

## North West Review Area – Definitions

### Airport noise contours

The airport noise contour lines surround the airport and are shown on maps in the City Plan (also known as the District Plan) and Proposed Change 1 (PC1) to the Regional Policy Statement. Inside the airport noise contour line (50 dBA Ldn) defined in PC1, activities that are sensitive to noise including housing, education and health facilities are to be avoided.

### City Plan/District Plan

A plan prepared by Christchurch City Council under the Resource Management Act for managing the use, development and protection of natural and physical resources. This is achieved in part through rules to minimise the effects of land use activities and development on the environment.

For more information see

<http://www.ccc.govt.nz/thecouncil/policiesreportsstrategies/districtplanning/index.aspx>

### North West Review Area

The NWRA is an area of approximately 860 hectares between the airport and the north western suburbs of Northwood, Harewood, Bishopdale, Burnside, Russley and Avonhead. It extends for approximately 10 kilometres along State Highway 1 between Yaldhurst Road in the south and Johns Road adjacent to The Groynes/Clearwater in the north.

In decisions on a planning document known as Proposed Change 1 it was concluded that it was not appropriate to leave the area in solely rural use over the long-term and a review was required of the area. In 2011 a review was undertaken by the Council, known as the **North West Review Area** (NWRA) to determine the land uses that should be allowed in the future. The review was completed in October 2012 when Council gave approval for the rezoning of the area to a special “Rural Urban Fringe” zone and the rezoning of 100 hectares for business activities.

### Outline Development Plan

An Outline Development Plan (ODP) guides how an area should be developed by identifying where future roads, stormwater areas, open space and other infrastructure should be located, as well as natural features, for example streams, and buildings that should be protected.

### Proposed Change 1

PC1 is a proposed change to the Regional Policy Statement (RPS) that gives effect to the Greater Christchurch Urban Development Strategy by setting out how residential and business growth will be managed in Greater Christchurch over the next 35 years. It identifies an urban limit to growth around the city and towns in surrounding Districts, and also rural areas on the edge of the city to accommodate housing and business development in the future.

For more information see: <http://ecan.govt.nz/our-responsibilities/regional-plans/rps/Pages/proposed-change-no-1.aspx>

### Regional Policy Statement

The Regional Policy Statement is prepared by the Regional Council to provide a framework for managing natural resources including air, water and soils amongst a range of matters across the wider Canterbury region. It identifies issues, objectives for addressing issues, and policies for achieving the objectives. The RPS was made Operative in January 2013.

For more information see: <http://ecan.govt.nz/our-responsibilities/regional-plans/rps/pages/default.aspx>

### Rural-Urban Fringe zone

This is a new zone recommended for the areas of the NWRA not proposed to be zoned for business.

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. Objectives, policies and rules for this zone will be developed as part of the next District Plan review in 2014/2015.

### **Special Purpose (Airport) zone**

The Special Purpose (Airport) Zone is a zone specific to the airport with rules that apply to development within the airport. The review of the NWRA recommended that a clearer policy framework is prepared for the SPAZ.

## **North West Review Area – Frequently Asked Questions**

### **Why are changes being proposed in the North West Review Area?**

The area has historically been used for agricultural and horticultural activities. The zoning of the area in the City Plan (also known as the District Plan) has sought to retain the area for these activities to act as a buffer between existing residential areas and the airport. However, the ongoing use of the area for agriculture and horticulture has become increasingly difficult due to a number of constraints including increasingly busy roads that makes it difficult to move farm machinery; 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 constraints identified above led to a decision on Proposed Change 1 to the Regional Policy Statement that it was not appropriate to leave the area in solely rural use over the long-term. It was determined that a review was required of the uses provided for in the area that has become known as the **North West Review Area** (NWRA).

### **Why has the Council identified additional land for business activities?**

The Council-led review concluded that it was not appropriate to retain the current rural zoning of the area and provision should be made for business activities. Three areas, comprising 100 hectares, were identified for industrial and other business uses for a number of reasons including -

- The need to ensure enough land is zoned for business activities to meet demand and to support the future growth and recovery of the city.

