

Public Notice of Proposals for the Christchurch Replacement District Plan (Stage three)

1. The Christchurch City Council has prepared the following proposals to replace some of the provisions of the operative Christchurch City Plan and the Banks Peninsula District Plan (collectively the 'Stage three proposals'). The objectives, policies, rules and other methods that together form each proposal have been subject to review. Every ratepayer and resident in the district is likely to be directly affected by one or more of the Stage three proposals, as they:
 - a) include new zoning for certain areas of the district (the specific new zones being notified are shown on the Stage three planning maps);
 - b) include provisions on new topics additional to the Stage one and Stage two provisions;
 - c) in some instances, add additional provisions to those that were notified in Stage one and Stage two;
 - d) introduce new district-wide provisions (these district-wide objectives, policies and rules apply to all of the district, including areas of land already notified for re-zoning in Stage one and Stage two).

The Stage three proposals apply to the district, as specified in the table below:

Proposal / chapter	Objectives/policies/rules/ methods
2. Definitions (part)	N/A
3. Strategic Directions (part)	Central City
5. Natural Hazards (part)	All of district
6 General Rules and Procedures (sections listed below only)	
6.1. Noise (part)	Areas identified on the Planning Maps as Specific Purpose (Flat Land Recovery) Zone and Specific Purpose (Burwood Landfill and Resource Recovery) Zone.
6.2 Temporary Activities, Buildings, and Events (part)	All of district
6.3 Outdoor Lighting and Glare (part)	All of district
6.6 Water Body Setbacks (part)	All of district
7. Transport (part)	Central City Zones and Coastal Environment
8. Subdivision, Development and Earthworks (part)	All of district for areas of natural and cultural heritage identified on planning maps and buffer areas
9. Natural and Cultural Heritage	All of district
10. Designations (part)	Minister of Education designation of some State Integrated Schools
11. Utilities and Energy (part)	All of district for areas of natural and cultural heritage identified on planning maps and buffer areas
13. Central City Zones	Central City
15. Commercial (part)	Applies to 75 London Street and 311 Stanmore Road Richmond
17. Rural (part)	Banks Peninsula and coastal environment
18. Open Space (part)	Areas notified as an Open Space zone on the Stage three planning maps
19. Coastal Environment	Areas identified on the planning maps as Coastal Environment
21. Specific Purpose Zone (zones listed below only)	
21.10. Specific Purpose (Ruapuna) Zone	Areas identified on the planning maps as Specific Purpose (Ruapuna) Zone
21.11 Specific Purpose (Flat Land Recovery) Zone	Areas identified on the planning maps as Specific Purpose (Flat Land Recovery) Zone
21.12 Specific Purpose (Burwood Landfill and Resource Recovery) Zone	Areas identified on the planning maps as Specific Purpose (Burwood Landfill and Resource Recovery) Zone
22. Planning Maps	All of district

2. The list of provisions in the operative Christchurch City Plan and Banks Peninsula District Plan that are intended to be replaced by the Stage three proposals is a significant size and therefore a copy of that list can be found online at proposeddistrictplan.ccc.govt.nz and also at the Council facilities referred to in 3. below. That list of operative provisions forms part of this Public Notice.
3. The Stage three proposals may be inspected during normal opening hours at any of the Council's Service Centre offices and libraries. For details of your nearest service centre, please telephone (03) 941 8999. The Stage three proposals may also be viewed and downloaded from the Council's website proposeddistrictplan.ccc.govt.nz
4. The following persons may make a submission on any of the Stage three proposals:
 - (a) the Christchurch City Council; and
 - (b) any other person unless that person could gain an advantage in trade competition through the submission, in which case the person may make a submission only if the person is directly affected by an effect of the proposal that—
 - (i) adversely affects the environment; and
 - (ii) does not relate to trade competition or the effects of trade competition.
5. To lodge a submission, send a written or an electronic submission in the prescribed form to the Christchurch City Council at:

District Plan Submissions Christchurch City Council PO Box 73001 Christchurch 8154	or	Christchurch City Council Ground Floor Reception 53 Hereford Street Christchurch
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online at proposeddistrictplan.ccc.govt.nz

or dpreview@ccc.govt.nz

The submission must state whether or not you wish to be heard on your submission.
6. If you made a submission on Stage one or Stage two of the proposed Replacement District Plan that related to land that was not "zoned" as part of Stage one or Stage two (the land shown as grey on the planning maps of Stage one or Stage two) or related to an area or piece of land that was "zoned" in Stage one or Stage two, but was on issues or topics not covered by Stage one or Stage two (and these issues or topics are included in the Stage three proposals) you need to make a new submission on Stage three by completing the submission form.
7. If your land was zoned during Stage one or Stage two of the proposed Replacement District Plan it may still be affected by some of the Stage three provisions. Some of the Stage three proposals "add to" the Stage one or Stage two proposals. In these circumstances, if you wish to be involved on the Stage three provisions, you will need to make a new submission on the relevant Stage three proposal (ie any submission and right to be heard in Stage one or Stage two does not automatically 'roll over' to Stage three). Your new submission must be on a Stage three planning provision and be in accordance with the Stage three submission form.
8. As per the Stage three submission form, all Stage three submissions must:
 - (a) identify the relevant Stage three proposal and the specific provision of that proposal that the submission relates to. Where a submitter is submitting on more than one provision, a separate submission point must be made for each provision.
 - (b) specify the decision the submitter seeks for each submission point (ie set out how the submitter proposes the wording of the Stage three proposal should be amended to satisfy the submission point).
9. Submissions must be received by Christchurch City Council no later than Friday 4 September 2015.
10. The process for public participation in the consideration of the Stage three proposals under the Christchurch Earthquake Recovery (Christchurch Replacement Plan Order) is as follows:
 - (a) after the closing date for submissions, Christchurch City Council will (on Friday 18 September 2015) publish all submissions and give notice of the availability of the submissions and where the submissions can be inspected; and
 - (b) there must be an opportunity for the following persons to make a further submission (by no later than Friday 2 October 2015) in support of, or in opposition to, the submissions already made:
 - (i) any person representing a relevant aspect of the public interest; and
 - (ii) any person who has an interest in the proposal greater than the general public has; and
 - (iii) the Minister for the Environment and the Minister for Canterbury Earthquake Recovery; and
 - (iv) the Christchurch City Council.
 - (c) the Christchurch City Council will publish the further submissions on its website on Friday 16 October 2015.
 - (d) The Independent Hearings Panel will call pre-hearing meetings for the Stage three proposals as soon as practicable after the date on which the further submissions are published. At a later date the Independent Hearings Panel will hold a hearing and make decisions on submissions to the Stage three proposals. and
 - (e) the following persons have the right to appeal to the High Court against the decision of the hearings panel but only on a question of law:
 - (i) a person who made a submission on a provision or matter that is the subject of the appeal; and
 - (ii) the Minister for the Environment and the Minister for Canterbury Earthquake Recovery; and
 - (iii) the Christchurch City Council; and
 - (iv) in the case of a decision on a requirement, the relevant requiring authority or heritage protection authority and owners and occupiers of land that are directly affected by the decision.

Date: 25 July 2015

Michael Theelen
Chief Planning Officer
Christchurch City Council

Contact Details:
Christchurch City Council
Civic Offices
53 Hereford Street
Christchurch

Email: dpreview@ccc.govt.nz
Telephone: 941 8999