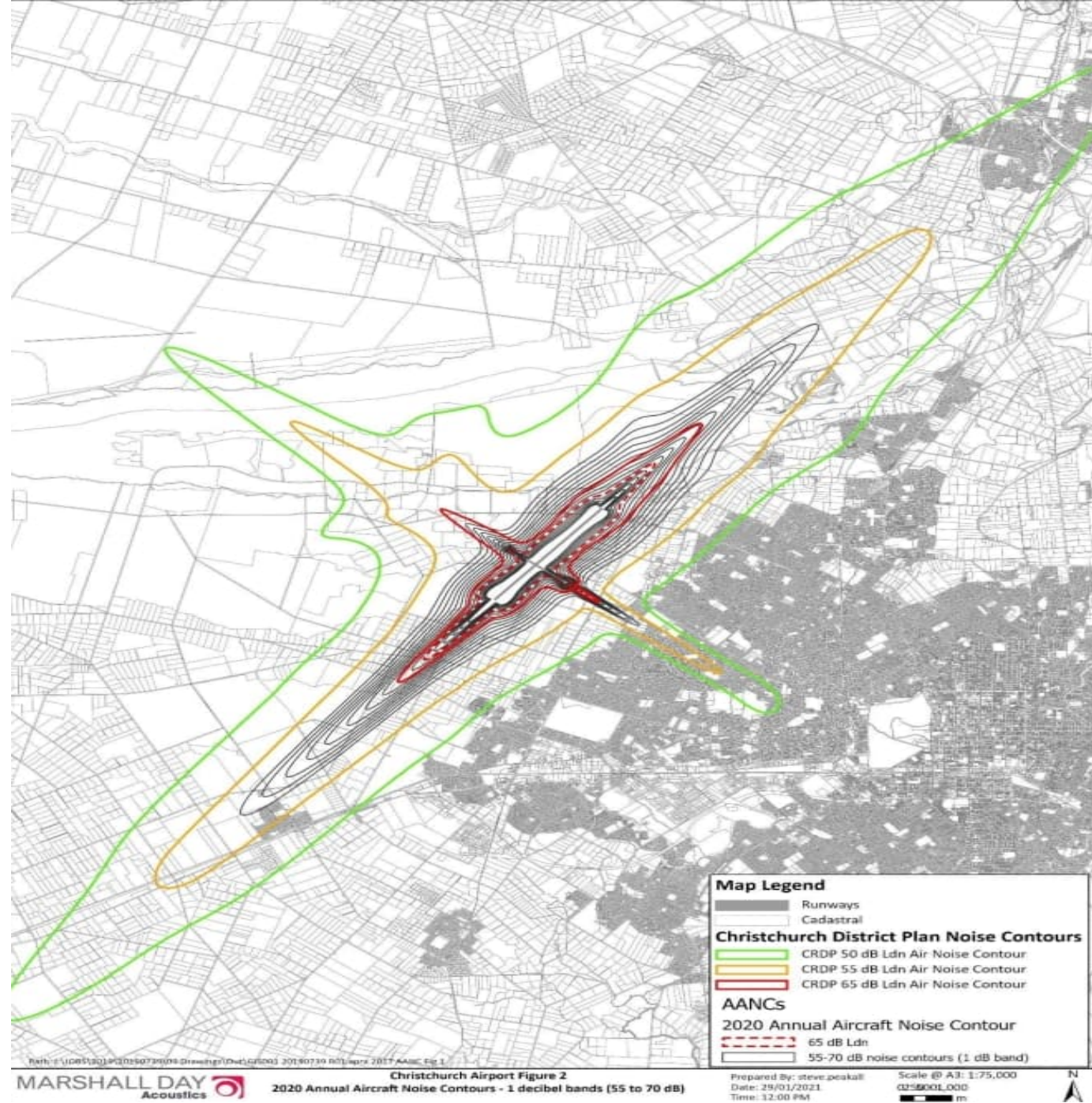


# Air Noise Contours



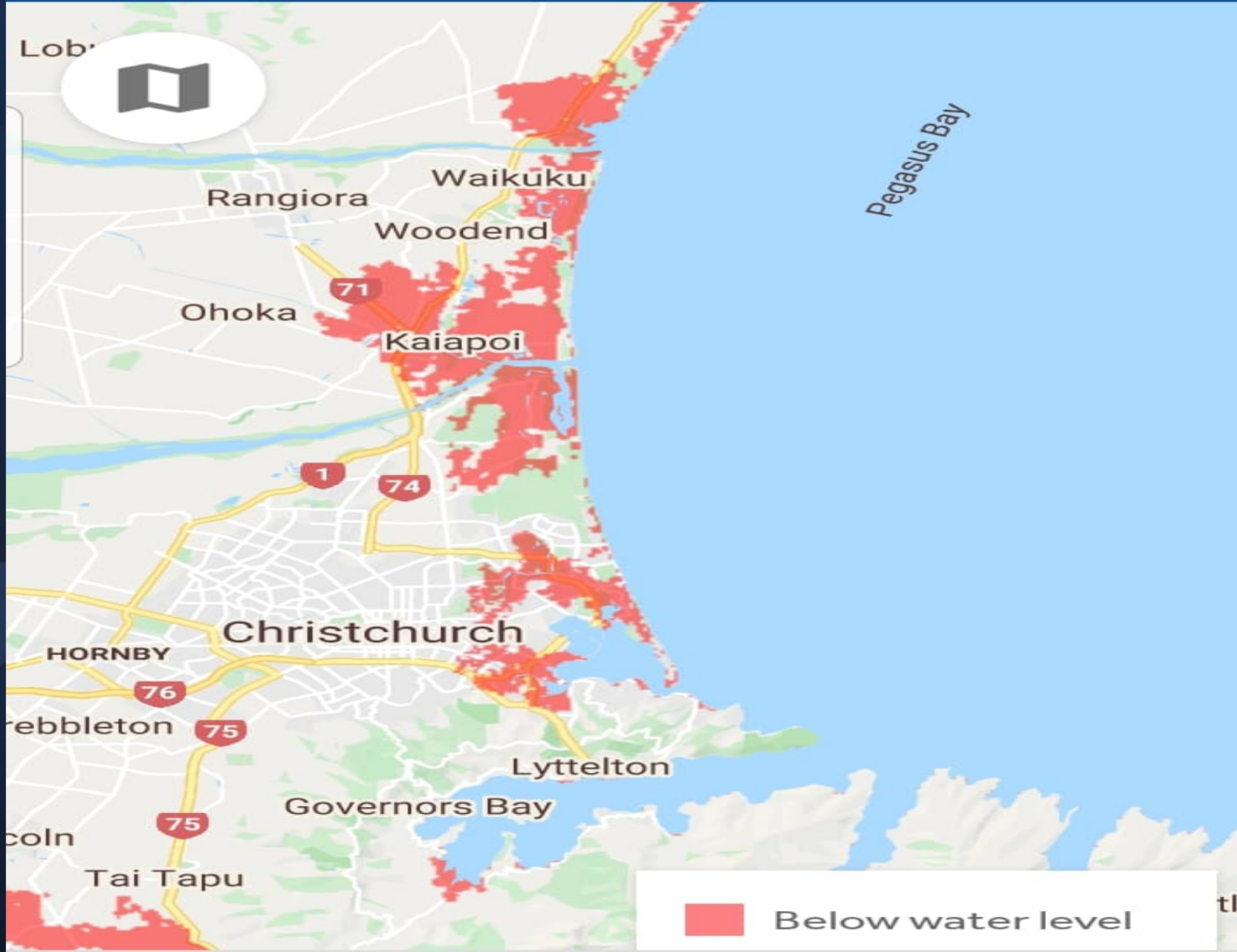




