

Christchurch City Council North West Christchurch – Proposed Plan Change for Business Rezoning *A vision for the future*

We need your input

We're here to listen to your thoughts and ideas on the proposed rezoning of three areas to business on the north-west edge of the city for industrial and other business uses. Christchurch City Council will consider your feedback and how it can be addressed in the preparation of the plan change.

Your feedback is needed by 5pm on the 28 March 2013. You can provide feedback in a number of ways including:

- Speaking with staff today or at the other events planned
- Online using the form on the Council website at ccc.govt.nz/haveyoursay
- By email to nwra@ccc.govt.nz
- Filling out the 'Feedback form' and leaving it in the drop box or taking it away with you and returning it by freepost (address is on the form) or in person to Civic Offices, 53 Hereford Street.

Information on how to make a submission is included in the handout on the proposed plan change.

What is a plan change?

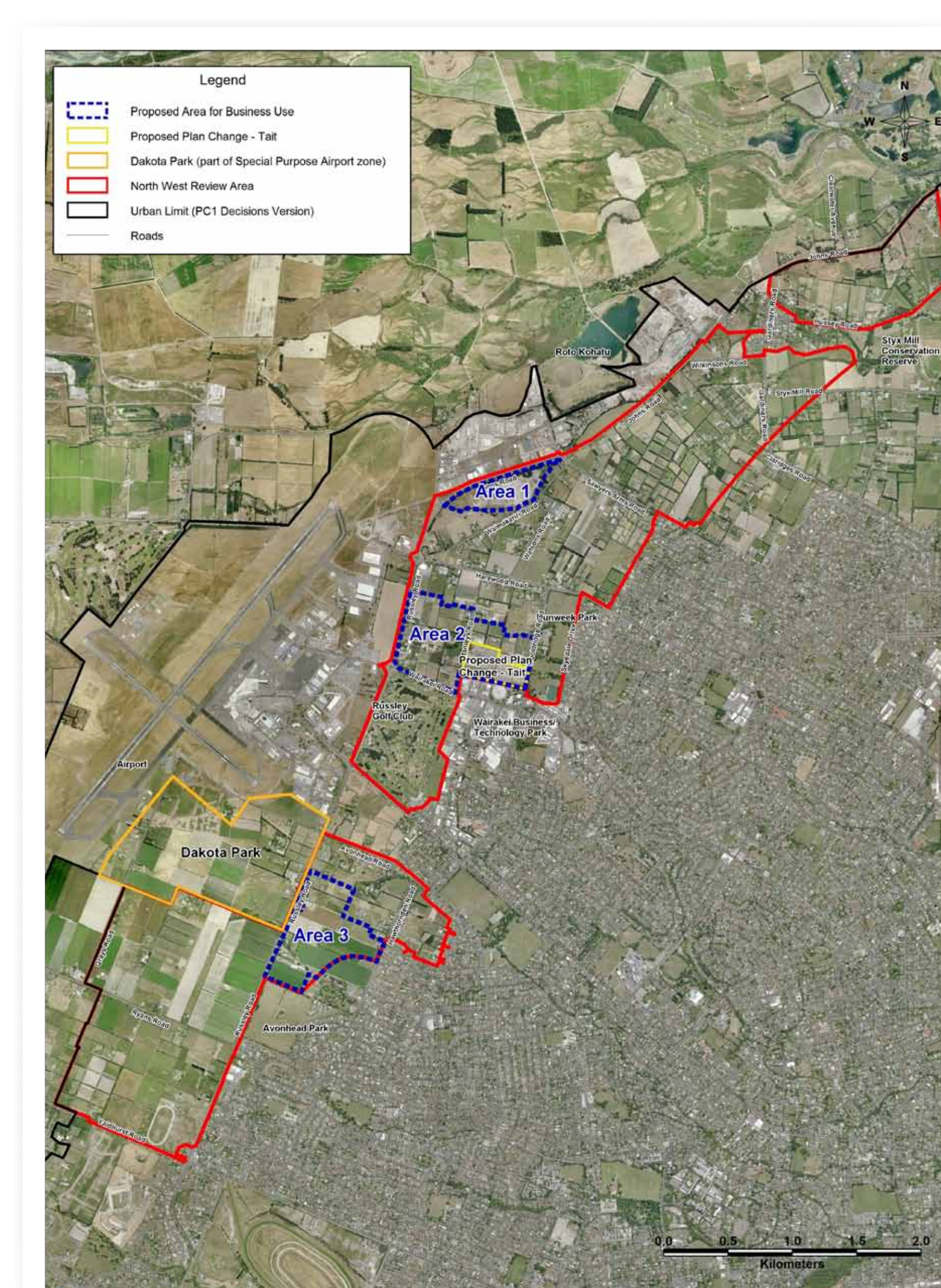
Before land can be developed for business use, it must first be rezoned in the Christchurch City Plan (also known as the District Plan) from a Rural to a Business zoning. Land can be rezoned through a plan change, which is a statutory process to amend the City Plan.

