



## 7. PLAN CHANGE 58 WRIGHTS ROAD – FINAL APPROVAL

<b>General Manager responsible:</b>	General Manager Strategy and Planning, DDI 941-8281
<b>Officer responsible:</b>	Programme Manager District Planning
<b>Author:</b>	David Punselie

### PURPOSE OF REPORT

1. This report seeks Council approval to make operative the changes to the City Plan introduced by its decision on Plan Change 58 (**Attachment 1**).

### EXECUTIVE SUMMARY

2. Private Plan Change 58 was initiated by Addington Raceway Limited (ARL). It rezones approximately 2.1 hectares of land at Wrights Road Addington from Open Space 3B (Private Recreation Facilities) to Business 4 (Suburban Industrial). The site is part of the Addington Raceway complex and is bounded by Wrights Road, the raceway track and grounds, and a private road leading to the CBS Canterbury Arena. ARL has determined that this land is surplus to raceway requirements and would be better utilised for business development.
3. A Council Hearings Panel comprising Commissioner Bob Nixon and Councillors Broughton and Buck conducted a hearing on 19 March 2012. The Panel noted the plan change had been promoted in consultation with Council staff and there was a large degree of consensus between staff and the applicant. It was satisfied that the changes proposed were not inconsistent with the objectives and policies of the plan and would better achieve the purposes of the Resource Management Act.
4. The Panel's recommendation that the Council adopt the plan change with some modification was accepted on 26 April 2012. The plan change as amended by the Council decision is attached to this report. No party having given notice of appeal the Council can now take the necessary steps to make operative the changes introduced by Plan Change 58.

### FINANCIAL IMPLICATIONS

5. There are no direct financial implications.

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

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

### LEGAL CONSIDERATIONS

7. The recommendation in this report is for the Council to take the procedural step to make operative the changes introduced by its decision on Plan Change 58. 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. This plan change has reached the stage where it can be made operative.

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

8. Yes. See above.

### ALIGNMENT WITH LTCCP AND ACTIVITY MANAGEMENT PLANS

9. 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?

10. Yes. Supports the project of processing plan changes in compliance with statutory processes and time frames.

**7 Cont'd**

**ALIGNMENT WITH STRATEGIES**

11. Plan Change 58 is of little strategic significance.

**Do the recommendations align with the Council's strategies?**

12. Yes.


**CONSULTATION FULFILMENT**

13. 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 its decision on Plan Change 58 Wrights Road.
- (b) Authorise the General Manager, Strategy and Planning to determine the date on which the changes introduced by Plan Change 58 become operative.

	<p>Resource Management Act 1991  Christchurch City Plan  Privately Requested  Plan Change As amended by  Council Decision</p>	<p style="font-size: 48pt; text-align: center;">58</p>
<p>Note: From the date of this notification, under Clause 10 of Schedule 1 of the Resource Management Act, the City Plan is amended in accordance with the Council Decision. The decision is subject to appeal and will not have full legal effect until the close of the appeal period if there are no appeals or, if there are appeals, when all appeals are resolved.</p> <p style="text-align: center;"><b>Rezoning of Land on 98 Wrights Road, Addington, from Open Space 3B to Business 4 Zone.</b></p> <p><b>Explanation</b></p> <p>This is a privately initiated Plan Change request made by Addington Raceway Limited in accordance with Clause 21 of the First Schedule of the Resource Management Act 1991 (the Act). The purpose of the Proposed Plan Change is to rezone land at 98 Wrights Road (“the site”), located to the south of Addington Raceway, Christchurch.</p> <p>The Plan Change rezones approximately 2.1 ha of land rezoned from Open Space 3B (Private Recreation Facilities) to Business 4 (Suburban Industrial). Addington Raceway Limited have deemed this land surplus to raceway requirements and wish to better utilise its potential for business development.</p> <p>In summary the key amendments to the District Plan are:</p> <ul style="list-style-type: none"> <li>(i) Amendment of Planning Map 45A from Open Space 3B to Business 4</li> <li>(ii) Inclusion of the attached new Outline Development Plan to Volume 3, Part 3 Business Zones</li> <li>(iii) Changes to the Business 4 Zone Rules in Volume 3, Part 3 <ul style="list-style-type: none"> <li>▪ Development Standards</li> <li>▪ Community Standards</li> <li>▪ Assessment Matters</li> <li>▪ Reasons for Rules</li> </ul> </li> </ul>		
<p><b>Date Publicly Notified: 6 August 2011</b>                      <b>Date Operative:</b></p> <p><b>Council Decision: 26 April 2012</b></p> <p><b>Plan Details: Planning Maps 45A</b>                                      <b>File No: PL/CPO/3/58</b></p> <p>Volume 3 Part 3 New Appendix 20</p>		

