

**BEFORE THE CHRISTCHURCH REPLACEMENT DISTRICT PLAN
HEARINGS PANEL**

IN THE MATTER of the Resource Management Act
1991 and the Canterbury Earthquake (Christchurch
Replacement District Plan) Order 2014

AND

IN THE MATTER of the Proposed Christchurch
Replacement District Plan – Stage One generally

**MEMORANDUM FOR AARON TRAVEL LIMITED
REGARDING RELIEF SOUGHT
19 DECEMBER 2014**

STEWART FLETCHER - PLANNING SERVICES

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MAY IT PLEASE THE HEARINGS PANEL

1. This Memorandum is filed on behalf of Aaron Travel Limited (**Aaron Travel**) in response to the Independent Hearings Panel's direction of 3 December 2014 requiring that all submitters specify the relief sought by way of amended provisions on the remaining Stage 1 proposals.
2. Aaron Travel sought that the zoning of their site at 470 Sawyers Arms Road, together with other properties in the local area be reconsidered. It was suggested that it may be more appropriate for several of the properties in the local area to be zoned for some form of low intensity commercial activities or light industry. In the alternative it was suggested it may be more appropriate to start relaxing some of the rules for the Rural Zone but this would be considered less ideal and would only provide a short term solution.
3. On the basis of now being required to specify a specific relief sought it is requested that the submitters site and those properties within an approximate 500 metre radius are zoned Commercial Fringe including specific identification as the Harewood Light Commercial Fringe zone. In addition it is sought that section P21 is inserted in the Plan at Rule 15.3.2.1 as follows:

15.3.2.1 Permitted activities

In the Commercial Fringe Zone the Activities listed below are Permitted Activities if they comply with any Activity Specific Standards set out in the table below and the Built Form Standards in Rule [15.3.3](#). Note the Built Form Standards do not apply to an activity that does not involve any [development](#).

Activities may also be Restricted Discretionary, Discretionary, Non-Complying or Prohibited, as specified in Rules [15.3.2.3- 15.](#)

Activity	Activity Specific standards
	Any new building , alteration, addition or repair to an existing building or a relocatable building or relocation of a building for any of the following activities:
P21	<p>Activities P1 to P19 in Rule 15.3.2.1 in the Harewood Light Commercial Fringe zone at Harewood.</p> <p>a) For activities P1 to P16 any development shall comply with the following additional requirements:</p> <ol style="list-style-type: none"> 1. Comprise less than 1,500m² GFA at ground floor level; and 2. Be setback a minimum of 15 metres from Sawyers Arms Road. 3. Have a maximum ground coverage of 30% 4. Be setback a minimum of 10 metres from side boundaries 5. Any activity shall not generate more than 60 vehicle movements per day 6. Include a purpose designed landscape plan, prepared by a suitably qualified professional, specific to the site, which achieves the following objectives

		<ul style="list-style-type: none">i. <u>Any building is not visually dominant when viewed from a public place;</u>ii. <u>Significant planting is established around the perimeter of the entire site (excluding access) with a minimum width of 4 metres.</u>iii. <u>A mix of plantings is utilised to provide a variety of colours, species, heights and densities.</u> <p>b) <u>All other activity specific standards for P1 to P19 shall apply.</u></p>
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4. The above provides specific direction as to changes sought. Should it so be desired, Aaron Travel is agreeable to further dialogue to develop the requested changes further if so required.



Stewart Fletcher
Representative for Aaron Travel Ltd