

# Christchurch City Council

## PROPOSED CHRISTCHURCH REPLACEMENT DISTRICT PLAN

### PUBLIC NOTICE OF PROPOSALS

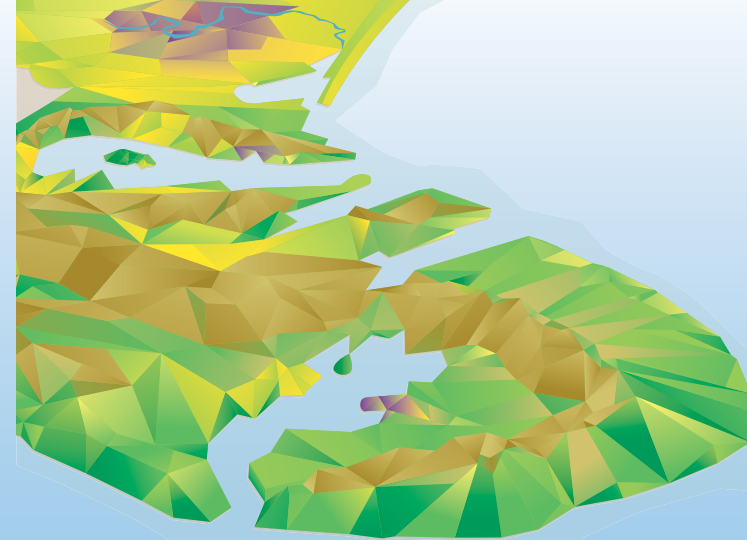
1. The Christchurch City Council has prepared the following proposals to replace some of the provisions of the operative Christchurch City District Plan and the Banks Peninsula District Plan:
  - Proposal for Residential Medium Density zoning of areas around each of the Linwood (Eastgate), Hornby and 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 500m<sup>2</sup> 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 Brighton);
    - 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](http://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:

|                                      |                           |
|--------------------------------------|---------------------------|
| to the Christchurch City Council at: | Ground Floor Reception    |
| District Plan Submissions            | Christchurch City Council |
| Christchurch City Council            | 53 Hereford Street        |
| PO Box 73001                         | Christchurch              |
| Christchurch 8154                    |                           |

or email a submission on the prescribed form to [dpreview@ccc.govt.nz](mailto: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](mailto:dpreview@ccc.govt.nz)  
Telephone: 941 5986  
Web: [proposeddistrictplan.ccc.govt.nz](http://proposeddistrictplan.ccc.govt.nz)

Brendan Anstiss  
GENERAL MANAGER STRATEGY AND TRANSFORMATION  
CHRISTCHURCH CITY COUNCIL  
9 February 2016  
[www.ccc.govt.nz](http://www.ccc.govt.nz)



## The proposed Christchurch Replacement District Plan

Proposed corridor protection setback

### What is proposed?

The proposal is for a five metre corridor protection setback from the three kilometres of 11 kV electricity distribution line running from Heathcote to Lyttelton, including foundations of associated support structures, to apply to properties in the residential zones.

Proposed new rules will introduce new restrictions for landowners on the use and development of land within the setback area. These proposed provisions are for new development and activities - they don't change or reverse existing development or activity.

Within the proposed corridor protection setback, any new sensitive activities (such as residential, education, guest accommodation, healthcare facilities or elderly persons' housing), new buildings and changes to existing buildings will likely require a resource consent. Existing use rights will apply for existing (lawfully established) or consented activities and buildings.

This information sheet shows the electricity distribution line and the proposed setback in relation to residential property boundaries and buildings.

### 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 [proposeddistrictplan.ccc.govt.nz](http://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.

To find out more, please turn over



The proposed Christchurch Replacement District Plan



## Why is this occurring?

The Council is currently reviewing its district plan. In 2014, the Council notified the first stage of its residential proposal. Orion made a submission on this proposal seeking corridor protection within residentially-zoned areas for some of its electricity distribution lines, but not the 11kV line from Heathcote to Lyttelton.

During the hearing of evidence by the Independent Hearings Panel, Orion clarified that it also sought protection for the 11kV line from Heathcote to Lyttelton. This line provides the only electricity connection to Lyttelton and Orion considers it to be of strategic importance.

In its decision on the stage one residential proposal, the panel said that the 11kV line from Heathcote to Lyttelton is strategic infrastructure and should be protected. However, not including this in Orion's original submission meant potentially affected landowners may not have identified the need to make a further submission on the Orion submission. The panel therefore directed the Council to notify a new proposal providing corridor protection for this line, so that submissions can be received and heard before the panel makes its decision.

## Directly affected Lyttelton property



## Want to find out more or got a question?

For more details on the impact of the proposed corridor protection setback on your property, you can speak to Alex Jepsen, the consultant planner who prepared the proposal for the Council.

You are welcome to contact Alex on phone 378 0932 or 027 646 4133 or to email her at [alex.jepsen@ghd.com](mailto:alex.jepsen@ghd.com)

You can also phone the Council on 941 8999 (0800 800 169 for Banks Peninsula callers) and ask to speak to a district plan review planner.

You can read the proposal and supporting evaluation report at [proposeddistrictplan.ccc.govt.nz/additionalproposals](https://proposeddistrictplan.ccc.govt.nz/additionalproposals)

There is also a hard copy (reference only) at each Council service centre and library.

## Directly affected properties in Heathcote

