

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

Proposed Plan Change to rezone three areas to business

Christchurch City Council is seeking your views on the proposed rezoning of three areas for industrial and other business uses in the north-west of Christchurch.

This is the first stage in the process and we want to hear your thoughts and ideas on the proposed plan change and how you think we can address these at the next stage when a plan change* is prepared.

What is proposed?

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

The areas identified for rezoning are:

- 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 proposed rezoning of these areas, before preparing a plan change. A 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.



Area 3 looking west from Avonhead Cemetery

You can provide feedback via the internet, email or by using the attached Feedback Form. Please refer to the section on the back page titled *How you can have your say*.

Your feedback is needed by 5pm 28 March 2013.

Current situation

At present, each of the areas identified for rezoning to business are zoned Rural in the Christchurch City Plan, which provides for small scale farming, horticultural activities and rural lifestyle blocks. However, there are constraints to the ongoing use of the land for rural activities. This includes the difficulties of moving farm machinery on busy roads, the small size of sections that makes farming and horticultural activities less viable, and the potential for complaints from nearby residential and business areas.

* 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 for amending the City Plan.



Looking south from within Area 3

Current situation (continued)

A regional planning document, Proposed Change 1 to the Regional Policy Statement (PC1), identifies rural areas to accommodate housing and business development. In decisions made on PC1, it was determined that it was inappropriate to limit the use of the area known as the 'North West Review Area' (NWRA)* to rural activities, and for a review to be undertaken to determine the long-term use of the area.

The Council completed the review of the NWRA in October 2012, which was informed by feedback from landowners and stakeholders, guidance provided in planning documents, and natural and physical resources in the area. Natural and physical resources include the aquifers beneath the NWRA that provides Christchurch City with its water supply, and the productive soils – historically used for agricultural and horticultural activities.

The NWRA is also within an airport noise contour line, defined in PC1, where housing and other sensitive activities are restricted to avoid the potential for complaints that may otherwise affect



Area 2 looking north between Russley Road and Stanleys Road

the operation and development of the airport in the future. In recognition of this, the review concluded that it was inappropriate to allow housing, education and health facilities in the NWRA.

The review identified a need for an additional 100 hectares of land for industrial and other business uses and identified suitable locations for this. It was also determined that the rest of the area known as the North West Review Area should be rezoned to a special 'Rural Urban Fringe zone'** as part of the next review of the Christchurch City Plan (also known as the District Plan), which is to be undertaken every 10 years and will next occur in 2014/15.

Providing feedback – things to consider

The following questions may assist you as you think about your feedback:

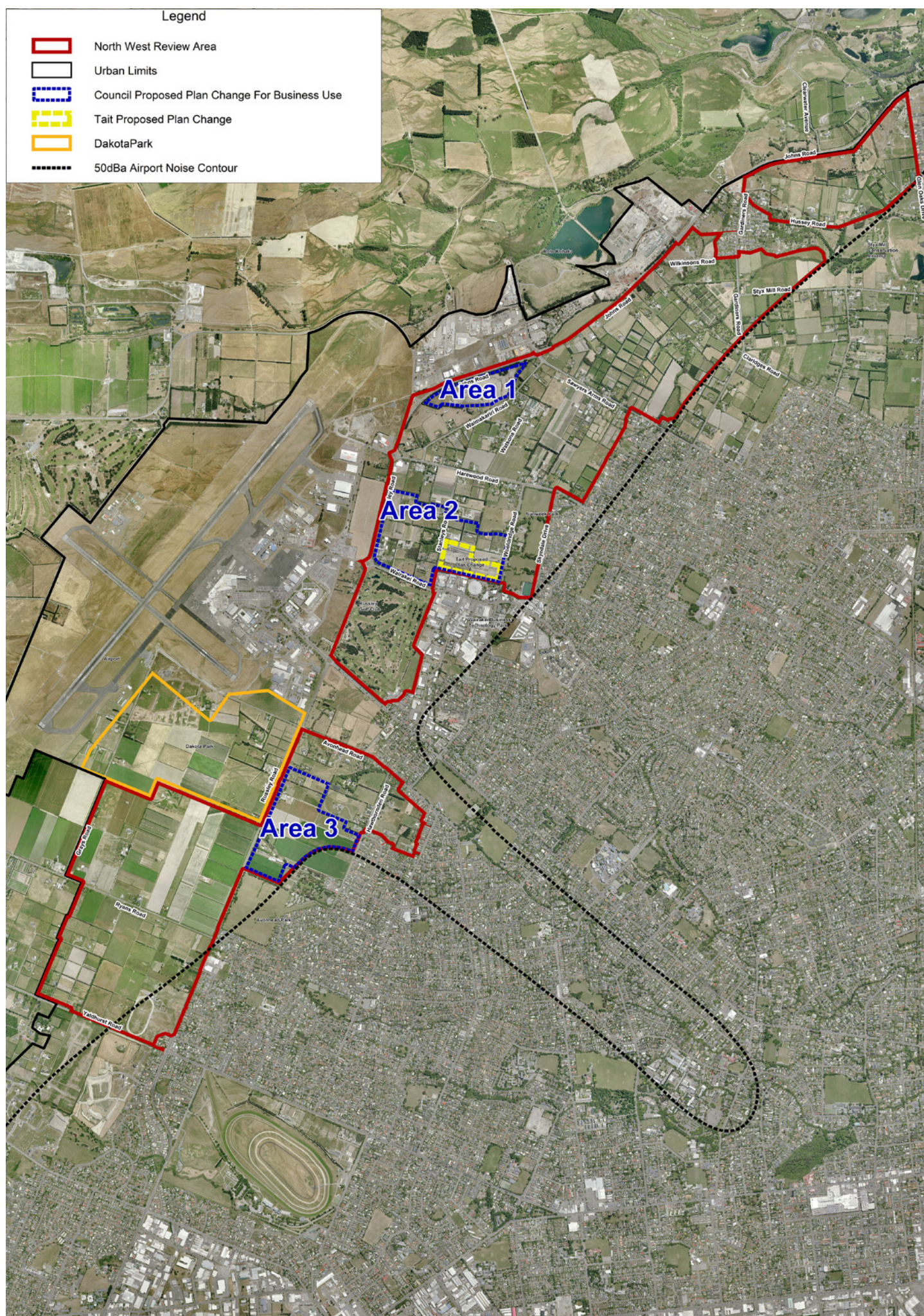
- What issues do you think the plan change needs to address? For example, traffic effects on the surrounding road network.
- Do you have any thoughts on how these issues should be addressed?
- How should the area look and feel if it is developed for business uses?
- What scale of development (height and size of buildings) do you consider to be appropriate for the area?
- What distance should buildings be from the road and from boundaries with the surrounding area?
- Where should access to the proposed business area be provided?
- What level of open space and/or landscaping would you expect in the area?
- Are there natural features or buildings that should be retained in the area?

haveyoursay

www.ccc.govt.nz/haveyoursay

*The North West Review Area is the area between Russley Road / Johns Road (State Highway 1) and existing residential and business areas including Harewood, Bishopdale, Burnside and Avonhead. This includes the three areas identified for rezoning to business. The NWRA is shown in red on Map 1. The proposed areas for rezoning are shown in blue.

** 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 and the ongoing use of the area for rural activities and associated dwellings.



Map 1: Areas 1, 2 and 3 proposed for business use within the context of the wider North West Review Area (NWRA)

How you can have your say

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

- **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 make sure your full name and address is included.
- **By mail**
(no stamp required) to:
Freepost 178
NW Business Plan Change
Strategy and Planning Group
Christchurch City Council
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

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

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).

If you are unable to attend the session you are interested, 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)

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

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

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.

