

Frequently Asked Questions

What happens next in the process?

The feedback received from the public on the proposed rezoning of the three areas to business will be considered by Council ahead of preparing a plan change. A summary of the issues will be prepared and available for the public to read together with how each issue will be addressed.

For more information on the process please click on the following link –

<http://www.ccc.govt.nz/thecouncil/policiesreportsstrategies/areaplans/northwestreviewarea/index.aspx>

Can I make comments on other uses that should be allowed in the area if I oppose the zoning for business?

You are invited to give your views on the future of each area and whether you support or oppose the proposed zoning. In doing so, please tell us what other uses should be considered in the three areas.

The Council will consider all comments.

Why is housing not allowed in the areas identified for rezoning to business?

The areas proposed for rezoning to business are inside an airport noise contour line defined in a policy document known as Proposed Change 1 to the Regional Policy Statement. Noise sensitive activities including housing are to be avoided inside the airport noise contour to minimise effects on people's health and safety and to avoid complaints that may otherwise affect the airport's future operation and development.

What is the Land Use Recovery Plan?

The Land Use Recovery Plan (LURP) is being prepared to support the recovery of Greater Christchurch by ensuring a sufficient supply of land for housing and business over the next 10 – 15 years. More information is available on the Recovery Plan here –

<http://ecan.govt.nz/our-responsibilities/regional-leadership/Pages/LURP.aspx>

The LURP may include a range of tools and incentives to ensure the provision of housing and business activities including changes to statutory planning documents prepared under the Resource Management Act.

A preliminary draft recovery plan will be consulted on from March 2013.

What are NZTA's plans for Russley Road?

The NZTA have plans for upgrading Russley Road/ Johns Road, which you can read more about on the following webpage -

<http://www.nzta.govt.nz/projects/christchurch-western-corridor/index.html>

How are NZTA's plans being considered by Council in planning the rezoning of the three areas to business?

In planning the three areas for rezoning, there is a need to assess the effects of development on surrounding roads and the environment i.e. amenity of residential areas where there may be an increase in traffic. The routes that traffic take and the amount of traffic on local roads will be affected by proposed changes to Russley Road, for example the closure of Avonhead Road, and there is a need to consider the effects of this as a part of investigations.

What has Council done to address parking problems around the Airport Business Park incl. Fernhall Street and surrounding residential streets?

The Fendalton Waimairi Community Board considered the parking and traffic problems around the Airport Business Park (incl. Fernhall Street and adjoining streets) at its meeting on the 16th October 2012. The report and proposed parking plan presented to the Board are available to view here

<http://www1.ccc.govt.nz/council/agendas/2012/october/fendaltonwaimairi16th/index.asp>

The decisions of the Board on the report are available to view here -

<http://www1.ccc.govt.nz/council/proceedings/2012/november/communityboardminutes/fendaltonwaimairicomcommunityboard16october2012minutes.pdf>

What is Council going to do to prevent similar parking and traffic problems in the residential streets surrounding each area proposed for rezoning?

The Council will be undertaking work over the coming months to assess the potential traffic effects of the proposed rezoning. The investigations will also consider the potential demand for car parking on the sites proposed for rezoning and what impact that may have on surrounding residential streets.

The Council will also consider how the effects can be minimised and the ways in which this will be achieved.

What consideration has Council given to other areas for rezoning to business including land west of Russley Road?

The Council considered the appropriateness of different areas for business in the North West Review Area including land west of Russley Road. Each area was assessed against a range of environmental, social and economic criteria. The assessment of each area including the conclusions are explained in the report available on the following webpage –

<http://www.ccc.govt.nz/thecouncil/policiesreportsstrategies/areaplans/northwestreviewarea/index.aspx>