

Greater Christchurch Urban Development Strategy

Report To: UDS Implementation Committee
Meeting Date: March 2009
Subject: Plan Changes within the UDS sub-region
Report Author: Keith Tallentire (on behalf of IMG sub-group)

1. PURPOSE OF REPORT

This report presents, for information purposes only, an overview of the proposed Plan Changes being processed by UDS Partner authorities, both those lodged by private organisations and those promulgated by the Councils themselves.

2. OVERVIEW OF PLAN CHANGES

Proposed changes to City and District Plans are able to be initiated by the respective Councils themselves and also by a third party, most likely a private developer.

The attached table and map give an overview of the proposed Plan Changes being processed by UDS Partner authorities. This includes both those lodged by private organisations and those promulgated by the Councils themselves. Plan changes are identified as those which are largely residential (but may contain some commercial), those aimed solely at business development (industrial/office), and those outside the urban limit but catering for a rural residential housing type.

Information in the table includes the stage in the RMA process for each proposed plan change (i.e. from being lodged to notification then hearings, decisions and to any appeals), a brief factual description of the proposal, together with how this relates to the proposed settlement pattern as recommended within the Section 42A Officer report for Proposed Change No.1 to the RPS.

Across the UDS area there are also sixteen 'prospective' private plan changes known of, whereby pre-application discussions may have been held with a Council but a plan change proposal has yet to be lodged. Initial feedback suggests that the advancement of private plan changes shows no sign of declining within the current economic conditions and developers are potentially utilising this period to progress the planning aspects of new development in readiness for an upturn in the property market.

Note:

Legal advice in relation to this report suggests that as information in this report is extracted from publicly documented material and is for information purposes only it does not give rise to any pre-determination issues for member of the Committee. However, further discussion whereby any member expresses a view about the merits of all or any of the plan changes could effectively disbar that person from being on any associated hearing panel(s).

3. RECOMMENDATIONS

That the information on plan changes within the UDS sub-region be received and that similar updates be provided to this Committee on a six-monthly cycle.

UDS - Private and Council-led Plan Changes Overview – updated March 2009

Christchurch City Council - Private Plan Changes

TA Area + Ref No.	Location	PPC promoter	Status	Residential/ Business	Description	Notes
CCC-1	Belfast	Belfast 293	Appeal	Mostly residential, small business component	(S293 Applicant) Corresponds to Greenfield Residential ODP CN1. Between 1300-1500 households (Appeal on Variation 93)	High Court decision referred matters back to Env Court.
CCC-2	Clearwater	Clearwater/AMI	Appeal	Business/residential	Outside of PCI urban limit. AMI head office relocation seeking up to 8000m2 floorspace and additional car parking.	AMI office proposal being appealed by ECan to the High Court following Environment Court decision in Sep 08. High Court dates set for 16-18 March 2009. Further submissions closed on 23 Feb 09.
CCC-3	Belfast (Plan Change 22)	Calco Developments Ltd (Belfast Supacentre)	Notified 11 Oct 08	Business	Overlaps Greenfield Residential ODP CN4. Proposed new District Centre with approx 37,000m2 of retail floor space, as well as other commercial and community facilities floor space. Currently zoned Rural 3. Applicants seek rezoning to Business 2 (B2).	
CCC-4	Cumner Tce Ferrymead (Plan Change 28)	Kennaway Joint Ventures (Laings Construction)	Notified 22 Nov 08	Business	Corresponds to Greenfield Business ODP CB5. Currently zoned Special Purpose (Ferrymead). Applicants seek rezoning to Business 4 (B4) for commercial and industrial purposes.	Further submissions closed on 2 Mar 09.
CCC-5	Templeton Hosp.	Rookwood Holdings	Lodged (further information requested)	Business	Outside of PCI urban limit. Proposed for mainly light industry and offices.	
CCC-6	Marshlands	Prestons Road Limited	Lodged	Residential	Outside of PCI urban limit. Proposed mixed use 'urban village' over 205ha comprising 5000 new residents, 8000m2 retail and 4000m2 commercial/community space. Currently zoned Rural 3. Applicants seek rezoning to modified Living G.	
CCC-7	Lower Styx	Christchurch Golf Resort Ltd (Styx Golf Academy)	Lodged	Residential/Open Space	Outside of PCI urban limit but recommended for inclusion in Section 42A Officer Report. Clearwater-style golf resort incl. 150 housing units, 80-bed student hostel plus 80 villas and golf academy facilities on land currently zoned Rural 3.	