The plan change will include a description of the proposed zoning, the rules that will apply to the zone, and will include a plan for each area, known as an Outline Development Plan (ODP), that will show how each area should develop. The ODP will show in broad terms where development can occur and what areas should be set aside for open space, stormwater, access points, etc.

For more information on the process to be followed, see poster 9 "The process going forward".

What is proposed?

The Council is starting a process to rezone three areas for industrial and other business uses, which are currently zoned for rural activities in the Christchurch City Plan (also known as the District Plan). The areas identified for rezoning include:



Proposed areas for rezoning to business

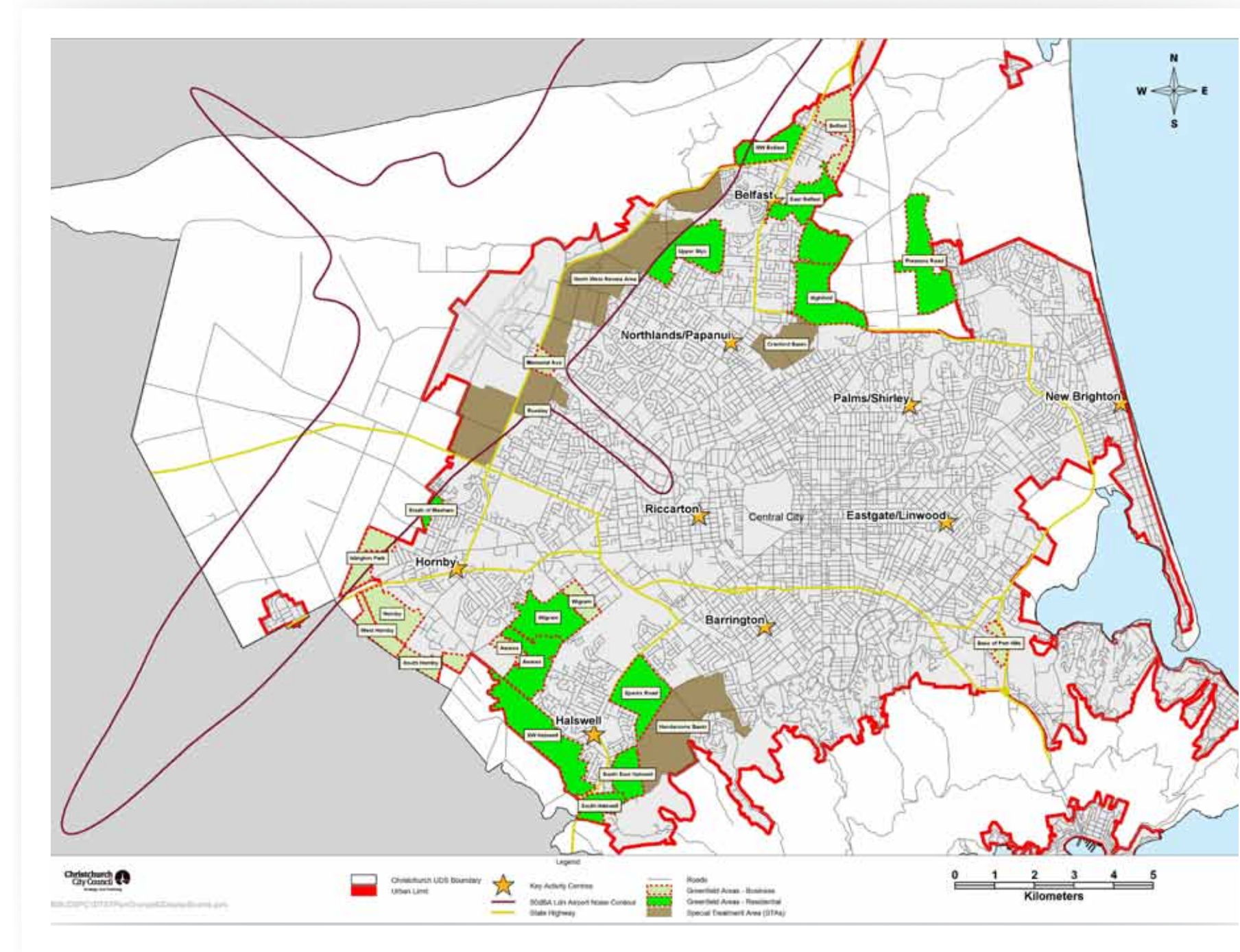
- Approximately 15 hectares north of Waimakariri Road (Area 1)
- Approximately 50 hectares north of Wairakei Road between Wooldridge Road and Russley Road (Area 2)
- Approximately 35 hectares between Hawthornden Road and Russley Road (Area 3)

