

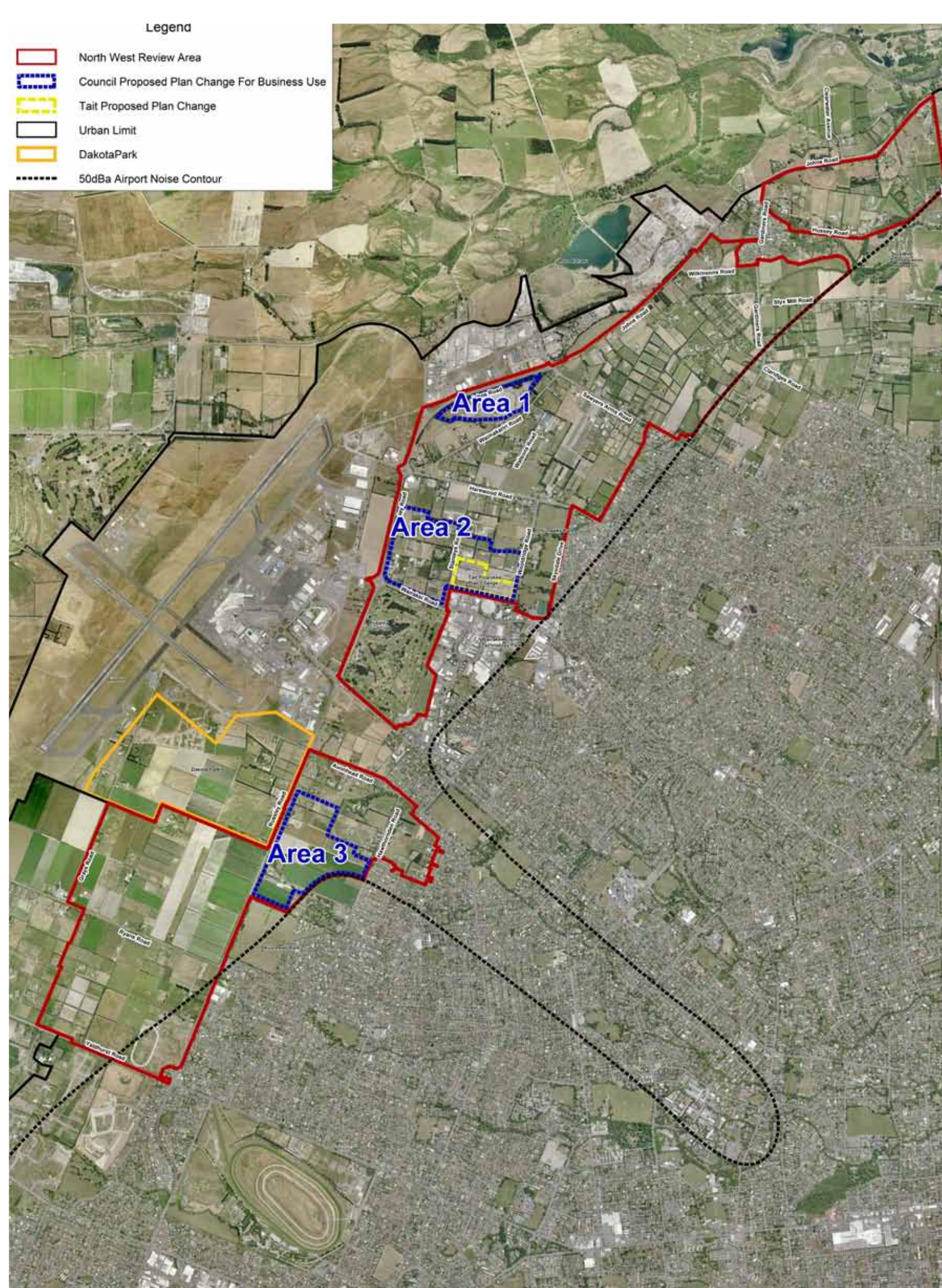
# Christchurch City Council North West Christchurch – Proposed Plan Change for Business Rezoning *A vision for the future*

## What are some of the constraints to development in the area?



### • **Airport Noise Contour Line**

The area to the left of the dotted black line, which includes the three areas proposed for rezoning to business, is inside a noise contour line, which surrounds the airport and represents a predicted noise level of 50 dBA Ldn in 2030 based on modelling by a panel of experts. Inside the noise contour line, housing and other uses including health and education facilities, for example schools, are to be avoided. To allow these activities inside the noise contour line could lead to complaints about aircraft noise that may impact on the future operation and development of the airport.



*Airport noise contour lines*

### • **Aquifers**

Beneath the area are aquifers that provide a water supply for the City's population. It is a priority that future development and uses in the area do not affect this supply. Industries with the potential to contaminate the water supply, for example those that store large volumes of hazardous substances, are therefore not considered to be appropriate in the area. It is because of this, and also the proximity to sensitive environments that heavy industry is not proposed.



