

Date 23 July 2024
Application Private Plan Change - PC0001/23 - 259 Alford Forest Road
Memo to Jane Donaldson, Strategy & Compliance Group
From Lauren Wright, Planning Team



Private Plan Change Application to rezone 259 Alford Forest Road from Residential D to Residential C and to adopt the operative provisions of the Residential C Zone onsite.

1. RECOMMENDATION

That in respect to PC0001/23, lodged by *Pajanti Limited* (the Applicant) on the 23rd of July 2024, the request be accepted in full and for public notification to proceed pursuant to Schedule 1, Clause 25(2)(b) of the Resource Management Act 1991 (RMA).

2. SUMMARY OF PROPOSED PLAN CHANGE

The Applicant has requested to rezone their 1.0091Ha property to provide for higher density residential development onsite than what is currently permitted under the Residential D zoning. An Outline Development Plan (please see Appendix 1) has been prepared by the Applicant to illustrate their proposed 12-lot subdivision alongside phrasing for an additional Site Standard to be included within Chapter 4 (Residential) and Chapter 7 (Subdivision) of the Operative Ashburton District Plan:

Rule: Pajanti Outline Development Plan

Any subdivision and/or development within the Pajanti Outline Development Plan shall be undertaken in general accordance with that Outline Development Plan included within Appendix 4.7 of the Residential Zone Chapter of the District Plan.

3. INITIAL REVIEW

Consideration of PC0001/23 to date has been limited to an initial assessment by Council Planning, Assets and Open Spaces Team staff. Sufficient information is deemed to have been provided by the Applicant to ensure that Council will be able to adequately assess the application and reach a conclusion regarding its merits. The proposal is not considered to be in direct conflict with any other statutory planning documents or processes and no grounds to warrant rejection from the outset (in accordance with Clause 25(4)) have been identified.

Originally lodged on the 11th of April 2023, an initial request for further information was issued on the 1st of May 2023. Communication between the Planning Team and Applicant has continued intermittently since, with the final version of the application received by Council on the 23rd of July 2024.

4. CONSULTATION

Statutory consultative provisions of the RMA are mandatory for any accepted Private Plan Change Application. The accepting of PC0001/23 for notification under Clause 25(2)(b) will require Council to publicly notify the application within four months of the decision date. Notification will include serving notice on all directly affected parties and organizations. This will allow interested parties to participate in the process through submissions, further submission and at a hearing.

Acceptance for notification by Council at this stage does not indicate Council's support for the proposal. The opportunity for Council to recommend that the proposal be supported, amended or opposed at a hearing through the submission process remains. The benefit of accepting the proposal for public notification is that it will allow the public to have input in the process to inform the assessment of the request.

Recommendation made by: Lauren Wright, Planner

Date: 23rd of July 2024

5. DECISION

Acting under delegation from Ashburton District Council, the recommendation contained within this report is adopted / ~~rejected~~.

Signed: J. Donaldson Date: 23/7/24

Jane Donaldson
Strategy and Compliance, Group Manager