

NOTE: The provisions proposed in this privately requested Plan Change have no legal effect until the Plan Change is made operative.

- a) INCLUSION OF PART OF THE PROPERTIES AT 254 AND 256 FITZGERALD AVENUE, RICHMOND IN THE EDGE HOUSING AREA OVERLAY OF THE SPECIFIC PURPOSE (ŌTĀKARO AVON RIVER CORRIDOR) ZONE
- b) INCLUSION OF THE PROPERTIES AT 5 HARVEY TERRACE, RICHMOND, IN APPENDIX 13.14.6.2 OF THE DISTRICT PLAN WITH AN ALTERNATIVE ZONING OF RESIDENTIAL MEDIUM DENSITY

#### Explanation

The properties in the application are privately owned. They are at the outer edge of the Specific Purpose (Ōtākaro Avon River Corridor) Zone and physically separated from the Avon River by Fitzgerald Avenue to the west and a wide strip of open land to the south. 256 Fitzgerald Avenue contains a block of 4 two-storey apartments. 254 Fitzgerald Avenue and 5 Harvey Terrace are vacant sites that were cleared of similar medium density housing following the Canterbury earthquakes. Because of their location and small size they would be able to make only an insignificant contribution to the intended environmental, cultural, ecological and cultural outcomes of the zone.

Because they are privately owned there is very little likelihood of the vacant sites being redeveloped for the primary purposes of the Specific Purpose (Ōtākaro Avon River Corridor) Zone.

The district plan already provides for a number of privately owned sites in the zone to be used for medium density housing, and also provides for new developments in the Edge Housing Areas shown on the Ōtākaro Avon River Corridor Development Plan in Appendix 13.14.6.1. The sites are similar to other nearby privately owned sites and Edge Housing Areas. Therefore it is considered that they are able to be redeveloped for residential purposes in accordance with the zone provisions and without causing adverse environmental effects.

The Plan Change proposes the following amendments:

(Any text to be added is shown in bold underlined text)

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Date Publicly Notified: 17 August 2022

Date Operative: DD Month YYYY

Council Decision Notified: DD Month YYYY

File No: PL/DP/X

Plan Details: Chapter 13.14 & 13.14.6.1 Development Plan

TRIM No: FOLDER22/785

a. Amend Chapter 13, Appendix 13.14.6.2 Pre-Earthquake Activities List, as follows:

<b>Legal Description</b>	<b>Address</b>	<b>Map Ref</b>	<b>Pre-Earthquake Zone</b>	<b>Alternative Zone</b>
(...)				
FLAT 1 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M <sup>2</sup>	1/256 Fitzgerald Avenue	32	L3 (Map 39A)	RMD
<b>Part of</b> FLAT 2 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M <sup>2</sup>	2/256 Fitzgerald Avenue	32	L3 (Map 39A)	RMD
FLAT 3, BALCONY AND STAIRS 3 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M <sup>2</sup>	3/256 Fitzgerald Avenue	32	L3 (Map 39A)	RMD
<b>Part of</b> FLAT 4, BALCONY AND STAIRS 4 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M <sup>2</sup>	4/256 Fitzgerald Avenue	32	L3 (Map 39A)	RMD
<b><u>Part of FLAT 7 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M<sup>2</sup></u></b>	<b><u>Part of 7/254 Fitzgerald Avenue</u></b>	<b><u>32</u></b>	<b><u>L3 (Map 39A)</u></b>	<b><u>RMD</u></b>
<b><u>Part of FLAT 8 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M<sup>2</sup></u></b>	<b><u>Part of 8/254 Fitzgerald Avenue</u></b>	<b><u>32</u></b>	<b><u>L3 (Map 39A)</u></b>	<b><u>RMD</u></b>
<b><u>FLAT 9 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M<sup>2</sup></u></b>	<b><u>9/5 Harvey Terrace</u></b>	<b><u>32</u></b>	<b><u>L3 (Map 39A)</u></b>	<b><u>RMD</u></b>
<b><u>FLAT 10 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M<sup>2</sup></u></b>	<b><u>10/5 Harvey Terrace</u></b>	<b><u>32</u></b>	<b><u>L3 (Map 39A)</u></b>	<b><u>RMD</u></b>
<b><u>FLAT 11 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M<sup>2</sup></u></b>	<b><u>11/5 Harvey Terrace</u></b>	<b><u>32</u></b>	<b><u>L3 (Map 39A)</u></b>	<b><u>RMD</u></b>
<b><u>FLAT 12 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M<sup>2</sup></u></b>	<b><u>12/5 Harvey Terrace</u></b>	<b><u>32</u></b>	<b><u>L3 (Map 39A)</u></b>	<b><u>RMD</u></b>
<b><u>FLAT 13 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M<sup>2</sup></u></b>	<b><u>13/5 Harvey Terrace</u></b>	<b><u>32</u></b>	<b><u>L3 (Map 39A)</u></b>	<b><u>RMD</u></b>
<b><u>FLAT 14 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M<sup>2</sup></u></b>	<b><u>14/5 Harvey Terrace</u></b>	<b><u>32</u></b>	<b><u>L3 (Map 39A)</u></b>	<b><u>RMD</u></b>
<b><u>FLAT 15 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M<sup>2</sup></u></b>	<b><u>15/5 Harvey Terrace</u></b>	<b><u>32</u></b>	<b><u>L3 (Map 39A)</u></b>	<b><u>RMD</u></b>