### • **Impact of development on recovery of the Central City and suburban centres**

The development of some uses such as large offices on the edge of the city could attract demand away from the Central City, which could have a negative effect on its recovery. The Central City and suburban shopping centres are considered to be the most suitable locations for large offices and retail activities such as a supermarket and are therefore not proposed in the areas identified for rezoning to business.



### • **Loss of productive soils**

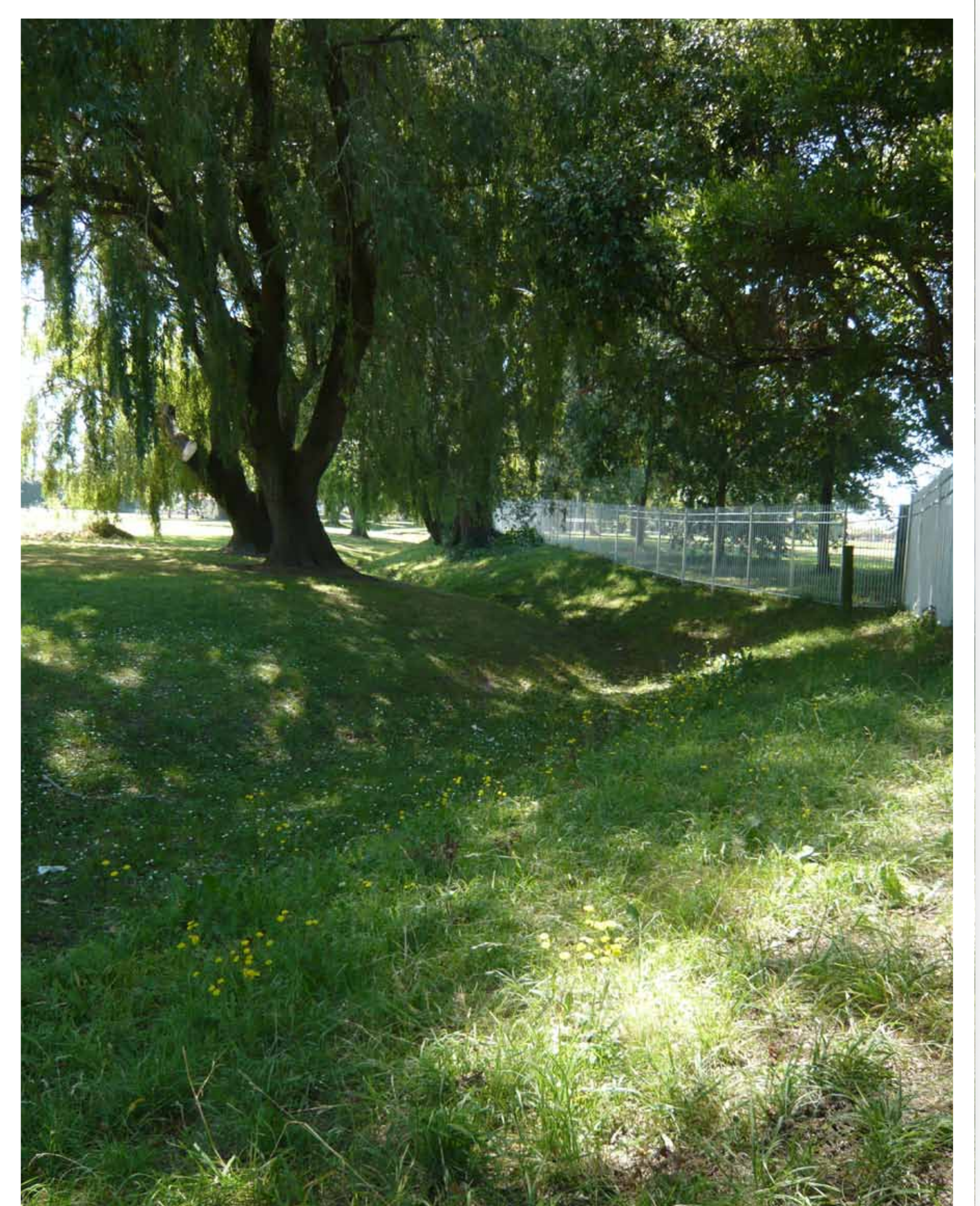
The area has highly productive soils that have made the area suitable in the past for farming and horticultural activities. However, there are challenges to the ongoing use of the area for these activities and there has been a need to consider other land uses in the area including industrial activities.



*Area three looking west from Avonhead Cemetery*

### • **Loss of open space and amenity**

Historically, the area has provided a buffer between residential/business areas and the airport and will continue to in the future. In planning areas for development, there is a need to consider how the character of the areas can be retained or improved (e.g. retaining prominent trees and open space in the future development of each area.).



*Numweek Park*