

Suburban office tenancy limit

What is proposed?

The proposal is to limit the size of individual office tenancies to a maximum of 500m² gross leasable floor area (GLFA) per tenancy in the following areas:

- The Commercial Core zone of all key activity centres including Riccarton, Hornby, Papanui/Northlands, Shirley/The Palms, Eastgate/Linwood, Belfast/Northwood, Spreydon/Barrington, New Brighton and North Halswell
- The Commercial Retail Park zone north of Langdons Road
- The Industrial Park zone (Tait Campus) and Industrial Park Zone (Awatea)

Existing tenants with a tenancy of more than 500m² may benefit from existing use rights (under the Resource Management Act 1991) allowing them to continue occupying this space if the proposed rule comes into effect.

Why is this occurring?

The Council is currently reviewing its district plan. In 2014, the Council notified the first stage of its commercial and industrial proposals. After hearing evidence from the Council and submitters, the Independent Hearings Panel decided that imposing a maximum tenancy limit on offices in the Commercial Core zone of key activity centres, the Commercial Retail Park zone north of Langdons Road and the two Industrial Park zones referred to above would support the recovery of the central business district. However, the Panel considered that introducing an office tenancy limit in these locations was beyond the scope of submissions and directed that a new proposal be notified. This provides an opportunity for submissions to be made and heard before the panel makes a decision.

Want to find out more or got a question?

For more details on the impact of the proposed office tenancy limit on your property, you can speak to a district plan review planner on Ph 941 5986 (0800 800 169 for Banks Peninsula callers).

You can email your query to dpreview@ccc.govt.nz for a response from a planner.

You can read the full proposal and the supporting evaluation report at [|proposeddistrictplan.ccc.govt.nz/additional proposals](http://proposeddistrictplan.ccc.govt.nz/additional-proposals). There is also a hard copy (reference only) at each Council service centre and library.

Your input

We encourage you to find out what is proposed and how you might be affected.

It is important for the Independent Hearings Panel to know whether you support or are opposed to the proposal. You can indicate this by making a submission using the submission form included with this information sheet, submitting online at www.proposeddistrictplan.ccc.govt.nz (where you can also download a copy of the form to complete and send to us), or by getting a hard copy of the submission form from any Council service centre or library. Submissions on this proposal close on 22 March 2016.

PROPOSED CHRISTCHURCH REPLACEMENT DISTRICT PLAN

PUBLIC NOTICE OF PROPOSALS

1. The Christchurch City Council has prepared the following proposals to replace some of the provisions of the operative Christchurch City District Plan and the Banks Peninsula District Plan:
 - Proposal for Residential Medium Density zoning of areas around each of the Linwood (Eastgate), Hornby and Papanui (Northlands) key activity centres.
 - Proposal for the inclusion of corridor protection setback rules in the Residential Zones chapter for the 11kV Lyttelton electricity distribution line (the 3km of 11kV lines that run from Heathcote to Lyttelton).
 - Proposal for the inclusion of a 500m² GLFA (gross leasable floor area) maximum tenancy size limit for offices in the following locations:
 - The Commercial Core zone of all Key Activity Centres (being the District Centres at Riccarton, Hornby, Papanui/Northlands, Shirley/Palms, Linwood/Eastgate, Belfast/Northwood, North Haswell and the Neighbourhood Centres at Spreydon/Barrington and New Brighton);
 - The Commercial Retail Park zone (Langdons Road);
 - The Industrial Park zones (Tait Campus) and (Awatea).
2. The proposals may be inspected during normal opening hours at any of the Council's Service Centre offices or libraries. For details of your nearest service centre or library please telephone (03)941 8999. The proposals are also available for viewing and downloading on the Council's website (www.proposeddistrictplan.ccc.govt.nz/additionalproposals).
3. The following persons may make a submission on the 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
4. To lodge a submission send a written or electronic submission in the prescribed form to the Christchurch City Council at:

District Plan Submissions	or	Ground Floor Reception
Christchurch City Council		Christchurch City Council
PO Box 73001		53 Hereford Street
Christchurch 8154		Christchurch

or email a submission on the prescribed form to dpreview@ccc.govt.nz
5. Submissions on the proposals close on Tuesday 22 March 2016 and must:
 - (a) Identify the specific part of the proposals that the submission relates to. Where a submitter is submitting on more than one proposal a separate submission point must be made for each proposal;
 - (b) Specify the decision that the submitter seeks for each submission point. Where a decision seeks an amendment to a proposal the amended wording sought must be specified; and
 - (c) State whether or not you wish to be heard.
6. The process for public participation in the consideration of the proposals described above under the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014 is as follows:
 - (a) Christchurch City Council will, no later than 10 working days after the closing date for submissions, publish all submissions and give notice of their availability and where they can be inspected;
 - (b) There will be an opportunity for the following persons to make a further submission in support of, or in opposition to, the submissions already made:
 - (i) Any person representing a relevant aspect of the public interest;
 - (ii) Any person who has an interest in the proposal greater than the general public has;
 - (iii) The Minister for the Environment and the Minister for Canterbury Earthquake Recovery; and
 - (iv) Christchurch City Council.
 - (c) The Christchurch City Council will publish the further submissions on its website no later than 10 working days after the closing date for further submissions;
 - (d) The Independent Hearings Panel will hold a hearing and make decisions on submissions to the proposals; and
 - (e) The following persons have the right to appeal to the High Court against the decision of the Independent Hearings Panel but only on questions of law:
 - (i) A person who made a submission on a provision or matter that is the subject of the appeal;
 - (ii) The Minister for the Environment and the Minister for Canterbury Earthquake Recovery; and
 - (iii) The Christchurch City Council.

Contact Details:

Email: dpreview@ccc.govt.nz

Telephone: 941 5986

Web: proposeddistrictplan.ccc.govt.nz

Brendan Anstiss
GENERAL MANAGER STRATEGY AND TRANSFORMATION
CHRISTCHURCH CITY COUNCIL
9 February 2016
www.ccc.govt.nz