

# How is my property affected?

## The proposed Christchurch Replacement District Plan

What's important to you as our district develops?  
Urban Design? Sustainability? Development costs?

It's review time for our District Plan – and it's even more important this time due to growth and the effects of the earthquakes.

The District Plan rules ensure we sustainably manage our district's resources while providing for population changes, avoiding natural hazards, managing energy and waste, and also managing the effects of activities.

You need to know what is being proposed in the review, so you can understand how it might affect the use of your land or your property rights and how all land across Christchurch (rural and urban) is used, developed and protected now and in the future.



## How will you be affected?

To find how you will be affected by any of the provisions of the review, you need to refer to the Proposed Christchurch Replacement District Plan.

You can view that online at [proposeddistrictplan.ccc.govt.nz](http://proposeddistrictplan.ccc.govt.nz) using the property search to find out how a property is affected. You can also read through the plan chapter by chapter.

If you don't have internet access, hard copies are available at Council service centres and libraries, including the Civic Offices at 53 Hereford Street.

The Council is writing to the owners of land that will be significantly directly affected by the review proposals. This includes land affected by zone changes, Floor Level and Fill Management Areas, Port Hills natural hazard management areas, and changes to key activity centre provisions.

# About the district plan review

The District Plan is not new. We are reviewing, updating and improving it.



Councils are required by law to review their district plan every 10 years. In our post earthquake environment it's even more important for Christchurch to do this because so much damage has occurred and there have been changes across the city (such as businesses moving west). We also have new information about our district that can help in reviewing the plan. The new district plan will replace both the Christchurch City Plan and the Banks Peninsula District Plan with one plan for all.

We need to be ready to manage the growth and changes that Christchurch will experience. We will also include provisions of the Government's Land Use Recovery Plan which requires us to allow for greater density in urban and greenfield priority areas (residential and business) to assist in the rebuilding and recovery of communities.

*This review has been split into two stages, so that we can fast track parts most urgently needed for the rebuild.*

## The chapters in stage one of the review are:

- Introduction
- Strategic Directions
- Contaminated Land (*part*)
- Transport
- Industrial (*part*)
- Commercial (*part*)
- Subdivision & Development (*part*)
- Residential (*part*)
- Natural Hazards (*part*)
- Non Council Designations (*allowing utilities or Government Ministers to use a property for an activity outside its zoning provisions*)
- Maps
- Definitions (*part*)

Drafts of the stage one chapters were available for comment at community meetings across the district earlier this year. Thousands of people viewed information on the Council website, hundreds of comments were received and workshops were held with councillors - resulting in changes to the draft chapters.

The stage one chapters have now been notified (27 August) and are open for public submissions until 5pm on Wednesday 8 October 2014.

We expect to notify the remaining chapters of the District Plan Review in mid 2015.

## Find out more

There is more information on the website [proposeddistrictplan.ccc.govt.nz](http://proposeddistrictplan.ccc.govt.nz) including a report for each chapter (called a section 32 report) that explains how we've reached the proposed objectives, policies and rules.

If you don't have internet access, you can view a hard copy of the plan and maps at any Council library or service centre, including the Civic Offices at 53 Hereford Street.

### Got a question or need help?



There is a video on our website showing how to use the online plan and how to make a submission online.



If you are unsure about anything in the proposed Christchurch Replacement District Plan or are having difficulty using the online plan, you can contact us for help.

You can phone us on 941 8999 (0800 800 169 for Banks Peninsula callers) or email us at [dpreview@ccc.govt.nz](mailto:dpreview@ccc.govt.nz)



#### You are invited to attend any of the drop-in sessions:

- Thurs 4 Sept 9am – 8pm Shirley, The Palms shopping centre (outside Countdown)
- Fri 5 Sept 3.30 – 6.30pm Lyttelton, Top Club, Dublin Street
- Mon 8 Sept 3.30 – 6.30pm Akaroa Library, 2 Selwyn Avenue
- Tues 9 Sept 10am – 1.30pm First Floor Foyer, Civic Offices, 53 Hereford Street
- Tues 9 Sept 3.30 – 6.30pm Beckenham Service Centre, 66 Colombo Street (South Library)
- Wed 10 Sept 3.30 – 6.30pm Redcliffs, St Johns Union Church Hall, 4 Augusta Street
- Thurs 11 Sept 3.30 – 6.30pm Papanui Service Centre, 5 Restell Street
- Fri 12 Sept 3.30 – 6.30pm Halswell, St Mary's Hall, 329 Halswell Road

### Ways to make a submission

Be involved in the future of Christchurch. We welcome your feedback on the proposed plan – in the form of a submission. Tell us whether you support or oppose the proposed plan; which parts you are referring to and what you would like to see if you don't agree with our proposals.