## CITY PLAN AMENDMENTS

Note: For the purposes of this plan change, any text amended as a result of other decisions is shown as “normal text”. Any text added by the plan change is shown as **bold underlined** and text deleted as ~~**bold strikethrough**~~. Any text add by the Panel’s recommendation is shown as **bold double underlined** and text deleted as ~~**bold double strikethrough**~~.

### AMEND THE CITY PLAN AS FOLLOWS

Amend Volume 3, Part 3 Business Zone: 5.2 Development standards, Rule 5.2.7 as follows:

#### 5.2.7 Landscaped Areas:

(a) Area and location of landscaping

The minimum percentage of the site to be set aside as a landscaped area shall be as follows:

...

Business 4, 6 and 7 Zones (excluding that area shown as hatched on Part 3, Appendix 12 and in the Business 5 Zone on the land known as the Musgroves site,

which is legally described as Lot 6 DP 73928 (CT 42C/1207) and shown on Part 3, Appendix 10):

10%

and

on sites, other than rear sites, all required landscaping shall be located along the road frontage of the site. A landscaping strip with a minimum average width of 1.5 metres and a minimum width of 0.6 metres shall be provided along all road frontages except across vehicle crossings and

(i) (...)

**(ii) In the Business 4 Zone at Wrights Road as identified on the Outline Development Plan in Part 3, Appendix 20:**

- **A 3 metre wide landscape strip shall be located along the Wrights Road frontage of the site except across vehicle crossings;**
- **A ~~2~~ 3 metre wide landscape strip shall be located along the Jack Hinton Drive frontage of the site except across vehicle crossings;**
- **Any solid fence along the Jack Hinton Drive frontage of the site shall not exceed 1m in height;**
- **A 1.5 metre wide landscape strip shall be located along all the zone boundaries.**

**NOTE: Refer to Part 3, Rule 5.2.8, in respect of development being in accordance with the Outline Development Plan at Appendix 20.**

(...)

(iv) On sites adjoining a living, cultural, open space or conservation zone **(except for sites within the Business 4 Zone at Wrights Road as shown on the Outline Development Plan in Part 3, Appendix 20):**

- At least half the required landscaping shall be located along the zone boundary and;
- Provision shall be made for landscaping, fence(s), wall(s), or a combination to at least 1.8 metres in height along the length of the zone boundary. Where landscaping is provided it shall be for a minimum depth of 1.5 metres along the zone boundary.

Amend Volume 3, Part 3 Business Zone: 5.2 Development standards, Rule 5.2.8 as follows:

#### 5.2.8 Development Plans

(...)

**(e) Within the Business 4 Zone at Wrights Road (as shown on the Outline Development Plan in Part 3, Appendix 20) the development of land shall be in general accordance with the Outline Development Plan contained in Appendix 20, Part 3.**

**(i) Any development not in conformity with the development plan shall be a controlled activity with the exercise of the Council's control limited to site access and/or landscape buffers.**

Amend Volume 3, Part 3 Business Zone: 5.3 Community standards, Rule 5.3.4 as follows:

#### 5.3.4 Roading and Access

...

**(d) Within the Business 4 Zone at Wrights Road (as shown on the Outline Development Plan in Part 3, Appendix 20), access to Wrights Road shall be limited to two access points, and those access points are to be separated by a minimum distance of 50m and set back at least 25m from the intersection of Jack Hinton Drive and Wrights Road.**

**(e) Within the Business 4 Zone at Wrights Road (as shown on the Outline Development Plan in Part 3, Appendix 20), any access to Jack Hinton Drive shall be set back at least 15m from the intersection of Jack Hinton Drive and Wrights Road.**

Amend Volume 3, Part 3 Business Zone: Clause 6.7.7 (Assessment Matters – Development Plans – Business 4 Zone) as follows

#### 6.7.7 Development Plans – Business 4 Zone

...