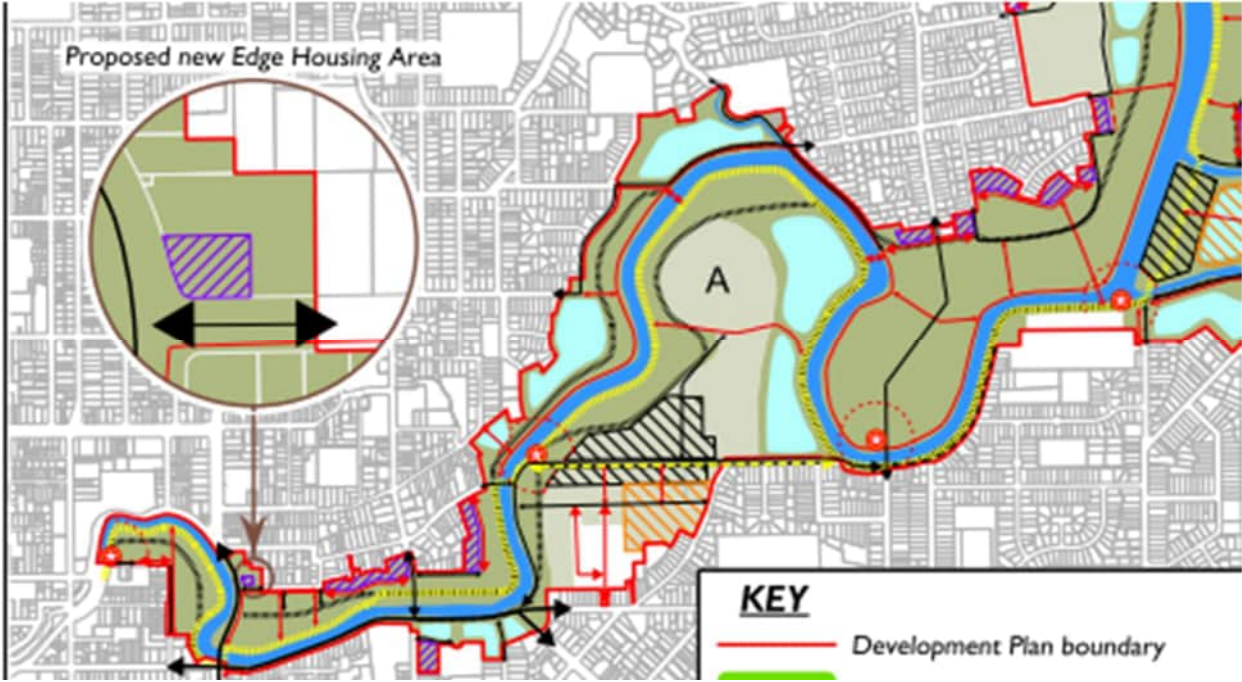
<b><u>FLAT 16 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M<sup>2</sup></u></b>	<b><u>16/5 Harvey Terrace</u></b>	<b><u>32</u></b>	<b><u>L3 (Map 39A)</u></b>	<b><u>RMD</u></b>
<b><u>FLAT 17 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M<sup>2</sup></u></b>	<b><u>17/5 Harvey Terrace</u></b>	<b><u>32</u></b>	<b><u>L3 (Map 39A)</u></b>	<b><u>RMD</u></b>
<b><u>FLAT 18 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M<sup>2</sup></u></b>	<b><u>18/5 Harvey Terrace</u></b>	<b><u>32</u></b>	<b><u>L3 (Map 39A)</u></b>	<b><u>RMD</u></b>
<b><u>FLAT 19 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M<sup>2</sup></u></b>	<b><u>19/5 Harvey Terrace</u></b>	<b><u>32</u></b>	<b><u>L3 (Map 39A)</u></b>	<b><u>RMD</u></b>
<b><u>FLAT 20 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M<sup>2</sup></u></b>	<b><u>20/5 Harvey Terrace</u></b>	<b><u>32</u></b>	<b><u>L3 (Map 39A)</u></b>	<b><u>RMD</u></b>
LOT 32 DP 54073	123 Hulverstone Drive	26	L1 (Map 33A)	RS
(...)				