Online via the online plan at [proposeddistrictplan.ccc.govt.nz](http://proposeddistrictplan.ccc.govt.nz)



On paper using the submission form provided on the back (If needed attach additional sheets or photographs to your submission form). You can post this form to Christchurch City Council, PO Box 73001, Christchurch or hand deliver to Christchurch City Council, 53 Hereford Street, Christchurch.



You may prefer to type your submission into the body of an email (using the same format as the printed form) and email it to us at [dpreview@ccc.govt.nz](mailto:dpreview@ccc.govt.nz)

Please be aware that your name, address and the content of your submission will be published in full.

**Submissions close at 5pm on Wednesday 8 October 2014.**

On Wednesday 22 October we will publish all submissions and invite further submissions. Further submissions close on Thursday 6 November and will be published on 20 November 2014. An independent, Government appointed hearings panel will hold hearings after that date. The dates for hearings and panel deliberations are still to be confirmed. The decisions of the panel can only be contested in the High Court on points of law.



Your submission can be made:

Online: [proposeddistrictplanreview.ccc.govt.nz](http://proposeddistrictplanreview.ccc.govt.nz)

Emailed to: [dpreview@ccc.govt.nz](mailto:dpreview@ccc.govt.nz)

Posted to: District Plan Submissions  
Christchurch City Council  
PO Box 73001 Christchurch 8154

Delivered to: Christchurch City Council  
53 Hereford Street, Christchurch

Submissions must be received no later than 5pm Wednesday 8 October 2014

Submitter Details

Full Name(s):

Postal address:

Email Address:

Phone no.  (include area code) Mobile no.

Contact person:   
(If different from submitter)

Trade Competition

Note: If you are a person who could gain an advantage in trade competition through making a submission, your right to make a submission may be limited by Clause 6 Schedule 1 of the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014. Please complete the following.

I could gain an advantage in trade competition through this submission.  Y  N

If you answered Yes to the above statement please complete the following.

I am directly affected by an effect of the subject matter of the submissions that -

(a) adversely affects the environment ; and

(b) does not relate to trade competition or the effects of trade competition  Y  N

Please specify the specific proposal that your submission relates to:

- Proposal 1: Introduction
- Proposal 2: Definitions
- Proposal 3: Strategic Directions
- Proposal 5: Natural Hazards
- Proposal 7: Transport
- Proposal 8: Subdivision and Development
- Proposal 10: Designations and Heritage Order
- Proposal 12: Hazardous Substances and Contaminated Land
- Proposal 14: Residential
- Proposal 15: Commercial
- Proposal 16: Industrial

The specific provision that your submission relates to is:

Please identify the specific provision of the plan that your submission relates to by providing the chapter and clause number or planning map number; eg chapter 14, clause 14.3.3.3 Site Coverage

Chapter  Clause number  Map Number

My submission is:

I support  I oppose  I seek to have the above provision amended

*If you have more than one submission point, please attach an additional sheet and specify the chapter and either objective, policy or rule.*

Reasons for my views:

The decision I seek is that the provision:

Be retained  Be deleted  Be amended as follows:

Hearing

I wish to be heard in support of my submission  Y  N

If you answered Yes to the above statement please complete the following:

If others make a similar submission, I will consider presenting a joint case with them at a hearing.  Y  N

Signature of submitter  Date

If you require further information about the Proposed Christchurch Replacement District Plan please visit the Council website [proposeddistrictplan.ccc.govt.nz](http://proposeddistrictplan.ccc.govt.nz)

Privacy Act 1993

Submissions are public information. Information on this form including your name and contact details will be accessible to the public on the Council's website and at Council service centres and libraries. The Council is required to make this information available under the provisions of the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014. Your contact details will only be used by the Council for the purpose of the District Plan Review process (for example to contact you about hearings and decisions on your submission). The information will be held by the Christchurch City Council. You have the right to access the information and request any correction.



# What's proposed in stage one

Here is a small sample of what's proposed. Go to the website [proposeddistrictplan.ccc.govt.nz](http://proposeddistrictplan.ccc.govt.nz) to see full details or visit any Council library or service centre to view a hard copy of the proposals.

## Residential

The Council must incorporate the greater density requirements of the Government's Land Use Recovery Plan and also provide housing choice, reduce consent and notification requirements and address urban design issues.

### Some of what we are proposing:

- Greater density will be permitted in some residential areas close to larger shopping centres.
- New rules enabling garages in the set-back from the street.
- New medium density and comprehensive developments must meet urban design requirements.
- All new residential units to meet minimum energy and water efficiency standards.
- New mechanisms that permit comprehensively designed developments such as town houses, terrace houses, social housing on qualifying sites within Living 1, Living 2 and Living 3 zones.
- Allowing non residential activity, such as home occupations (working from home) or medical centres in residential areas providing they meet certain requirements.
- Allowing small dwelling units in addition to an existing house to be constructed on suitably sized Living 1 sites.

