

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

How we have got to this point

- Historically, development has been resisted in the area in planning documents to avoid the sprawl of the city into rural areas. The rural zoning of the area in the Waimairi County Scheme of 1965 and subsequent plans (see plan below) sought to avoid the loss of rural land, limit traffic congestion and to encourage greater efficiency in the provision of public services. The area has also been referred to as a greenbelt in the past separating the city from the airport.



1965 Operative Waimairi County District Scheme

- The area remains in a Rural zone, intended for agricultural and horticultural activities to provide a buffer between the airport and existing residential suburbs. The current subdivision pattern and land uses in the area reflects the historical subdivision that was allowed under previous District schemes. Under the Waimairi District Scheme of 1965 for example, landowners could apply to subdivide their land into parcels of less than 2 hectares if it could be demonstrated that the land could be used economically for agricultural or horticultural use, independent of other land parcels.

The small land parcels have been one of a number of factors that has made it increasingly difficult to farm or use the land for horticultural activities.



Area two, looking north from near Wairakei Road

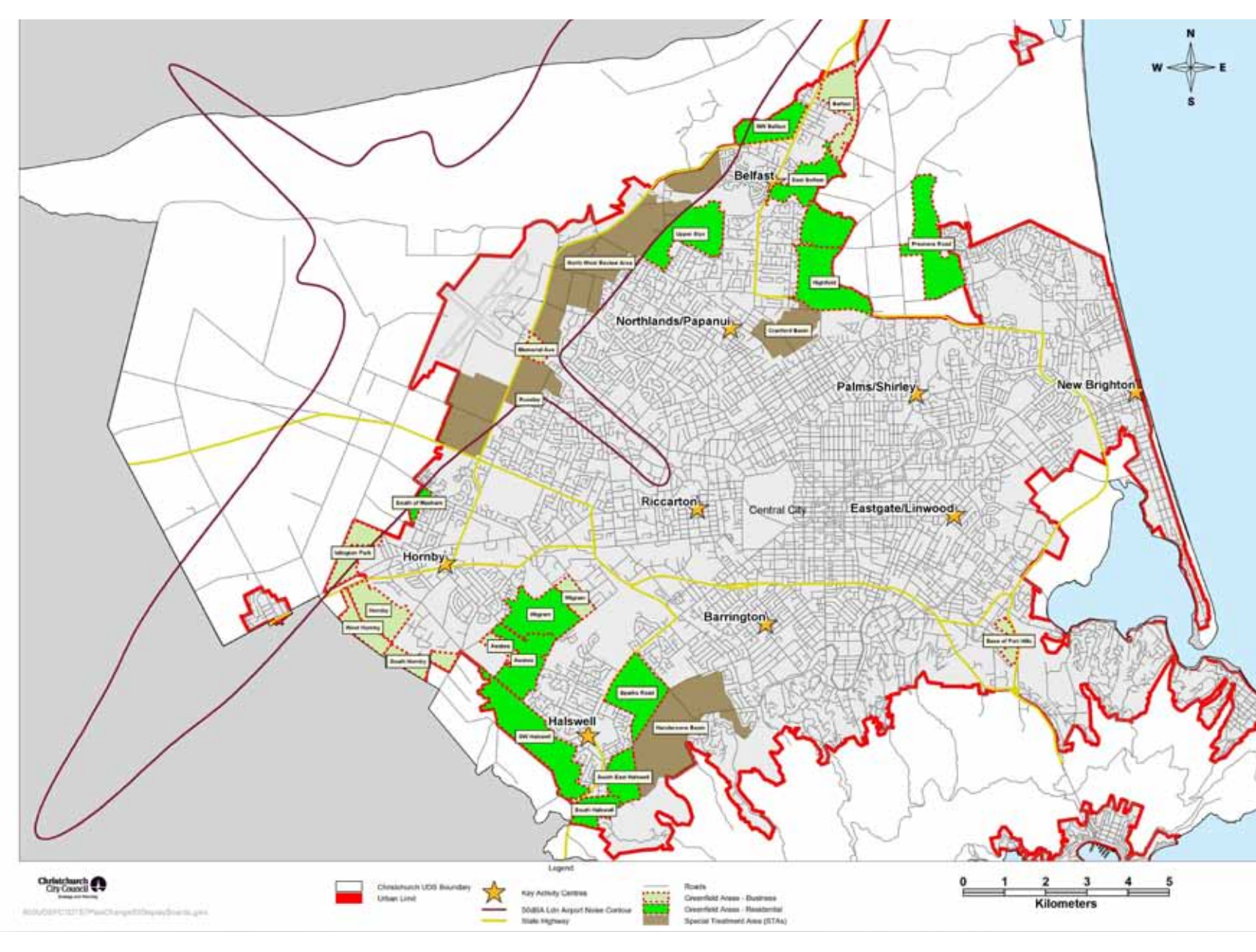
- The area has been under pressure from those wanting to subdivide or develop land for housing or business uses. This has resulted in the creation of rural lifestyle sections for those who work in the city but want to live in a semi-rural environment.

2009

Decisions on Proposed Change 1

- Decisions made by the Regional Council on a planning document known as Proposed Change 1 concluded that it was not appropriate to leave the area in solely rural use over the long term and that a review was required of the area. The area was defined as a “Special Treatment Area” (STA) requiring further investigation by the City Council to determine its future use.

