

Public notice of proposals

1. The Christchurch City Council has prepared the following twelve proposals (the proposals) to replace some of the provisions of the operative Christchurch City Plan and the Banks Peninsula District Plan. These proposals apply to all of the district, except as specified below. The objectives, policies, rules and other methods that together form each proposal have been subject to review and as they set the framework for development and the management of resources in the district, every ratepayer and resident in the district is likely to be directly affected by one or more of the proposals.

Proposal / chapter	Objectives/policies	Rules / Methods
1. Introduction	N/A	N/A
2. Definitions	N/A	N/A
3. Strategic Directions	All of district (including the “Central City”, being that part of the City contained within Bealey, Fitzgerald, Moorhouse, Deans and Harper Avenues)	N/A
5. Natural Hazards	All of district (excluding Central City), for general, flooding (excluding high hazard flooding and flood ponding areas), liquefaction, slope stability and an interim policy for coastal hazards	All of district (excluding Central City), for general, flooding, (excluding high hazard flooding and flood ponding areas), liquefaction and slope stability
6. General Rules and Procedures	N/A	All of district (excluding Central City), but only for Temporary Earthquake Recovery Activities
7. Transport	All of district (excluding Central City)	All of district (excluding Central City)
8. Subdivision, Development and Earthworks	All of district, except for Earthworks (excluding Central City)	Except for Earthworks. Otherwise, all Residential, Commercial and Industrial zones (excluding any in Central City), except for: <ul style="list-style-type: none">- CERA ‘Residential Red Zone’- CERA ‘Port Hills Red Zone’- The following zones in the Christchurch City Plan:<ul style="list-style-type: none">- All Living G zones- Living H (Hills) zone- Living RS (Rural Settlement) zone- Living RS (Rural Settlement) zone- Living RV (Rural Village) zone- Living TMB (Taylors Mistake Bach) zone- Living 4C (Central New Brighton Character) zone- Living 5 (Travellers Accommodation) zone- The following zones in the Banks Peninsula District Plan:<ul style="list-style-type: none">- Small Settlements zone- Papakainga zone- Akaroa Hill Slopes zone
10. Designations	All existing designations sought to be rolled over by requiring authorities including those in Central City (other than Council’s designations). Plus one new requirement, Orion New Zealand Limited for Bromley zone substation	
12. Hazardous Substances and Contaminated Land	All of district (excluding Central City), but only for management of Contaminated Land for Human Health	All of district (excluding Central City), but only for management of Contaminated Land for Human Health
14. Residential	All of district (excluding Central City) (note also includes rezoning of North Halswell and South of Buchanans Road – currently zoned Rural in the Operative City Plan), except for: <ul style="list-style-type: none">- CERA ‘Residential Red Zone’- CERA ‘Port Hills Red Zone’- the following zones in the Operative City Plan (excluding any in Central City):<ul style="list-style-type: none">- Special Amenity Area overlays- All Living G zones- Living H (Hills) zone- Living RS (Rural Settlement) zone- Living RV (Rural Village) zone- Living TMB (Taylors Mistake Bach) zone- Living 5 (Travellers Accommodation) zone- the following zones in the Banks Peninsula District Plan:<ul style="list-style-type: none">- Small Settlements zone- Papakainga zone- Akaroa Hill Slopes zone- the provisions of the Banks Peninsula Conservation Zone (that relate to additions, alterations and demolitions of existing buildings and construction of new buildings only)	Same as for objectives/policies (note also includes rezoning of North Halswell and South of Buchanans Road (currently zoned Rural in the Operative City Plan)
15. Commercial	All of district (excluding Central City) (note also includes rezoning at North Halswell – currently zoned Rural in the Operative City Plan)	All of district (excluding Central City) (note also includes rezoning at North Halswell – currently zoned Rural in the Operative City Plan) except for: <ul style="list-style-type: none">- New Brighton
16. Industrial	All of district	All of district, except for: <ul style="list-style-type: none">- Lyttelton Port zone (Banks Peninsula District Plan)- North West Review Area- Area bounded by Avonhead and Russley Roads and Memorial Avenue
Proposed Planning Maps that reflect the provisions listed above: <ul style="list-style-type: none">· 5, 11, 12, 17 – 20, 23 – 27, 29 – 50, 52, 53, 57 – 59, 61, 62, 70, 75 and 77· Proposed Natural Hazard Maps 1 – 78		

The list of provisions in the operative Christchurch City Plan and Banks Peninsula District Plan that are intended to be replaced by the proposals is a significant size and therefore a copy of that list can be found online at proposeddistrictplan.ccc.govt.nz and also at the Council facilities as referred to in 2. below. That list of operative provisions forms part of this Public Notice.

2. The proposals may be inspected during normal opening hours at any of the Council's Service Centre offices, Council libraries and on the Council's website from where the proposal may be downloaded. For details of your nearest service centre, please telephone 941 8999.

Please contact David Punselie, Statutory Administration Officer, phone 941 8527 if you have any questions about the proposal.

3. The following persons may make a submission on any of the proposals:

- (a) the Christchurch City Council; and
- (b) any other person unless that person could gain an advantage in trade competition through the submission, in which case the person may make a submission only if the person is directly affected by an effect of the proposal that—
 - (i) adversely affects the environment; and
 - (ii) does not relate to trade competition or the effects of trade competition.

4. To lodge a submission, send a written or an electronic submission in the prescribed form to the Christchurch City Council at:

District Plan Submissions
Christchurch City Council
PO Box 73001
Christchurch 8154

or dpreview@ccc.govt.nz

The submission must state whether or not you wish to be heard on your submission.

5. **Submissions close on
Wednesday 8 October 2014 at 5pm.**

6. The process for public participation in the consideration of the proposals under the Act is as follows:

- (a) after the closing date for submissions, Christchurch City Council will publish all submissions and give notice of the availability of the submissions and where the submissions can be inspected; and
- (b) there must be an opportunity for the following persons to make a further submission in support of, or in opposition to, the submissions already made:
 - (i) any person representing a relevant aspect of the public interest; and
 - (ii) any person who has an interest in the proposal greater than the general public has; and
 - (iii) the Minister for the Environment and the Minister for Canterbury Earthquake Recovery; and
 - (iv) the Christchurch City Council.
- (c) a hearing must be held; and
- (d) the Minister for the Environment and the Minister for Canterbury Earthquake Recovery will appoint a hearings panel to hold a hearing and make decisions on submissions to the proposals; and
- (e) the following persons have the right to appeal to the High Court against the decision of the hearings panel but only on a question of law:
 - (i) a person who made a submission on a provision or matter that is the subject of the appeal; and
 - (ii) the Minister for the Environment and the Minister for Canterbury Earthquake Recovery; and
 - (iii) the Christchurch City Council; and
 - (iv) in the case of a decision on a requirement, the relevant requiring authority or heritage protection authority and owners and occupiers of land that are directly affected by the decision.

Date: 27 August 2014

Michael Theelen
Chief Planning Officer
Christchurch City Council

Contact Details:

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