Look up the chapter for the details



Credit: Countryside Properties

## Subdivision and Development

We need enough residential sites to get us through the recovery and beyond. We want environmentally sensitive development offering a range of housing types at a density that's appropriate to the neighbourhood.

### Some of what we are proposing:

- New residential development will be built using a master plan approach.
- Large new developments will offer a range of housing options to suit different types of households.

Look up the chapter for the details



Credit: Flickr: Tom Rafferty

## Commercial

We want attractive and vibrant commercial centres where the public can access goods, services and other facilities by a range of various transport options.

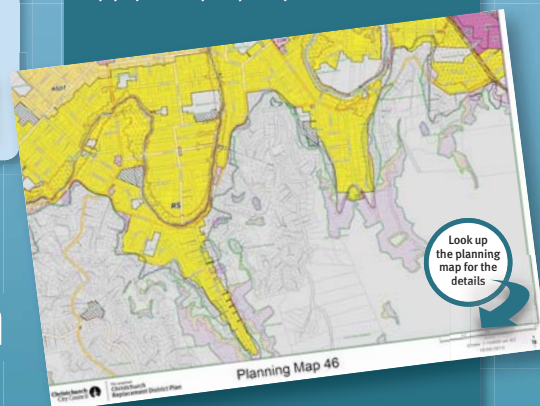
### Some of what we are proposing:

- New requirements to achieve improved urban design for new buildings.
- Allowing increased density in commercial areas.
- A new approach to commercial centres – to be classified as central city, district, neighbourhood, local or retail park – with different rules for each.
- Existing commercial zones replaced with new zones: commercial core, fringe, local, Banks Peninsula or retail park.

Look up the chapter for the details

## Planning Maps

The planning maps show the zone and any overlays that may apply to a property.



Look up the planning map for the details

The proposed  
**Christchurch  
Replacement District Plan**

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Stage two chapters will be out for review in 2015



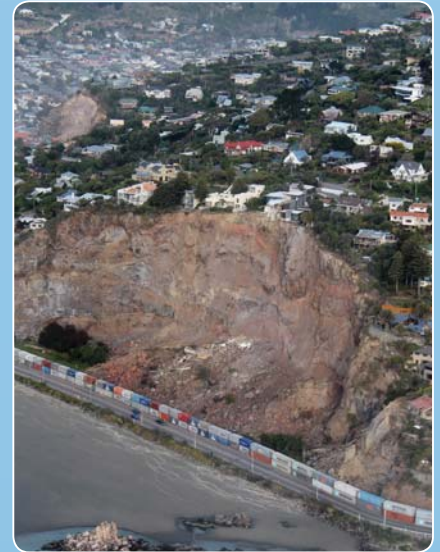
## Natural Hazards

We need to reduce the risk to people, property, infrastructure and the environment from natural hazards. We also need to facilitate the repair of earthquake damaged land and to increase public awareness of the range and scale of natural hazards that can affect us.

### Some of what we are proposing:

- Identifying flooding, slope instability hazard areas and liquefaction assessment areas on the planning maps.
- Continuing to require raised floor levels for new buildings and additions to mitigate the effects of potential flooding in areas likely to be affected by a major flood event.
- Liquefaction-prone sites will require geotechnical site assessment before subdivision occurs.
- Avoiding use and development in some Port Hills areas with intolerable risk to life from cliff collapse, rockfall or boulder roll, or from mass movement.

Look up the chapter for the details



## Transport

We want a safe and efficient integrated transport network that provides transport choices and promotes active travel and public transport. We need to keep traffic and freight moving while also minimising our impact on the environment.

### Some of what we are proposing:

- Fewer controls on car parking for very small residential units and some local shopping centres.
- Some large developments will need to provide lockers and showers to encourage cycling and walking.
- Larger developments will need to provide an integrated transport assessment showing a plan for good access and parking for all users – minimising the impact on the transport network and environment.

Look up the chapter for the details



## Designations

The rolling over of all existing requiring authority designations (excluding Christchurch City Council designations) and including a new requirement for Orion's Bromley zone substation.

Look up the chapter for the details

## Industrial

We need to maintain new and existing areas for industrial activity, where industry is free to operate without complaints from other uses (known as reverse sensitivity). We also need to limit adverse effects on workers, visitors and neighbouring residents.

### Some of what we are proposing:

- Some rural land will be zoned industrial in North Belfast and Hornby.
- Industrial zones will be reduced to four – general, heavy, industrial park and office.
- Office and retail activity in industrial zones will be restricted.
- Street frontages and boundaries between industrial and residential will be landscaped as part of new developments.

Look up the chapter for the details



## Contaminated Land

We need to manage contaminated land so human health, water supplies and the environment are protected.

### Some of what we are proposing:

- Further contamination investigation may be required before development can proceed on some properties.

Look up the chapter for the details