The decision to review the area was informed by submissions from landowners unable to continue using their land for rural activities. This was due to constraints including the small size of sections and increasingly busy roads making it difficult to move farm machinery.



Proposed Change 1 to the Regional Policy Statement. The brown areas are Special Treatment Areas for further study

2011/2012

Review of the North West Review Area (NWRA)

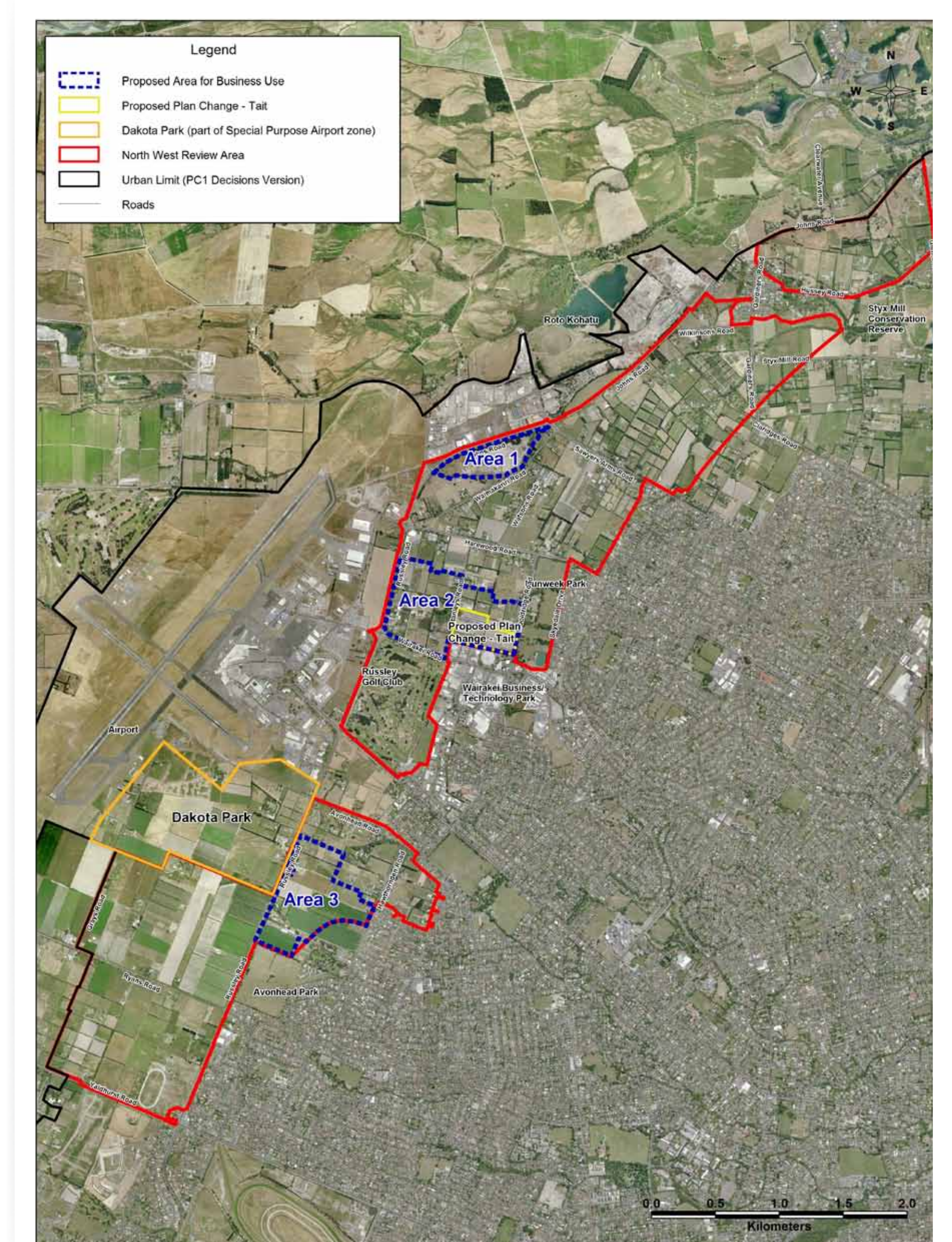
- In 2011 and 2012, a review was undertaken by the Council of an area identified in Proposed Change 1 as an STA and known as the North West Review Area (NWRA) to determine the land uses that should be allowed in the future. This was informed by guidance in plans and strategies, the identification of constraints to development (see next board), feedback from landowners and stakeholders, and an assessment of different land uses against criteria.

2012

Decisions on the Review

- The review concluded that it was not appropriate to retain the current rural zoning of the area and the following decisions were made by the Council –

- That staff prepare a plan change to rezone 100 hectares across three areas in the North West Review Area, and in preparation of the plan change, consult with residents, affected parties and the Fendalton/Waimarri and Shirley/Papanui Community Boards
- That the rest of the area known as the North West Review Area be rezoned to a special zoning called “Rural Urban Fringe” at the time of the next review of the District Plan, due to commence in 2014/15. The proposed “Rural Urban Fringe” zone is in recognition of the role of the area as a transition between urban and rural areas. Activities that are considered appropriate within the area include open space, sporting and recreational facilities, in addition to the ongoing use of the area for rural activities and associated dwellings.



Proposed business areas (blue) within the context of the North West Review Area (red)