve issues between the Council's in relation to conditions to be placed on the consent. However, it is expected that the consent process will be resolved before development under this plan change can commence (currently expected to be 2016/17). The Council has a land acquisition program in the LTCCP to acquire land needed for the stormwater system.
 - (g) The Council has programmed sanitary sewer capital works in the LTCCP that will provide capacity in the sewer system for discharges from the block. However, that sewer capacity is not expected to be available until 2016.

Consultation

35. Extensive consultation was undertaken as part of the SWAP programme. Phase 1 consultation for SWAP identified a number of 'landowner groups' comprising of landowners within a sub-project area. The Awatea block was identified as being a specific 'landowner group' area. To date the Council consulted this landowner group at each key step in the development of the SWAP. This informed the Plan Change.
36. In addition, the Council specifically consulted on this Plan Change. The Council consulted with members of the Awatea Residents' Association which also assisted in the co-ordination and distribution of information about the Plan Change. On a number of occasions feedback and comment was sought from the Awatea 'landowners group' and the Awatea Residents' Association on a range of land use proposals for the Awatea block. This information formed the basis for the development of a final zoning proposal. In addition, a 'drop in' public day was held

with Council staff available to answer questions. As a result of feedback and responses received, further refinements were made to the zoning pattern and layout and location of key infrastructure components. This further refined zoning proposal was sent to the Awatea residents in August 2008 for further feedback and an additional 'drop in' public day was held on 11 September 2009 to answer questions.

37. As a 66 kilovolt overhead transmission line runs through the block, feedback from Orion New Zealand Limited was also sought. While neither supporting nor opposing the proposed zoning pattern, they point out the need for suitable clearances from the overhead line be incorporated in any plan change for this area.
38. Council has had ongoing discussions with representatives of Ngāi Tahu/TRONT in the promulgation of the Plan Change. Te Ngāi Tuahuriri Resource Management Committee considered the proposal and report that they have no concerns with the Plan Change provided stormwater issues are satisfactorily addressed. Council staff continue to liaise with Ngāi Tahu through Mahaanui Kurataiao Limited (MKT) seeking their comment on all stages of zoning pattern development. MKT acknowledged receipt of the latest material on 22 September 2009.
39. The Canterbury Regional Council was also directly consulted. While acknowledging a high degree of consistency with PC1 to the RPS, the Canterbury Regional Council sought that:
 - (a) Due consideration is given to the zoning pattern for Carrs Reserve.
 - (b) Provision is made for passenger transport and cycling/walking.
 - (c) Consideration is given to urban consolidation issues.
 - (d) Reverse sensitivity issues are suitably addressed and the Council develop an integrated catchment management plan for the South West area of Christchurch.
40. The New Zealand Transport Authority was also consulted. It did not express any immediate concerns with the Plan Change provided reverse sensitivity issues pertaining to noise and the southern motorway were suitably addressed and adequate provision made to ensure connectivity routes are provided for cycle and pedestrian access along and across the Christchurch southern motorway.
41. A copy of the proposed zoning pattern and draft provisions has been sent to the Ministry for the Environment for comment in October 2009. At the time of drafting this report no response had been received from the Ministry.

Proposed Natural Resources Regional Plan

42. The Awatea block is located on an unconfined aquifer providing high quality drinking water to the people of Christchurch. In recognition of the importance and value of high quality drinking water to the City, the impact of any likely land uses on unconfined aquifers is identified in the City Plan as an important matter for consideration at time of rezoning.
43. Through the Proposed Natural Resources Regional Plan (PNRRP), the Canterbury Regional Council also recognises the importance and significance of managing land uses on unconfined aquifers. Variation 6 to Chapter 4 of the PNRRP introduced a new issue, objective, policies and methods, including land use rules and amendments to the existing water quality zone boundaries, relating specifically to the Christchurch Aquifer System. Of particular relevance is Policy WQL19(2) that reads as follows:

Policy WQL19(2): Control of existing and future urban development within Christchurch Groundwater Protection Sub-Zone 1A and Zone 2 reads as follows:

(1)

(2) *Enable the City of Christchurch to develop for urban purposes within Christchurch Groundwater Protection Sub-Zone 1A on:*

- (a) *land yet to be developed for urban purposes but which is zoned for such purposes in the City of Christchurch District Plan on 1 August 2007; or*
- (b) *land yet to be zoned for urban purposes within City of Christchurch District Plan but which is within the urban limits identified in the Canterbury Regional Policy Statement.*

44. The policy makes provision for a limited amount of urban growth in selected areas of land with high intrinsic hydrogeological vulnerability. The Awatea block is located within the Christchurch Groundwater Protection Sub-Zone 1A. The rezoning of this block of land for urban purposes is consistent with the relevant policy in the PNRRP with regards to groundwater protection. In addition, the use and storage of hazardous substances within the Awatea block will be subject to a higher degree of control to further minimise the potential risk of ground water contamination.

Delivery of Sewer – Long Term Council Community Plan

45. 2009-2019 LTCCP shows that sewer for Awatea will not be developed until 2016 and until this infrastructure is developed there will be no capacity in the sewer network to accommodate discharges from the Awatea block.

46. Accordingly, the plan change attached to this report has development within the block prior to provision of the sewer a non-complying activity. There are supporting policies within the plan change for the non-complying activity status.

Carrs Road Go-Kart Club

47. The Carrs Road Go-Kart Club (Kart Club) has a long term lease on the Carrs Road Reserve. Investigations as part of the development of the SWAP show that there will be significant noise amenity effects on any residential development established adjacent to the Club, thus limiting the ability to establish residential units directly adjacent to the reserve. On this basis SWAP indicates that unless the Kart Club can be relocated, the surrounding land can only be developed for dry light industrial activity, for example warehousing. SWAP does however acknowledge that should the Kart Club be relocated, then residential activity can be established around the Carrs Road reserve. PC1 to the RPS shows the land around the reserve as being developed for residential purposes.

48. Council staff have been investigating an opportunity to relocate the Kart Club from the Awatea block to a better permanent home away from Awatea. Relocation of the Kart Club would release the Open Space 3 land for a better long term use that is more compatible with an urban environment and open space objectives. The mechanics of relocating the Kart Club are matters that need to be worked through with the Council, the Kart Club and owners of alternative land.

49. It is recognised however that there is no certainty around the removal of the Kart Club. Accordingly residential development around the Carrs Road reserve prior to the removal of the Kart Club is a non-complying activity. There are supporting policies within the plan change for the non-complying activity status. Further, given that the development of the block prior to provision of the sewer in 2016 is limited, the Council will have until the conclusion of the 2011/12 financial year to determine viability or relocating the Kart Club. If it is found that the relocation is unviable the Council will have four years (between 2012 and 2016) to consider a further rezoning of the area around the Kart Club.

The structure of the Living G (Awatea) zone and General Living G Objectives and Policies provisions in these plan changes.

