

25 March 2022

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David Mountfort
Mountfort Planning Ltd
259A Ashgrove Terrace
Somerfield
Christchurch 8024

Dear David

Thank you for lodging Private Plan Change 11 for the inclusion of the property at 5 Harvey Terrace in Appendix 13.14.6.2 of the District Plan, with an alternative zoning of Residential Medium Density, and the property at 254 Fitzgerald Avenue in the Edge Housing Areas Overlay shown on the Ōtākaro Avon River Corridor Development Plan in Appendix 13.14.6.1.

In accordance with clause 23 of Schedule 1 of the Resource Management Act (RMA) the Christchurch City Council (the Council) requests the following information:

Planning

- 1) A revised table in Appendix 13.14.6.2 amending the proposed list of properties. Please see the attached copy of the plan change document with comments/ recommended tracked changes indicating the necessary amendments.
- 2) A revised section 32 Evaluation Report to reflect the proposed amendments in the plan change document.
- 3) A revised Assessment of Environmental Effects to include consideration of the relevant transport provisions, with reference to #4 below.

Transport

- 4) Please provide new rules to limit vehicle access to the application site from Fitzgerald Avenue. Please see attached copy of plan change document with comments/ recommended tracked changes.

Please note that the requested amendment to the property boundaries of 254 and 256 Fitzgerald Avenue and 5 Harvey Terrace on Planning Map 32 of the District Plan cannot be processed through a private plan change. Parcel boundaries are automatically updated on the planning maps when new titles are issued through the subdivision consent process.

The further information and the amendments identified above are necessary to ensure the accuracy of the information and the proposed Plan provisions, and to enable the Council to better understand the ways in which any adverse effects of the proposal may be mitigated.

If the applicant declines under clause 23(5) of Schedule 1 of the RMA to provide further information, the Council may at any time reject the request or decide not to approve the plan change requested for public notification, if it considers that it has insufficient information to enable it to consider or approve the request.

To avoid unreasonable delay, please do not hesitate to call or email Anita Hansbury (Anita.Hansbury@ccc.govt.nz) if any clarification on the above further information request points is needed to facilitate a response. Council would like to engage where appropriate with the applicant to enable the Private Plan Change to be processed in a timely manner and we are happy to organise meetings, as necessary.

Kind regards
Anita Hansbury