

10. CHRISTCHURCH CITY DISTRICT PLAN: CHANGE 47 SIR JAMES WATTIE DRIVE AND CHANGE 62 WIGRAM AIRFIELD REZONING – FINAL APPROVAL

General Manager responsible:	Acting General Manager Strategy and Planning
Officer responsible:	Programme Manager District Planning
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PURPOSE OF REPORT

1. This report seeks Council approval to make operative the changes to the City Plan introduced by decisions on Plan Change 47 Sir James Wattie Drive (**Attachment 1**) and Plan Change 62 Wigram Airfield Rezoning (**Attachment 2**).

EXECUTIVE SUMMARY

2. Plan Change 47 was initiated by John Jones Steel Limited which sought to rezone 2.93 hectares of land on Sir James Wattie Drive, Hornby from Rural 2 to Business 5 (General Industrial) Zone. The site adjoins other Business 5 zoned land on two sides. The land was identified in the decisions on Proposed Change 1 to the Canterbury Regional Policy Statement as part of Area CB9, a preferred area for future industrial growth within the urban limit.
3. Plan Change 47 was considered by Commissioner David Collins at a hearing in April 2011. He found the present zone boundary to be an historic anomaly and considered that the site is already physically part of the adjoining industrial area in that it is served by a full standard road, is covered with hardfill and has the appearance of a vacant industrial site. He heard and accepted evidence that the site can be fully serviced and that the proposal is generally in accord with relevant transport objectives and policies. He noted that in April 2011 the Council had granted resource consent to John Jones Steel Ltd for a steel fabrication plant on the site. The Commissioner's recommendation that the plan change be approved without modification was adopted by the Council at its meeting on 26 May 2011. No appeals were received.
4. Plan Change 62 was initiated by Ngai Tahu Property Limited and sought to rezone the former Wigram Air Base from Special Purpose (Wigram) Zone to a mix of Living G (Wigram), Business 4 and 5, and Conservation 3 zones. The proposal rezones about 120 hectares of the area as Living G (Wigram) including a town centre area of approximately 3 hectares, approximately 25 hectares of Business 4 zoning on land adjoining Hayton Road, and a small area as Business 5. It also proposes 8 hectares of Conservation 3 zoning in the area close to Awatea Road. Proposed Change 1 to the Regional Policy Statement identifies this area as suitable for residential development.
5. Following a hearing over three days in February and March 2011 Commissioners Ken Lawn and David Collins recommended that the Plan Change be accepted with some modification. They found that the changes proposed generally achieve the purposes of the Act, are in accord with the provisions of Change 1 to the Regional Policy Statement and are in line with and achieve the purpose and vision of the Christchurch South West Area Plan. Their report was considered on 31 March 2011 when the Council made a decision to adopt their recommendation.
6. Two appeals against the Council's decision on Plan Change 62 were received. One was withdrawn and the other was the subject of a consent order issued by the Environment Court. This added an additional assessment matter to Part 14, Subdivision, that requires an assessment of the extent to which any application achieves the overall net residential density required by Policy 10.3.5(a).
7. Both these plan changes have reached the point where they can be made operative.

FINANCIAL IMPLICATIONS

8. There are no direct financial implications.

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

9. The recommendation will not impose on the LTCCP budgets.

LEGAL CONSIDERATIONS

10. The recommendation in this report is for the Council to take the procedural step to make operative the changes introduced by the Council's decision on Plan Changes 47 and 62. The Resource Management Act 1991 requires that, following the closing of the appeal period and the resolution of any appeals, the Council must formally approve the changes to the plan under clause 17 of Schedule 1 before the plan change becomes operative on a date that is nominated in a public notice of the Council's approval. These two plan changes have now reached the stage where they can be made operative.

Have you considered the legal implications of the issue under consideration?

11. As above.

ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

12. Aligns with District Plan Activity Management Plan.

Do the recommendations of this report support a level of service or project in the 2009-19 LTCCP?

13. Yes. Supports the project of processing all privately requested plan changes in compliance with statutory processes and time frames.

ALIGNMENT WITH STRATEGIES

14. Not applicable.

Do the recommendations align with the Council's strategies?

15. Not applicable.

CONSULTATION FULFILMENT

16. Approval of changes to the District Plan under clause 17 of Schedule 1 to the Resource Management Act 1991 is a procedural step that does not require consultation.

STAFF RECOMMENDATION

It is recommended that the Council:

- (a) Approve, pursuant to clause 17(2) of the Resource Management Act 1991, the changes to the District Plan introduced by the Council's decision on a Plan Change 47 Sir James Wattie Drive, and the Council's decision as amended by the consent order on Plan Change 62 Wigram Airfield Rezoning.
- (b) Authorise the General Manager, Strategy and Planning to determine the date on which the changes introduced by Plan Change 47 and 62 become operative.