50. Living G (Awatea) rules follow the general layout and methodology of the existing Living G (Masham) zone. There are however some further developments which are outlined here.
51. On 11 April 2008 the Environment Court released an interim decision on the Belfast Section 293 application. In that decision the Court made directions as to how the Living G rules package for the Belfast 293 were to be amended. Amongst others the Court made two significant amendments. The first, that all subdivision activity were to be a restricted discretionary activity with the Council's discretion restricted to compliance with the outline development plan and the supporting layer diagrams. The second, that the 'Aims and Principles' and 'key structural elements' written material that sat with the layer diagrams and the outline development plan would become objectives and policies within the City Plan.
52. It is considered that these directions from the Court are necessary and welcome amendments and have been brought into the attached plan change packages.
53. Further, the Commissioner's decision for Change 1 to the RPS was released in December 2009. Over the course of developing Plan Change 5 over the last two years officers have been cognisant of Policies 7 and 8 of Change 1. These refer to the matters that the Council has to ensure are addressed in Plan Changes for Greenfield areas. The new Living G policies in both plan changes are a further reflection of Policies 7 and 8 of Change 1. Commissioner's decision for Change 1 has been reviewed in the context of these Plan Change 5 and Plan Change 61 policies. Comment has been sought from Officers reviewing the commissioner's decision and drafting the Council's appeal (if any) to the Change 1 RPS decisions.
54. The two plan changes have been drafted together and there are links from Plan Change 5 to Objectives and Policies in Plan Change 61. The changes directed by the Environment Court in the interim Decision of the Belfast Section 293 in terms of Policy support for the ODP and layer diagrams have been set out between Plan Change 5 and Plan Change 61. Should the

Councillors elect to not publicly notify Plan Change 5 (Awatea) it is recommended that Plan Change 61 also not be publicly notified. If the Councillors elect to publicly notify Plan Change 5 but not Plan Change 61 then the objectives and policies that are in Plan Change 61 should be brought into Plan Change 5, but redrafted so that they are specific to Living G (Awatea) and do not affect other Living G zones, existing or proposed.
55. It is however recommended that the policy format in these two plan changes given the aforementioned directions of the Environment Court and Change 1 to the RPS be pursued for all Living G in the future. Plan Change 61 is seen as an opportunity to align Living G in general with the directions of the Environment Court and Change 1 to the RPS. It is also noted that later in 2010 an officer of the Council (probably Scott Blair) will be presenting evidence to the Environment Court on format of the Objectives and Policies in the Belfast Section 293 case. Mr Blair envisages the rules package in that evidence aligning with these two plan changes.
56. The number of disparate statutory processes involving Living G either before the Environment Court, Council initiated plan changes or private plan changes is concerning as there is the potential for these processes to arrive at different outcomes leading to an unnecessarily complex District Plan. Now that Change 1 to the RPS is significantly along in its own statutory process Policies 7 and 8 of that Change can provide framework for consistency through Plan Change 61 (see earlier discussion on legal considerations).
57. Accordingly, in light of the above discussion, in the attached packages:
 - (a) All subdivision activities are restricted discretionary activities to be measured against assessment criteria; previously subdivision would be a controlled activity.
 - (b) An extensive range of objectives and policies have been introduced. Some of these objectives and policies take direction from PC 1 to the RPS in relation to outline development plans. Some policies are Awatea specific and relate to the constraints to development and the desired outcomes for development within that block.

58. The area of Living G will be 130 hectares and contain 1300–1500 residential units.
59. The attached rules package also introduces a general resource consent requirement for new buildings in the Business 7 area and Density A area of the Living G area as a restricted discretionary activity. Density A is the highest density of three densities of development south in Living G. Generally these are high, medium and low densities. There are a number of new assessment criteria on amenity urban design outcomes. The Density A assessment criteria have been developed from the concurrent Living 3 and 4 plan change shortly to be publicly notified. They have been refined and changed to be Density A Greenfield development specific. The Living 3 and Living 4 technical report on urban design has been reviewed for its relevance to Density A development in Living G. Mr Elvines of Response Planning and Council staff have found that while the Living 3 and Living 4 plan change is concerned about the urban design and amenity resulting from the retrofit of existing high density areas, many of the design outcomes sought in that plan change are equally as applicable to Density A in Greenfield areas. These are concepts such as:
- (a) Visual dominance
 - (b) Appropriate fencing on frontages and adjacent to public open space
 - (c) Visual interest
 - (d) Appropriate landscaping
 - (e) Crime Prevention Through Environmental Design (CPTED)
 - (f) Legibility and Orientation
 - (g) Outlook, and
 - (h) Car parking and accessways.
60. Living G deals well with macro urban design issues such as location of areas, densities, open space, transport modes, drainage, and connectivity. This plan change takes urban design in Greenfield areas a little further to look more comprehensively at the actual form of Density A buildings themselves. Living G to date has relied on a number of limited bulk and location controls in relating to orientation of buildings to the street and location of garages and width of garage doors.
61. Most Density A housing is expected to be duplex or terraced. Subdivision allotment layout controls and assessment matters will help to ensure that the 'sausage block' development that exemplifies the worst of the current development in Living 3 and 4 will not be easy to develop. Notwithstanding these controls in the Awatea package (including the basic urban design bulk and location controls), there is still the significant potential for individual buildings with poor urban design and layout amenity (including outdoor living and storage areas) to be built on Density A (a density that equates to Living 3 and 4).