It is necessary to provide certainty by identifying the areas appropriate for business activities and ensuring the availability of sufficient land for business growth over the next 25 years. There is increased demand for industrial land associated with the rebuild and relocation of businesses following the earthquakes, as well as from industries forecast to grow in the longer term. There is a potential shortage of industrial land in existing industrial areas including the North West of Christchurch, and it is therefore considered appropriate that additional land is identified.

- The suitability of the areas for business activities including 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
- The limited potential for ongoing use of the three areas for rural activities and need to determine suitable use of the areas for the long term

**What kinds of activities will be allowed in the areas identified for business?**

The areas identified for rezoning to business are proposed for industrial and other business activities including offices ancillary to industrial activities, and shops serving the future needs of workers in the area e.g. café. Some industries will not be suitable, particularly those with the potential to contaminate the aquifers beneath the area that provide the City with its water supply.

**Why does the Council not allow residential subdivision in the NWRA?**

The NWRA is within an airport noise contour line (50 dBA Ldn) defined in PC1, which surrounds the airport. It represents the predicted noise levels from aircraft in 2030 based on modelling by an expert panel. 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.

**When will the proposed rezoning come into effect?**

It is expected that the proposed plan change to rezone the three areas for business use will be notified in the latter part of 2013. Depending on the issues raised and the number of submissions received, the plan change process from notification to decision can take up to two years. It is only when decisions are made that the new zoning will take effect.

**How and when can I comment on the proposals?**

The Council wants to know your views on the rezoning of the three areas to business, ahead of preparing the plan change, which includes rules to manage the effects of development and a plan for the development of each area (Known as an Outline Development Plan). Feedback is sought up until the 28 March.

You can provide feedback on the proposed rezoning of three areas to business, in a number of ways:

- On the internet  
You can enter your feedback using the online form provided on the Council website at [www.ccc.govt.nz/haveyoursay](http://www.ccc.govt.nz/haveyoursay)

Alternatively you can [click here](#) to download a feedback form and return it by email, mail or in person at the Council offices, 53 Hereford Street.

- By email  
[nwra@ccc.govt.nz](mailto:nwra@ccc.govt.nz)  
Please make sure your full name and address is included.

- By mail  
(no stamp required) to:

Christchurch City Council  
Strategy and Planning  
NW Business Plan Change  
Freepost 178  
PO Box 73012  
Christchurch 8154

You can also pop in at any time to the informal drop-in sessions where you can talk to Council staff and complete/drop off your feedback form.

What: Public drop-in sessions

**When: Tuesday 26 February 2013 from 4.30pm–7pm**

Focus on Area 3 (Between Russley Road and Hawthornden Road).  
and

**Wednesday 27 February 2013 from 4.30pm–7pm**

Focus on Area 1 (North of Waimakariri Road) and Area 2 (North of Wairakei Road).

Where: Russley Golf Course and Function Centre, 428 Memorial Avenue Burnside

*If you are unable to attend the session where the focus is on your area of interest, please feel free to come along to the other drop-in session where we can discuss the area of interest to you .*

What: Public meeting (presentation starts at 6pm)

When: Tuesday 12 March 2013 from 5.30pm–7.30pm

Where: St Mark Presbyterian Church Auditorium, 150 Withells Road, Avonhead ]

The purpose of the public meeting is to present information on what is proposed and the process going forward. The presentation will start at 6pm followed by questions and answers.

If you are unable to attend the information sessions, or you want more information, you can meet on an individual basis with Council staff or send written comments by email or letter.

Feedback forms and information on the proposed plan change are also available at Council Service Centres and Libraries.

**Your feedback is needed by 5pm 28 March 2013.**

When a draft plan change has been prepared, feedback will also be sought, with consideration given to changes to the draft where appropriate. Following approval by Council to 'publicly notify' the plan change, submissions will be invited which will provide the opportunity for anyone to provide comments on the proposed rezoning.

More information on the process and how you can have your say is available on the following webpage <http://www.ccc.govt.nz/thecouncil/policiesreportsstrategies/nwchchreviewarea.aspx>

**Who can submit on the proposed plan change?**

Anyone can give feedback and/or make a submission on the proposed plan change.

**Who should I contact if I want to find out more information?**

Mark Stevenson  
Senior Planner  
City Planning Team  
Phone: 941 8999  
Email: [nwra@ccc.govt.nz](mailto:nwra@ccc.govt.nz)