**D. In relation to the Business 4 Zone at Wrights Road (being the land shown on the Outline Development Plan in Part 3, Appendix 20):**

- (a) the effectiveness of the external access points and their effect on the safety and efficiency of the adjoining road network;**
- (b) the extent to which landscaping (or solid fencing on the Jack Hinton Drive frontage) maintains or enhances the visual amenity of the surrounding environment.**

Amend Volume 3, Part 3 Business Zone: Clause 7.5.6 (Reasons for Rules – Landscaped areas) as follows

#### 7.5.6 Landscaped areas

(...)

It is also expected that the Wigram Aerodrome located to the north, will be developed for residential purposes in the near future.

**In the Business 4 Zone at Wrights Road (being the land shown on the Outline Development Plan in Part 3, Appendix 20), the specific landscaping requirements reflect the location of the site being adjacent to the Open Space environment of the Addington Raceway. The zone requires increased landscaping standards to enhance the amenity of the streetscape and the surrounding environment. It also includes a requirement for the height of any solid fence along the Jack Hinton Drive frontage to be restricted in order to enhance the entry to the OS3B zone.**

Amend Volume 3, Part 3 Business Zone: Clause 7.5.7 (Reasons for Rules – Development Plan) as follows

#### 7.5.7 Development Plan

(...)

- Protect and enhance the habitat of the birds with specialised habitat requirements.

**In relation to the Business 4 Zone at Wrights Road (being the land shown on the Outline Development Plan in Part 3, Appendix 18) the development plan is intended to:**

- **Achieve safe and efficient movement of traffic to and from the site and on Wrights Road through limiting the number of access points;**
- **Ensure the amenity values of the surrounding environment are enhanced through specific landscaping standards.**

Amend Volume 3, Part 3 Business Zone: Clause 7.5.11 (Reasons for Rules – Roading and Access) as follows

#### 7.5.11 Roading and access

(...)

The layout of the internal site road, the number and spacing of vehicle access points to the site and footpath requirements, as indicated on the outline development plan, are in accordance with the relevant New Zealand Standard 4404:2004 and the Council Infrastructure Design Standard.

**The establishment of the Business 4 Zone at Wrights Road (as shown on the Outline Development Plan in Part 3, Appendix 20) was undertaken in a way which ensures access points are restricted along Wrights Road. The reason for this is that the zone will generate significant vehicle movements to Wrights Road, which serves a major traffic function and contains high levels of traffic. The access restrictions to Wrights Road will ensure the safety and efficiency of the traffic network surrounding the site is not compromised.**

Amend Planning Map 45A to show the change of zoning for 98 Wrights Road, Addington

Insert the New Outline Development Plan attached after Appendix 19 of Volume 3, Part 3 Business Zones.

# Appendix 20 - Outline Development Plan - Business 4 Zone, Wrights Road



ADDINGTON RACEWAY

O3B

B5

WRIGHTS ROAD

JACK HINTON DRIVE  
(Private Way)

CHRISTCHURCH

SOUTHERN

MOTORWAY

**KEY :**

Development Area



Access Restriction



Landscape Requirements  
(Vol.3, Part 3, Clause 5.2.7(a)(ii))

- 1.5m Landscape Strip  
(Along Raceway fence)



- 3.0m Landscape Strip  
(Along Jack Hinton Drive)



