

Christchurch City Council

North West Christchurch

– Proposed Plan Change for Business Rezoning

The process going forward

2013

01

Initial consultation

Residents and other affected parties are invited to share their thoughts, ideas or concerns about the proposed rezoning of the three areas identified for business.

There will be the opportunity to speak with Council staff at drop-in sessions and a public meeting. Alternatively, you can meet with Council staff on an individual basis or send comments by e-mail or post.

A feedback form is available online at www.ccc.govt.nz/haveyoursay your feedback is needed by 5pm, 28 March 2013.

02

Research

The Council will prepare a number of reports to identify the potential effects of development anticipated by the proposed rezoning, for example the effects of increased traffic. The reports will also consider the infrastructure requirements for each area, for example the upgrades required to the sewer network.

03

Preparation of plan change and Outline Development Plan (ODP)

A draft plan change will be prepared including proposed rules that any future development will be subject to. An Outline Development Plan (ODP) will also be prepared for each of the three areas showing how they should develop including areas for buildings and open space as well as the proposed road network and land for stormwater.

04

Consultation on the draft plan change

Further consultation will be undertaken to get feedback on the draft plan change. Comments will be sought on whether the plan change addresses issues raised earlier in the process. Council staff will consider the feedback and make changes to address this, where appropriate.

05

Notification of plan change and submissions

Subject to the approval of the Council, the proposed plan change including the Outline Development Plans will be publicly notified as a Proposed Plan Change under the Resource Management Act. Members of the public will have an opportunity to make formal submissions supporting or opposing the proposal. The plan change will be available for comment on the Council's Have Your Say website www.ccc.govt.nz/haveyoursay

06

Further submissions

The decisions sought by submitters in comments made during the first round of submissions (Step 5) will be published, and there will be an opportunity to support or oppose what is sought.

2014

07

Hearings

Submitters who would like to be heard will have an opportunity to present their views on the proposed plan change before an Independent Commissioner(s).

08

Decision

The Commissioner(s) will consider all of the information available and make a recommendation to approve, approve in part or refuse the plan change.

09

Appeals

Those that made submissions can appeal the decision to the Environment Court within 30 working days of receiving the decision. If the decision is appealed, the Environment Court will conduct a hearing.

10

Plan change included in the City Plan

When all appeals have been resolved, the plan change becomes operative and is added to the City Plan.

Your feedback on stage 1 is needed by 5pm, Thursday 28 March 2013.

You can provide feedback in a number of ways:

- **In the drop box**
You can pick up a copy of the feedback form today and leave it in the drop box or with Council staff.
- **On the internet**
You can enter your feedback using the online form provided on the Council's website at www.ccc.govt.nz/haveyoursay
- **By email**
nwra@ccc.govt.nz
Please include your full name and address.
- **By mail** (no stamp required) to:
Freepost 178
NW Business Plan Change
Strategy and Planning Group
Christchurch City Council
PO Box 73012
Christchurch 8154