

PUBLIC NOTICE OF PROPOSALS FOR THE CHRISTCHURCH REPLACEMENT DISTRICT PLAN (STAGE TWO)

- 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 two 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 two proposals, as they:
- a) include new zoning for certain areas of the district (the specific new zones being notified are shown on the Stage two planning maps);
 - b) include provisions on new topics additional to the Stage one provisions that were notified on 27 August 2014;
 - c) in some instances, add additional provisions to those that were notified on 27 August 2014 (particularly with regard to the Commercial, Industrial and Residential Proposals); and
 - 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).

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

Proposal/chapter	Objectives/policies/rules/methods	
1. Introduction (part)	N/A	
2. Definitions (part)	N/A	
4. Papakainga Zone	Applies to areas identified on the planning maps as Papakainga Zone	
6. General Rules and Procedures	All of district excluding Central City	
6.1. Noise	All of district excluding Central City	
6.2. Temporary Activities, Buildings and Events	All of district excluding Central City	
6.3. Outdoor Lighting and Glare	All of district excluding Central City	
6.5. Scheduled Activities	All of district excluding Central City	
6.6. Water Body Setbacks	All of district excluding Central City	
6.7. Aircraft Protection	All of district excluding Central City	
6.8. Signs	All of district excluding Central City	
6.9. Sale of Alcohol	All of district excluding Central City	
6.10 Public Safety and Emergency Services	All of district excluding Central City	
7. Transport (part)	All of district excluding Central City	
	Objectives/policies	Rules/methods
8. Subdivision, Development and Earthworks (part)	Applies to areas zoned Established New Neighbourhoods (Prestons) Zone on the Stage two planning maps	Applies to areas zoned on the Stage two planning maps
10. Designations (part)	Council designations sought to be rolled over and some new Ministry of Education requirements	
11. Utilities, Energy and Infrastructure	All of district excluding Central City	
12. Hazardous Substances and Contaminated Land	All of district excluding Central City	
14. Residential (part)	Applies to areas notified as a Residential Zone on the Stage two planning maps	
15. Commercial (part)	Applies to areas notified as a Commercial Zone on the Stage two planning maps	
16. Industrial (part)	Applies to areas notified as an Industrial Zone on the Stage two planning maps	
17. Rural	Applies to areas notified as a Rural Zone on Stage two planning maps	
18. Open Space	All of district excluding Central City	
21.1. Specific Purpose (Wigram Airbase and Museum) Zone	Applies to areas identified on the planning maps as the Wigram Airbase and Museum site	
21.2. Specific Purpose (Cemetery) Zone	Applies to areas identified on the planning maps as Specific Purpose (Cemetery) Zone	
21.4. Specific Purpose (Styx Mill Road Transfer Station) Zone	Applies to areas identified on the planning maps as the Styx Mill Road Transfer Station site	
21.5. Specific Purpose (Hospital) Zone	Applies to areas identified on the planning maps as Specific Purpose (Hospital) Zone	
21.6. Specific Purpose (School) Zone	Applies to areas identified on the planning maps as Specific Purpose (School) Zone	
21.7. Specific Purpose (Tertiary Education) Zone	Applies to areas identified on the planning maps as Specific Purpose (Tertiary Education) Zone	
21.9. Specific Purpose (Golf Resort) Zone	Applies to areas identified on the planning maps as Specific Purpose (Golf Resort) Zone	
22. Planning Maps	All of district excluding Central City	

NB: The Christchurch City Council will notify Stage 3 proposals later this year, which will include proposals on the Central City land, the flat land designated by the Crown as ‘red zone’ land, natural and cultural heritage, Coastal Environment, the Cranford Basin and the remainder of the district-wide proposal on Natural Hazards.

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 two 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 2. below. That list of operative provisions forms part of this Public Notice.

3. The Stage two 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 two 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 two 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 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 of the proposed Replacement District Plan that related to land that was not “zoned” as part of Stage one (the land shown as grey on the planning maps of Stage one) or related to an area or piece of land that was “zoned” in Stage one, but was on issues or topics not covered by Stage one (and these issues or topics are included in the Stage two proposals) you need to make a new submission on Stage two by completing the submission form.

7. If your land was zoned during Stage one of the proposed Replacement District Plan it may still be affected by some of the Stage two provisions. Some of the Stage two proposals “add to” the Stage one proposals. In these circumstances, if you wish to be involved on the Stage two provisions, you will need to make a new submission on the relevant Stage two proposal (ie any submission and right to be heard in Stage one does not automatically ‘roll over’ to Stage two). Your new submission must be on a Stage two planning provision and be in accordance with the Stage two submission form.
8. As per the Stage two submission form, all Stage two submissions must:

(a) identify the relevant Stage two 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 two proposal should be amended to satisfy the submission point).

9. Submissions must be received by Christchurch City Council no later than Monday 15 June 2015.

10. The process for public participation in the consideration of the Stage two proposals under the Act is as follows:

(a) after the closing date for submissions, Christchurch City Council will (on Monday 29 June 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 Monday 13 July 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 Monday 27 July 2015.

(d) the Independent Hearings Panel will call pre-hearing meetings for the Stage two 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 two proposals

(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: 2 May 2015

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Christchurch City Council

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