

Resource Management Act 1991
Christchurch City Plan
Plan Change
Operative

**REZONING OF LAND CURRENTLY ZONED SPECIAL PURPOSE (AWATEA)
 ZONE AND RURAL 2**

Explanation

The purpose of the Plan Change is to facilitate future urban development within the block of land commonly known as the 'Awatea block'. The Awatea block is a total of 205 hectares in area. Currently land within the Awatea block is zoned Special Purpose (Awatea), Rural 2, Open Space 3 and Business 7. The approximate areas of land associated with the above stated zonings are 123 hectares, 25 hectares, 12 hectares and 44 hectares respectively. While the Awatea block comprises a total area of 205 hectares, only some 148 hectares of land is subject to a change of zoning. The zoning of existing Business 7 and Open Space 3 land within the Awatea block is not subject to this plan change, and as such, remains the same.

Therefore, the Plan Change seeks to rezone approximately 148 hectares of land currently zoned Special Purpose (Awatea) and Rural 2 for urban purposes. There are a number of reasons for undertaking a Plan Change over this area of land namely:

- The Special Purpose (Awatea) Zone is an interim 'holding' zone. The rezoning of land for urban purposes respects the Christchurch City Council's ("the Council's") commitment identified in the City Plan to the rezoning of this land for urban purposes.
- By way of earlier Council resolution, the Council provided an undertaking to land owners within the Special Purpose (Awatea) Zone to progress with a rezoning of the land. Rezoning of the land for urban purposes will fulfil Council's obligation and commitment in this regard.
- The Plan Change assists in meeting a market demand for residential and light industrial development in close proximity to established commercial and recreational services, with convenient access to the central city, in a form that is consistent with the urban growth provisions found within the City Plan. Further, it provides an opportunity for additional housing variety and choice for the City.
- The Plan Change is consistent and compatible with the existing land uses. This, in turn, will assist in the creation of a logical urban development pattern.
- The land currently appears as a 'missing tooth', having established urban development to the north, east and west.
- The land is identified as a 'Greenfields area' in Proposed Change 1 to the Regional Policy Statement.

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Council Decision: 31 March 2011

Plan Details: Planning Map 44A, 51A

File No: PL/CPO/3/5

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In addition, the land is an integral part of the South West Area Plan (SWAP) process which is a long-term plan for managing the effects of urban growth on the environment, infrastructure and communities. The draft SWAP identifies the Awatea block as being an area of land appropriate for urban development.

The Plan Change rezones approximately 148 hectares of land, currently zoned Special Purpose (Awatea) and Rural 2, to enable further urban development to occur.

With regard to the area of land subject to a change of zoning, there are two distinct parts:

- 1) Approximately 123 hectares of land, currently zoned Special Purpose (Awatea), and
- 2) Approximately 25 hectares of land of zoned Rural 2 located immediately to the north of, and across Awatea Road, land currently zoned Special Purpose (Awatea).

For the first part, the Plan Change removes the Special Purpose (Awatea) zone and replaces with a combination of Living G (Awatea) and Business 7 zones.

For the second part, the Plan Change removes the Rural 2 Zone and replace with a new Living G (Awatea) and Conservation 3 zone.

For Business 7 areas, the current Business 7 zone rules apply. Additional zone rules are included for the Business 7 land, particularly at the interface with existing or future residential land, to manage visual effects on residential character, amenity and outlook.

A new Living G (Awatea) Zone and associated provisions is included within the City Plan in recognition of the 'greenfield' characteristics of the land and its location on the city's periphery. The subdivision rules applying to the new Living G (Awatea) Zone ensure the anticipated level and density of urban development.

In the Living G (Awatea) Zone, an area of land has been identified as a Business 1 commercial area. For this area, the current Business 1 zone rules apply. An additional rule has been included to manage the visual effects of commercial buildings on residential character, amenity and outlook.

To ensure that future urban development over the entire 205 hectare Awatea block occurs in a comprehensive and integrated manner, development is subject to an outline development plan.

The Plan Change also includes necessary consequential changes and amendments to the text of the City Plan.

Further Information can be obtained on the Christchurch City Council web site.