Business 7 Zone

62. The existing Business 7 zone was a zone created by decision of the Environment Court on appeals to the City Plan. The controls on the Meadow Mushrooms site are essentially Business 5 with additions. The rest of the Business 7 area, including the Owaka pit contained the equivalent of Business 4 rules.
63. The new rules in the attached packages introduce a requirement to comply with the outline development plan and layer diagrams for the area. The new rules also introduce a restricted discretionary activity resource consent for design and appearance of buildings, fencing, parking and storage. The existing Business 4 zone rules in the City Plan produce a variable quality in design and appearance of buildings. To some degree the quality of the appearance of buildings (which will be mostly warehousing and offices in Awatea) has been at the whim of the developer. The plan change has taken it's steer from the SWAP and the SWAP Phase 1 report on urban design outcomes. Objective 9.8 of the SWAP states:

Create high-quality industrial areas through:

- *The consideration of the core functional requirements of businesses in the layout and location of roads, accesses, cycleways, footpaths, parking, sections, public open space, and ancillary services.*
- *High-quality building design through architectural treatment of main elevations.*
- *Active rooms positioned to the street to maximise passive surveillance.*
- *Planting trees of a species, height and calibre to achieve a high quality landscape outcome and mitigate the adverse visual effects and scale of business activities.*
- *Planting complementary tree species consistently along the street and within the frontage area of private properties.*
- *Positioning security fencing to reduce the dominance on the streetscape and avoid compromising landscape areas.*
- *Landscaping features that reflect the local cultural context and area character.*
- *Landscaping in preference to sealed surfaces and solid fencing and walls along road boundaries.*
- *Providing public space for workers and visitors.*
- *The design of signage to integrate with architectural details of buildings, remain consistent with the scale of buildings, and maintain an overall design continuity.*

64. These have formed a starting point for assessment matters for the restricted discretionary activity.

The South West Area Plan

65. The South West Area Plan specifies desired goals for development of the South West. There is a high degree of correlation between the plan change and the relevant goals:

Goal 1: Provide a high quality naturalised water environment connected across the South West.

The plan change introduces a blue network layer diagram and objectives and policies that link to the Council's integrated catchment management plan (ICMP) for the south west. The stormwater areas shown on the blue network layer diagram have been designed and specified by Council staff responsible for delivering the ICMP.

Goal 2: Establish a variety of indigenous forest and wetland habitats, connected by ecological corridors.

Landscaping within the stormwater management areas will be in accordance with the ICMP for the southwest, the ICMP has a high correlation with this goal.

Goal 3: Incorporate local landscape features into urban development and public open space to maintain landscape character.

Given its flat topography, Awatea has very limited landscape features. However features such as the southern motorway, Heathcote River and the Waka trail have been incorporated into the ODP.

Goal 4: Develop a diverse connected and attractive public open space network that encourages use and enjoyment.

These will be delivered through compliance with the green, blue, and Tangata Whenua network layer diagrams and objectives and policies .

Goal 5: Actively protect and restore values significant to Tangata Whenua, both historic and contemporary.