Selwyn District Council - Private Plan Changes

TA Area + Ref No.	Location	PPC promoter	Status	Residential/ Business	Description (incl. RPS PCI consistency)	Notes
SDC-1	West Melton (PC080003)	Hamish Wheelans	Appeal	Residential	Inside urban limit within existing zoning. Applicant seeking rezoning of largely Living 1 (Deferred) and Living 2 (Deferred) to enable comprehensive residential development at higher density than existing zoning allows. Plan change rejected by Council.	
SDC-2	Prebbleton (PC080002)	William Blake Limited and M & N Coffey (Connell Wagner)	Lodged	Residential	Corresponds to Greenfield Residential ODP SPI. Applicants seek rezoning of 19ha of rural (Inner Plains) land to Living XA (Deferred).	
SDC-3	Lincoln (PC080004)	Broadfield Estates Limited (Liffey Stream - Hobbs)	Notified 28 Feb 09	Residential	Corresponds to Greenfield Residential ODP SL3-5 Applicants seek rezoning of 28ha of rural (Outer Plains) land to Living 1 and Living Y (Deferred).	

Waimakariri District Council - Private Plan Changes

TA Area + Ref No.	Location	PPC promoter	Status	Residential/ Business	Description	Notes
WDC-1	Arlington (PO1)	Doncaster Developments	Notified 25 Oct 08	Residential/Rural Residential	Corresponds to part of Greenfield Residential ODP WR3 in west Rangiora. Applicants seek rezoning of 34ha of currently rural land to Residential 2 and 4A. Proposed 160 new households on 22ha plus rural residential outside of urban limit.	Submissions closed on 12 December 08.
WDC-2	East Rangiora (PO2)	Suburban Estates and Elizabeth Estates JV	Notified 7 Feb 09	Residential	Corresponds to part of Greenfield Residential ODP WR6. Applicant seeking rezoning of 7.7ha of currently rural land to Residential 2 with 25 lots proposed averaging 2000-2500m ² .	Submissions closed on 6 March 09.
WDC-3	East Rangiora (PO3)	Waghorn	Notified 7 Feb 09	Residential	Corresponds to part of Greenfield Residential ODP WR4. Applicant seeking rezoning of 4.3ha of currently rural land to Residential 2 with 49 lots proposed.	Submissions closed on 6 March 09.
WDC-4	Woodend	Ravenswood Developments Limited and Night March Farm Limited	Lodged. Being assessed for further information	Residential/Business	Corresponds to Greenfield Residential ODP WW1 and Business ODP WW2 in Woodend but also covers additional land outside of urban limit. Applicants seek rezoning of 135ha of currently rural land to Residential 6 and 6A and Business 1 and 2.	
WDC-5	Swannonoa	Canterbury Fields Management	Lodged. Further information requested	Rural Residential	Outside PCI urban limit. Applicant seeking rezoning of 10.1ha of currently rural land to Residential 4A with 10 lots proposed.	
WDC-6	Mandeville	JA & BL Properties	Lodged. Further information requested	Rural Residential	Outside PCI urban limit. Applicant seeking rezoning of 30ha of currently rural land to Residential 4A with 51 lots proposed.	