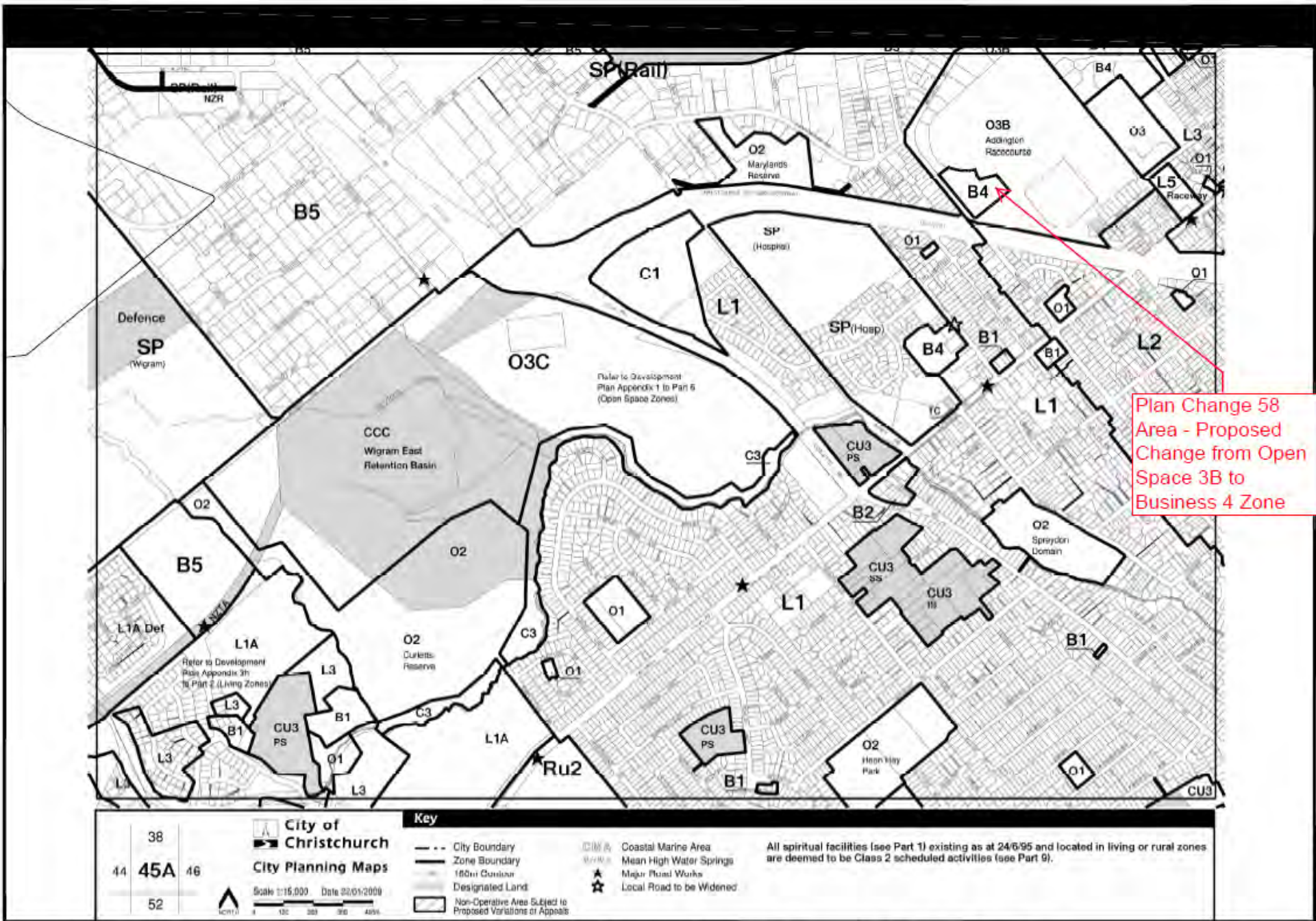
- 3.0m Landscape Strip  
(Along Wrights Road)



**aurecon**







Plan Change 58  
Area - Proposed  
Change from Open  
Space 3B to  
Business 4 Zone

<p>38 44 <b>45A</b> 46 52</p>	<p><b>City of Christchurch</b> City Planning Maps</p> <p>Scale 1:15,000 Date 30/01/2009</p>	<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="border-bottom: 1px dashed black; width: 20px; display: inline-block;"></span> City Boundary</li> <li><span style="border-bottom: 1px solid black; width: 20px; display: inline-block;"></span> Zone Boundary</li> <li><span style="border-bottom: 1px dotted black; width: 20px; display: inline-block;"></span> 100m Contour</li> <li><span style="border: 1px solid black; width: 10px; height: 10px; display: inline-block;"></span> Designated Land</li> <li><span style="border: 1px solid black; width: 10px; height: 10px; display: inline-block; background-color: #cccccc;"></span> Non-Operative Area Subject to Proposed Variations of Appeals</li> </ul>	<ul style="list-style-type: none"> <li><span style="border: 1px solid black; width: 10px; height: 10px; display: inline-block;"></span> Coastal Marine Area</li> <li><span style="border: 1px solid black; width: 10px; height: 10px; display: inline-block;"></span> Mean High Water Springs</li> <li><span style="border: 1px solid black; width: 10px; height: 10px; display: inline-block;"></span> Major Road Works</li> <li><span style="font-size: 1.2em;">★</span> Local Road to be Widened</li> </ul>	<p>All spiritual facilities (see Part 1) existing as at 24/6/95 and located in living or rural zones are deemed to be Class 2 scheduled activities (see Part 9).</p>
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