- b. Inclusion of Flat 5/254 and Flat 6/254 Fitzgerald Avenue, parts of the properties at Flat 7/254 and Flat 8/254 Fitzgerald Avenue, and parts of Flat 2/256 and Flat 4/256 Fitzgerald Avenue, Richmond, comprising area A on the Proposed Future Site Boundaries Plan - Lots A, B and C shown below, in the Edge Housing Overlay shown on the development plan in Appendix 13.14.6.1 of the District Plan.

PROPOSED FUTURE SITE BOUNDARIES PLAN (LOTS A, B and C) – 254-256 FITZGERALD AVENUE, 5 HARVEY TCE



c. Amend the Ōtākaro Avon River Corridor Development Plan in Appendix 13.14.6.1 (see Attachment A) to include a new Edge Housing Area over the area marked A on the above plan, as shown below:



d. Amend Rule 13.14.4.1.1 P23 and P33 as shown below to indicate that vehicle access to 5 Harvey Terrace and 254 Fitzgerald Avenue is limited to Harvey Terrace only:

Activity	Activity specific standards
<p>P23 Any activities or facilities within a <a href="#">residential unit</a> established under Rule <a href="#">13.14.4.1.3</a> RD5, located within an Edge Housing Area Overlay shown on the Development Plan in Appendix <a href="#">13.14.6.1</a> which would be permitted activities in the Residential Suburban or Residential Suburban Density Transition Zone under Rules <a href="#">14.4.1.1</a> P1, P13-P15, P25 – P28.</p>	<p>a. The activity shall meet the activity specific standards of the applicable activity under the Residential Suburban or Residential Suburban Density Transition Zone Rule <a href="#">14.4</a>.</p> <p>b. <u>For any residential activity in the Edge Housing Area at 254 Fitzgerald Avenue, vehicle access to the site shall be limited to Harvey Terrace only.</u></p>
<p>(...)</p>	
<p>P33 Any activities or facilities on a site listed in Appendix <a href="#">13.14.6.2</a> and identified with an Alternative Zone of RMD, which are permitted activities under Residential Medium Density Zone Rule <a href="#">14.5.1.1</a> P1, P4 – P6, P16 – 17, P20 – P21.</p>	<p>a. The built form standards in Rule 13.14.4.2 do not apply.</p> <p>b. The activity shall meet the applicable activity specific standards and built form standards of the Residential Medium Density Zone.</p> <p>c. <u>For any residential activity on the sites at 5 Harvey Terrace listed in Appendix 13.14.6.2, vehicle access to the site shall be limited to Harvey Terrace only.</u></p>

- e. Amend restricted discretionary activity RD1 to include matters of discretion related to car parking and vehicle access:

