

PROPOSED CHRISTCHURCH REPLACEMENT DISTRICT PLAN

PUBLIC NOTICE OF PROPOSALS

- 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).
- 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).
- The following persons may make a submission on the proposals:
 - the Christchurch City Council, and
 - 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 -
 - adversely affects the environment, and
 - does not relate to trade competition or the effects of trade competition
- To lodge a submission send a written or electronic submission in the prescribed form to the Christchurch City Council at

District Plan Submissions Christchurch City Council PO Box 73001 Christchurch	or	Ground Floor Reception Christchurch City Council 53 Hereford Street Christchurch
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or email a submission on the prescribed form to dpreview@ccc.govt.nz
- Submissions on the proposals close on Tuesday 22 March 2016 and must:
 - 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;
 - 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
 - State whether or not you wish to be heard.
- 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:
 - 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;
 - 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:
 - Any person representing a relevant aspect of the public interest;
 - Any person who has an interest in the proposal greater than the general public has;
 - The Minister for the Environment and the Minister for Canterbury Earthquake Recovery; and
 - Christchurch City Council.
 - 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;
 - The Independent Hearings Panel will hold a hearing and make decisions on submissions to the proposals; and
 - 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:
 - A person who made a submission on a provision or matter that is the subject of the appeal;
 - The Minister for the Environment and the Minister for Canterbury Earthquake Recovery; and
 - 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

The proposed
Christchurch
Replacement District Plan



The proposed Christchurch Replacement District Plan



What is proposed?

The area shown in green with a light green border on the map overleaf is proposed for rezoning to residential medium density.

Smaller section sizes and townhouse, multi-unit or apartment style developments are allowed in this zone. This will enable more households in the area and a greater choice of housing options - for families, couples and single people.

This may be a more efficient way for us to use our urban land. New households can take advantage of existing schools and transport links and have access to shops and commercial services not always available immediately in new developments. This will help our existing commercial centres to be vibrant and economically healthy.

What's possible in the new residential medium density zone?

- Two storey buildings within a height limit of eight metres (including a pitched roof)
- Smaller sections can be created
- More of each section can be built on
- Buildings can be higher closer to the boundary with neighbours
- Buildings can be closer to the front boundary
- Fewer car parks are needed and not all properties will require garage space
- Design controls will help to ensure neighbourhood character is maintained

What does this mean for your property?

For more details turn over or you can speak to a district plan review planner.

Changing the zoning may not result in any significant change for many years. It creates options, but it doesn't mean that people have to use these options when they build on a site.

To find out more, please turn over



Additional areas proposed for residential medium density zoning

- Additional new areas proposed for residential medium density – allows for smaller section sizes and houses built up to two storeys.
- Residential medium density*
- Residential suburban density transition – allows for smaller section sizes
- Residential suburban – generally one house per original section
- Key activity centre – Hornby

Why do we need to change?

We need to plan for future growth in Christchurch.

The Government-appointed Independent Hearings Panel wants to create the potential for 23,700 more dwellings by 2028 and considers that the Council's original proposal (notified in August 2014) didn't provide sufficient growth potential. It has directed the Council to notify larger parts of Hornby, Linwood and Papanui than originally proposed for residential medium density so that possible rezoning can be tested through the submission and hearings process.

The panel has directed the Council to include in its proposal areas of Hornby, Linwood and Papanui that are within easy walking distance of a bus route, a key activity centre or larger suburban commercial centre, a park or public open space and public primary or intermediate schools.

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 oppose the proposal. You can do this by making a submission using the submission form included with this letter and information sheet, submitting online at proposeddistrictplan.ccc.govt.nz or by getting a hard copy of the submission form from any Council service centre or library.

Submissions on this proposal close on Tuesday 22 March 2016. Further submissions (submissions on submissions) are open from 21 April to 6 May 2016.

Want to find out more or got a question?

There will be four drop-in sessions where you can come along and have a one on one discussion with a planner to find out how your property is affected by the proposal. These are informal sessions (no presentations) and you can turn up at any time during any of the sessions.

You can phone us at 941 5986 to speak to a district plan review planner, or email us at dpreview@ccc.govt.nz

You can read the full proposal and the supporting evaluation report at proposeddistrictplan.ccc.govt.nz/additionalproposals. A hard copy (reference only) is at Council service centres and libraries.

There is a property search tool on the website where you can see exactly where your property sits in relation to the proposal, and there are hard copy maps at the service centres and libraries showing the same information.

- Drop-in sessions:**
- Monday 15 February**
10.30am – 1pm
Civic Offices Foyer
Level 1, 53 Hereford Street
 - Tuesday 16 February**
3.30pm – 6.30pm
St Chad's Church
Cnr Carnarvon Street and Buckleys Road, Linwood
 - Wednesday 17 February**
3.30pm – 6.30pm
Hornby Workingmen's Club
17 Carmen Road, Hornby
 - Thursday 18 February**
3.30pm – 6.30pm
Papanui Community Board Room, back entrance of the Papanui Library and Service Centre,
23 Langdons Road, Papanui



* Refer to the Independent Hearings Panel decision (Residential (Part)-Stage 1) on the Proposed Replacement Christchurch District Plan, which is subject to appeals until 4 February 2016. Website: chchplan.ihp.govt.nz/decisions