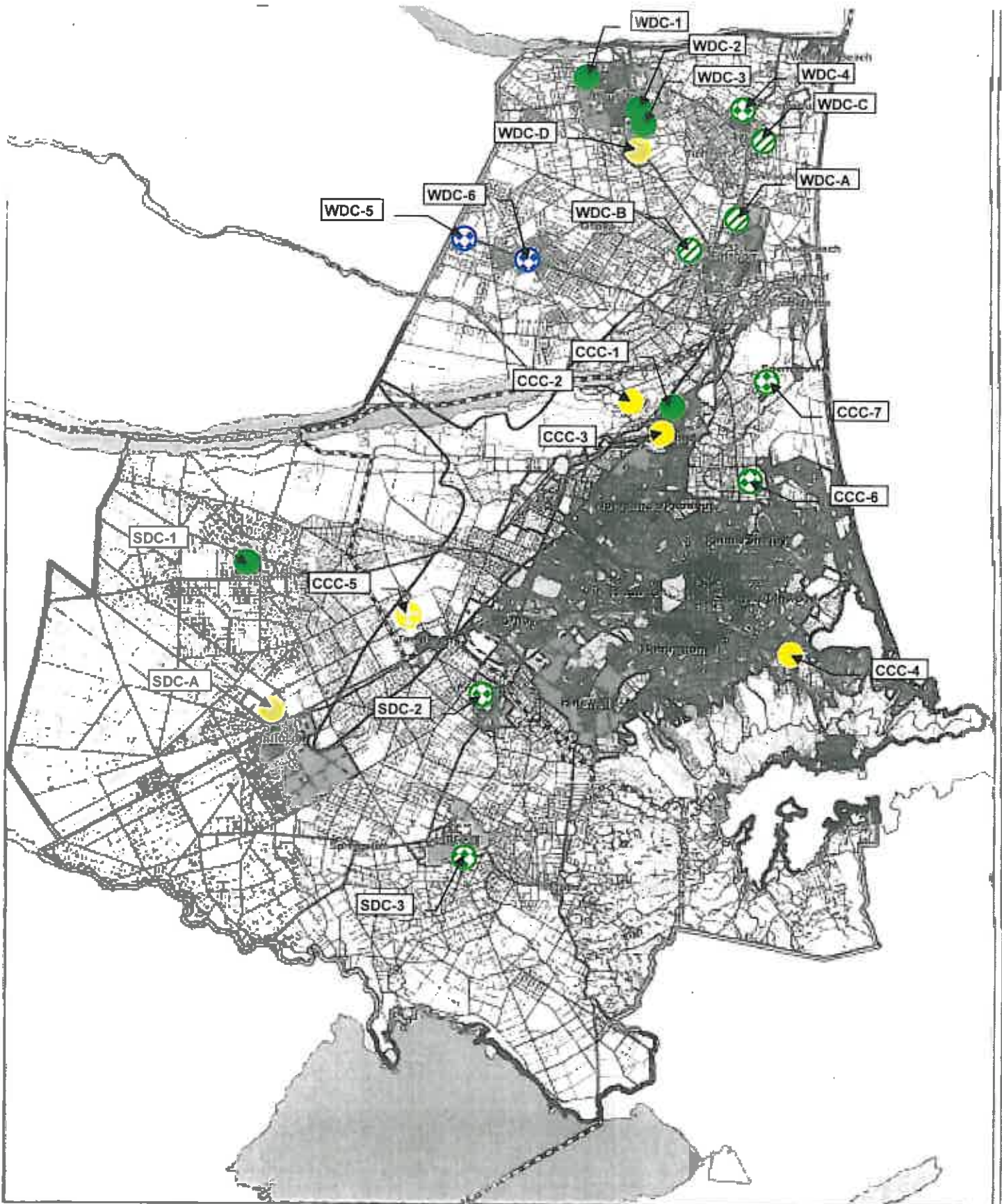
UDS – Council-led Plan Changes Overview

TA Area + Ref No.	Location	Council Reference	Status	Residential/ Business	Description (incl. RPS PCI consistency)	Notes
SDC-A	Rolleston (PC080005)	I-Zone	Hearings Dec 08	Business	Corresponds to Greenfield Business ODP SR2. Council proposes rezoning of 56ha of rural land west of Hoskyns Road to Business 2 and form part of the I-Zone Business Hub.	
WDC-A	Kaiapoi	Plan Change 17 (Area A)	Decision	Residential	Corresponds to Greenfield Residential ODP WK1.	Decisions released Dec 08 need for deferred residential rejected.
WDC-B	Kaiapoi	Plan Change 19 (Area E)	Decision	Residential/Business	Corresponds to Greenfield Residential ODP WK4, WK5 and WK6.	Decisions released Dec 08, deferred residential upheld.
WDC-C	Woodend	Plan Change 16 (Woodend East ODP)	Decision May 08	Residential	Inside PCI urban limit within existing zoning. Council rezoning of 31ha land zoned Deferred Residential 2 to Residential 2.	
WDC-D	Rangiora	Plan Change 28 (Southbrook)	Hearings Nov 08	Business	Inside PCI urban limit within existing zoning. Incorporation of ODP and Business 2 boundary adjustment. 130 ha site.	Decisions expected in March 09.

Status:

Prospective – Lodged – Notified – Hearings – Decision – Appeal

UDS Plan Change Summary (March 2009)



Proposed Change No.1 Including Variations 1 to 4:
**Map 1: Incorporating Officer Recommendations
 On Accepted Submissions**



Refer to City Council
 Recommendations
 Tables for further details

Existing Area - Business	Area Class
Existing Area - Residential	City Centre Centre
Mixed Activity Area	NZTA Airport Noise Contour
State of Historic Character Area - Area 1	Intensification Areas:
State of Historic Character Area - Area 2	Intensification Area 1
State of Historic Character Area - Area 3	Intensification Area 2
Proposed New/Revised	Intensification Area 3
Existing Residential	Intensification Area 4

UDS Plan Change Symbols:

- Private (Notified-Operative): residential/mixed
- Private (Notified-Operative): business
- Private (Notified-Operative): rural residential
- Private (Lodged): residential/mixed
- Private (Lodged): business
- Private (Lodged): rural residential
- Council (Notified-Operative): residential/mixed
- Council (Notified-Operative): business