13.14.4.1.3 Restricted discretionary activities

Activity	The Council's discretion shall be limited to the following matters:
RD1 <ul style="list-style-type: none"> <li>a. Any activity listed in Rule <a href="#">13.14.4.1.1</a> P1 – P43 and Rule <a href="#">13.14.4.1.3</a> RD2 – RD7 that does not meet one or more of the built form standards in Rule <a href="#">13.14.4.2</a>, unless otherwise specified.</li> <li>b. Any application arising from this rule shall not be publicly notified.</li> </ul>	<ul style="list-style-type: none"> <li>a. As relevant to the built form standard that is not met:               <ul style="list-style-type: none"> <li>i. Road boundary setback – Rule <a href="#">13.14.5.3</a></li> <li>ii. Internal boundary setback – Rule <a href="#">13.14.5.4</a></li> <li>iii. Outdoor storage areas – Rule <a href="#">13.14.5.5</a></li> <li>iv. Fencing – Rule <a href="#">13.14.5.6</a></li> <li>v. Recession planes – Rule <a href="#">13.14.5.7</a></li> <li>vi. Water supply for firefighting – Rule <a href="#">13.14.5.8</a></li> <li>vii. Ecological enhancement planting – Rule <a href="#">13.14.5.9</a></li> <li>viii. <u>Onsite car parking and vehicle access – Rule <a href="#">13.14.5.11</a></u></li> </ul> </li> </ul>
RD3 <ul style="list-style-type: none"> <li>a. Residential units located within an Edge Housing Area Overlay shown on the Development Plan in Appendix <a href="#">13.14.6.1</a>.</li> <li>b. Any application arising from this rule shall not be publicly notified.</li> </ul>	<ul style="list-style-type: none"> <li>a. <u>Onsite car parking and vehicle access – Rule <a href="#">13.14.5.11</a></u></li> <li>b. Edge and Trial Housing residential design principles – Rule <a href="#">13.14.5.13</a></li> </ul>

- f. Amend built form standards in Rule 13.14.4.2.11 as shown below to limit vehicle access to the sites at 254 Fitzgerald Avenue and 5 Harvey Terrace to Harvey Terrace only:

13.14.4.2.11 Car Parking and Vehicle Access

- a. Car [parking spaces](#) shall be located at the rear or side of [buildings](#) on a [site](#), except for car parking spaces associated with a [residential activity](#).
- b. One indigenous tree shall be planted for every 5 ground level uncovered car [parking spaces](#) provided on a [site](#).
- c. Where a car [parking area](#) is greater than 5000m<sup>2</sup>, car parking shall be divided into areas of no more than 2500m<sup>2</sup> in area, with car [parking areas](#) being separated from each other by a minimum 2 metre wide ecological enhancement planting area planted in accordance with Rule [13.14.4.2.10](#).
- d. For residential activities at 5 Harvey Terrace and in the Edge Housing Area at 254 Fitzgerald Avenue, vehicle access shall be limited to Harvey Terrace only.

- g. Amend matters of discretion in Rules 13.14.5.11 and 13.14.5.13 to include considerations of the impacts of vehicle access location as follows:

13.14.5.11 Onsite car parking and vehicle access

- a. The extent to which the car [parking area](#):
  - i. Will be visually prominent in the surrounding environment;

- ii. Is of a scale that will detract from the general character of the area within which it is located, as outlined in Policy [13.14.2.1.1](#);
  - iii. Will give rise to nuisance effects;
  - iv. Will be designed and landscaped to mitigate visual effects, including consideration of the General Rules and Procedures, Appendix [6.11.6](#), Part B: Tree species information and guidance only, non-statutory requirements;
  - v. Will promote a safe physical environment and reflect [CPTED](#) principles; and
  - vi. May impact on cultural considerations including provision for the integrated management of stormwater, impacts on access and extent of indigenous planting and habitats, and the relationship to sites and features that are wāhi tapu and wāhi taonga.
- b. The extent to which the location of vehicle access to residential properties at 254 Fitzgerald Avenue and 5 Harvey Terrace will affect the safety and efficiency of traffic movements on Fitzgerald Avenue, and impact on the continuity of landscaping treatment along Fitzgerald Avenue.

#### 13.14.5.13 Edge and Trial Housing residential design principles

- a. The extent to which the design of the development will complement the surrounding natural and cultural environment, including the intended indigenous natural environment of the Ōtākaro Avon River Corridor and any features or sites of significance to Ngāi Tahu.
- b. The extent to which the development contributes to the adjacent street and [public open spaces](#) (including the Ōtākaro Avon River) within the Ōtākaro Avon River Corridor being lively, safe and attractive, including:
  - i. The extent to which the development orientates building frontages including entrances and windows to [habitable spaces](#) toward the street and adjacent [public open spaces](#);
  - ii. The avoidance of garages or [parking areas](#) that will dominate the frontage of the development; ~~and~~
  - iii. The extent to which the location of vehicle access to the residential property at 254 Fitzgerald Avenue will impact the continuity of landscaping treatment along Fitzgerald Avenue and affect the safety and efficiency of traffic movements on Fitzgerald Avenue; and
  - iv. The degree to which fencing enables interaction between the house and public space.
- c. The incorporation of [CPTED](#) principles to achieve a safe, secure environment, (...)

Appendix 13.14.6.1 Development Plan for Ōtākaro Avon River Corridor