This will be delivered through the blue network layer diagram and the Tangata Whenua layer diagram. In particular the Tangata Whenua layer diagram provides for the traditional waka trail, linked with a significant habitat corridor and traditional headwaters.

Goal 6: Conserve and protect European and other emerging cultural and heritage values.

Consideration was given to these values during the development of the plan change. The city plan does not note any specific European heritage features.

Goal 7: Create safe and well-designed residential neighbourhoods providing quality housing and a variety of housing choice.

The Living G package in general is designed to deliver this. A range of housing densities are to be delivered from higher to medium to lower densities. It is noted specifically however that all new buildings are to be a restricted discretionary activity with the Council's discretion restricted to urban design and amenity criteria. The criteria have been developed and amended from the Living 3 and 4 Plan Change. While the Living 3 and 4 Plan Change is specifically for infill development, the provisions have been reviewed and amended specifically for residential housing in Greenfield areas.

Goal 8: Support communities with a range of accessible facilities and services and encourage social interaction and healthy lifestyles.

Some community facilities will be available in the small Business 1 area on Awatea Road. Healthy lifestyles will be encouraged and enabled through the walking, cycling and open space areas provided through the outline development plan.

Goal 9: Provide business environments that are resource efficient, diverse and support the local economy and community.

Provision has been made for local convenience retail and community facilities adjacent to Awatea Road through an area in which amended Business 1 rules will apply. A large area adjacent to the existing Meadow Mushrooms factory, including the Owaka recycling pit will be retained as Business 7 or rezoned as Business 7. The Business 7 zoning will be a dry industrial zoning which encourages activities such as warehousing. The activities will be 'dry' because of the ground water recharge issues and the NRRP discussed above.

New buildings in these areas will be a restricted discretionary activity with the Council's discretion restricted to assessment criteria that have been developed from the South West Area Plan – specifically Objective 9.8.

Goal 11: Provide a transportation system that gives priority to active and energy-efficient ways of travel and minimises its effects on the environment.

The plan change introduces transportation network layer diagrams. Provision is made for multiple modes of transportation including, walking, cycling, public transport, private car and heavy goods vehicles. The network has been designed to give equal opportunity for all modes of the transport to enable viable choice between motor vehicles, pedestrians and cycle travel within and outside the development.

Goal 12: Co-ordinate incremental subdivision and building development with the provision of resource efficient infrastructure.

As noted above the outline development plan and layer diagrams are structured to a degree around the blue network and the integrated catchment management plan. Further the land cannot be developed until there is sewer available. This will be achieved by making development prior to the arrival of the sewer a non complying activity. Objectives and policies have been introduced to support the non complying activity status.

THE OBJECTIVES

66. To publicly notify the attached Plan Change 5 for the rezoning of Special Purpose Awatea Zone (125 ha) to Living G (Awatea), and Business 7 and the rezoning of Rural 2 zoned land (25 ha) to Living G (Awatea) and Conservation 3 zone. Additional rules for urban design and appearance in the Business 7 zone are to be introduced.

THE OPTIONS

67. **Option 1**

Adopt the Section 32 Assessment for Plan Changes 5 and 61 and agree to notify Plan Change 5 Living G (Awatea) and Business 7 'Kart Club Relocating Option' pursuant to the first schedule of the Resource Management Act 1991.

68. **Option 2**

Decline the request to publicly notify the attached Plan Change 5 and Plan Change 61 at this stage.

69. **Option 3**

Decline the request to publicly notify the attached Plan Change 61 at this stage but direct Officers to amend the attached Plan Change 5 and section 32 by bringing the redrafted Objectives and Policies of Plan Change 61 into Plan Change 5 so that those policies are specific to the Living G (Awatea) Zone and adopt the modified Plan Change 5 for public notification

THE PREFERRED OPTION

70. Option 1 is the preferred option. This will enable the Council to progress a long standing undertaking to rezone the Special Purpose (Awatea) Zone and provide a framework in the City Plan for policy consistency across the Living G zones.