

North West Christchurch - Proposed Plan Change for Business Rezoning

Frequently Asked Questions

Has the Council already made up its mind on the proposed use of Area 3?

No. However, the Council considers there is a case for the use of all or part of this area for business activities. This is based on a review of the North West area, which concluded that industrial and other business activities are appropriate and identified the area for rezoning.

While the Council has made a decision for staff to prepare a plan change, the Council will consider all comments and how issues can be addressed. This may include views that the area should not be rezoned for business.

What consideration has been given to extension of the cemetery?

The Draft Cemeteries Plan states that options will be investigated for acquiring land adjacent to Avonhead cemetery for future expansion. The proposed rezoning does not remove the opportunity for the acquisition of land and the effects of the proposed rezoning on the existing and future cemetery extension will be considered.

What consideration has Council given to the impacts of the proposed rezoning on the internment site for victims of the February 2011 Earthquake and those who have lost loved ones?

The earthquake internment site is of significance to the community, particularly to those who lost loved ones. The proposal for rezoning the area to business therefore needs to be sensitive to the surroundings and ensure a peaceful and respectful environment is maintained.

The plan change will need to consider options to minimise or avoid adverse effects including a minimum distance that buildings can be setback from the boundary, the siting and scale of any new buildings in close proximity to the site and landscaping requirements. Consideration will also be given to the parts of Area 3 appropriate for development.

Why are “no complaints” covenants or requirements for noise insulation considered rather than preventing housing in the airport noise contour?

“No complaints” covenants are a method used to avoid complaints regarding noise and other effects and can be applied through resource consents. Councils can also include requirements in planning documents and through resource consents for sound-proofing of residential buildings to minimise the effects of airport noise. However, they are not necessarily effective in addressing potential consequences of high exposure to aircraft noise including:

- Negative effects on people’s health and safety
- A change in people’s way of life, for example, spending more time inside with the windows closed rather than enjoying outdoor activities

How can Council say the proposed rezoning of land for business will support the recovery of the City when the review of the area commenced prior to the September 2010 earthquake?

The Council's review of the North West area resulted from decisions made in 2009. Over 2011/2012, the review considered the land uses that should be allowed within the area and the most appropriate locations for industrial and other business uses.

The decision to rezone three areas for industrial uses was based on the need to ensure an adequate supply of land to meet future demand and to support the growth of the City. Since the earthquakes, this has been exacerbated by the relocation of businesses from the Central City to industrial areas in the North West. Therefore providing additional land can support recovery of the City by accommodating businesses that are relocating or are new to Christchurch.

The areas identified for rezoning are unique relative to other industrial areas of the City in that they are in close proximity to the airport and State Highway network. It is these factors that contribute to the identification of the three areas for business.

Local road are already at capacity. More development will result in unmanageable parking and traffic problems

Over the coming months, Council staff will assess the potential effects of the proposed rezoning on capacity of the road network, safety of all road users and the amenity of the surrounding environment, and will consider the options for avoiding and minimising impacts. This will also have regard to the combined effects of current and future development in the area including Dakota Park, the airport's business park and the private plan change request seeking the rezoning of land between Avonhead Road and Memorial Ave for business.

What can the Council do to prevent the negative traffic and parking effects currently experienced on Fenhall and surrounding streets?

The investigations to assess effects of the proposed rezoning will consider a number of options to manage traffic and parking effects including:

- The quantum of parking required as a part of any development
- Capping the number of trips from any development
- Limiting the scale and intensity of any future development
- Directing heavy traffic (trucks, etc.) towards specific access points
- Restricting parking on Hawthornden Road and surrounding residential streets
- Requiring businesses locating in the area to develop and implement travel plans that encourage employees to use alternative modes of travel including walking, cycling and taking the bus

Where will the access points for Area 3 be located?

Investigations over the coming months will assess different options for access to Area 3 having regard to effects on the surrounding environment including the proximity to housing, schools, kindergartens and the park.

How could threats to the aquifers be managed?

The areas proposed for rezoning are above unconfined and semi-confined aquifers that contribute to the City's water supply. In planning any development in the area, there is a need to ensure negative effects on the groundwater aquifers, such as pollution, are avoided through controlling the activities that are allowed in the area. This will include restrictions on the discharge of wastewater to effectively limit the use of the areas to 'dry industries', being companies that have low wastewater discharge volumes. In other parts of the City, limits have also been put on the use and storage of hazardous substances, which will also be appropriate for the three areas proposed for rezoning.