For further information:

visit www.ccc.govt.nz/northwestchchreviewarea

email nwra@ccc.govt.nz

or phone Mark Stevenson on 941 8999.

The process from here

The comments received will be considered by staff in preparation of the proposed plan change.

The Council is also undertaking investigations that will determine if the land is suitable for development, that infrastructure can service the three areas and whether the effects of development such as increased traffic can be avoided or minimised.

Following the investigations, a draft plan change will be prepared that describes 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.

Later in the year, input will be sought on the draft plan change. Changes will be made to the draft plan change, where appropriate, to address comments received before the statutory process under the Resource Management Act begins late this year. The process will provide an opportunity to make formal submissions and speak at a hearing on the plan change.

* Area 1 comprises 15 hectares of land between Johns Road (SH1) and Waimakariri Road; Area 2 comprises 50 hectares bounded by Russley, Wooldridge and Wairakei roads; Area 3 includes 35 ha north of Avonhead Park between Russley and Hawthornden roads.

North West Christchurch – Proposed Plan Change for Business Rezoning

A vision for the future

Feedback Form

haveyoursay

www.ccc.govt.nz/haveyoursay

The Council would like to hear your views on the proposed rezoning of three areas within the North West for industrial and other business activities. Your feedback will be considered in preparation of the proposed plan change. **For more information visit www.ccc.govt.nz/northwestchchreviewarea**

Please write your comments below and post to:
Freepost 178, NW Business Plan Change, Strategy and Planning Group, Christchurch City Council, PO Box 73012, Christchurch 8154.

Alternatively, you can email your comments to nwra@ccc.govt.nz

Please note: Upon request, we are legally required to make all written or electronic submissions available to the public, including the name and address of the submitter, subject to the provisions of the Local Government Official Information and Meetings Act 1987. If you consider there are compelling reasons why your contact details and/or submission should be kept confidential, you should contact the Council's Communications Consultation Team Leader, telephone 941 8999.

1. Overall, do you support the proposed rezoning of each of the areas for industrial and other business activities?

	Yes	No
Area 1	<input type="checkbox"/>	<input type="checkbox"/>
Area 2	<input type="checkbox"/>	<input type="checkbox"/>
Area 3	<input type="checkbox"/>	<input type="checkbox"/>

2. Please explain your reasons for supporting/not supporting the proposed rezoning of the area?

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3. What issues do you think need to be considered in planning of the area? e.g. traffic effects.

.....

4. Do you have any thoughts on how these issues should be addressed?

.....

5. How should the area look and feel if it is developed for business?

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To assist in your response to question 5, consider the following questions –

- What scale of development (height and size of buildings) do you consider to be appropriate for the area?
- What distance should buildings be from the road and from boundaries with the surrounding area?
- Where should access to the area be provided?
- What level of open space and/or landscaping would you expect in the area?
- Are there natural features or buildings that should be retained in the area?

6. Do you have any additional comments to add?

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Which of the following best describes you? (*tick all that apply*)

- ☐ I live in the area and want to share my views about its future
- ☐ I work in or own a business based in the area
- ☐ I am a member of a community group based in the area
- ☐ I own property in the area but do not reside/ work there
- ☐ Other (*Please specify*)

All responses should be received by the Council by **5pm Thursday 28 March 2013**
You will receive a letter or email confirming that your feedback has been received.

Please feel free to respond to the questions on additional pages and to return by envelope using the freepost address.
See over to complete form.

Name

Organisation name (if representing)

Organisation role (if applicable)

Contact Address

.....Post code

Phone No (day)

EmailDate

☐ Please keep me updated on the proposed plan change

I would prefer to be kept updated by ☐ Mail ☐ Email

fold staple or tape here fold

fold fold

FREEPOST Authority No.178



tape here

Attention: Mark Stevenson
NW Business Plan Change
Strategy and Planning Group
Christchurch City Council
PO Box 73012
Christchurch 8154