The Council wants to know your views on the rezoning of the three areas to business, before preparing rules and a plan for the development of each area.

Why are changes being proposed?

- There is a need to ensure enough land is zoned for business uses to meet demand and to support the future growth and recovery of the city. It is therefore proposed that 100 hectares is rezoned across three areas to meet the potential demand in the north-west.
- There are constraints to the ongoing use of the land for farming and horticultural activities including increasingly busy roads which makes moving farm machinery difficult; the small size of sections that may limit the potential viability of rural uses and the options for rural use of the land; and potential conflicts with neighbouring business and residential areas.
- The issues identified above led to a decision on a planning document (known as Proposed Change 1 to the Regional Policy Statement which identifies rural areas for housing and

business growth around the edge of the city) that it was not appropriate to leave the area in solely rural use over the long-term.



Proposed Change 1 to the Regional Policy Statement showing rural areas identified for housing and business growth. The area in brown was identified in decisions on Proposed Change 1 as requiring further work to determine the long term use of the area. It was determined that it was not appropriate to leave the area in solely rural use

- The area is considered suitable for business activities due to convenient access to the airport, State Highway 1 and wider road network, and the proximity to residential areas that can encourage shorter journeys to work. Rezoning land adjacent to existing urban activities is more cost effective than extending infrastructure longer distances, and the extension of existing business zones has benefits for business.
- There is an opportunity to enhance areas adjacent to the State Highway, which a large number of people see on their journeys to and through Christchurch.

What land uses would be allowed as a result of the proposal?

The rezoning of the three areas would provide for a range of business and industrial activities including:

- Light industrial uses- being those industrial activities that are appropriate in proximity to more sensitive environments and "dry" industries which would not have the potential to pollute the aquifers beneath the area. An example of an area with light industrial activities is along Wairakei Road.
- Offices associated with industrial and other types of business activities
- Retail activities of a limited size which could include shops serving workers in the business area and surrounding residential areas

In each development, there will also be areas set aside for open space and stormwater.