# LAND PROJECTED TO BE BELOW ANNUAL FLOOD LEVEL IN 2050 ⓘ



## Flood Levels 2050

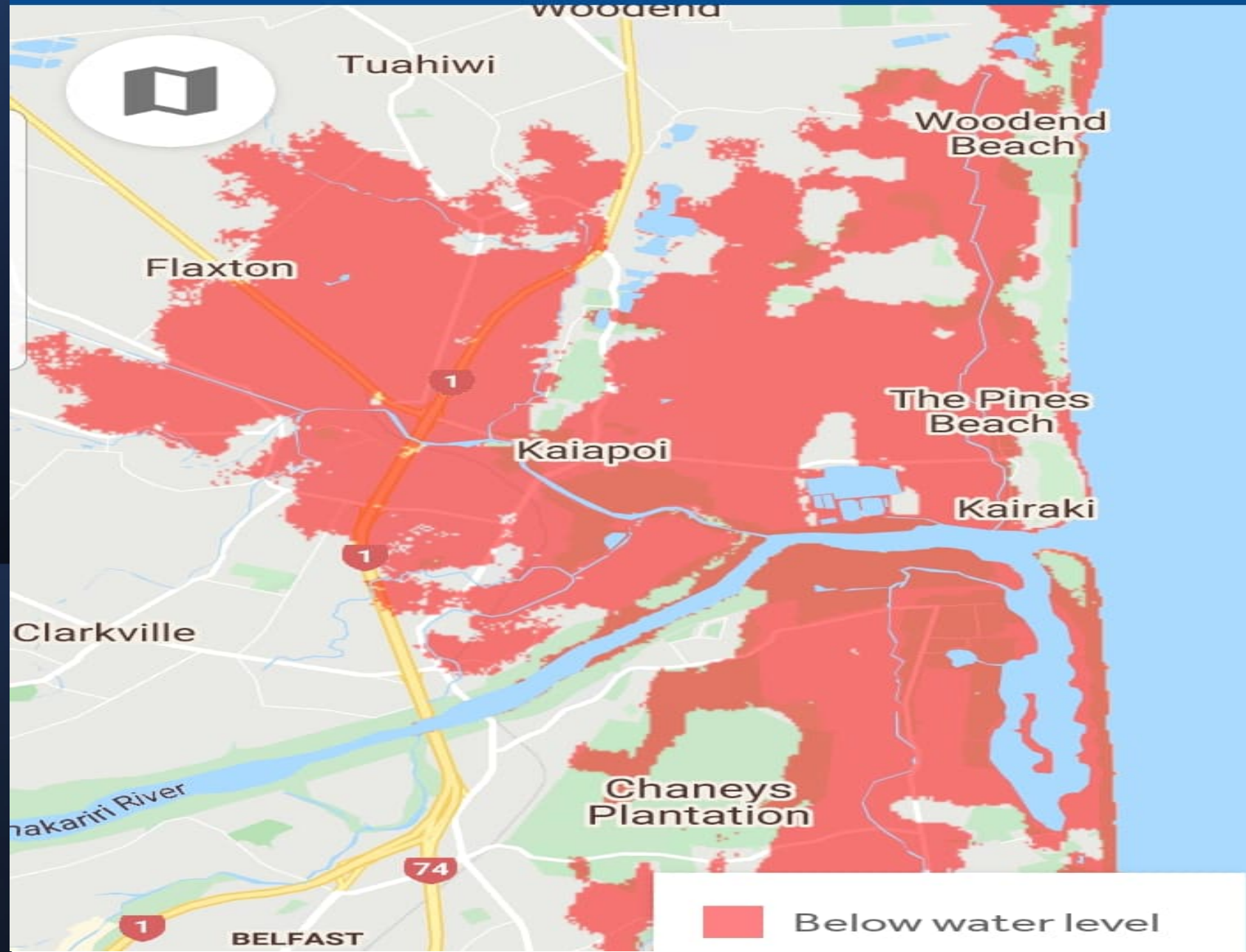


 Below water level

# LAND PROJECTED TO BE BELOW ANNUAL FLOOD LEVEL IN 2050 ⓘ

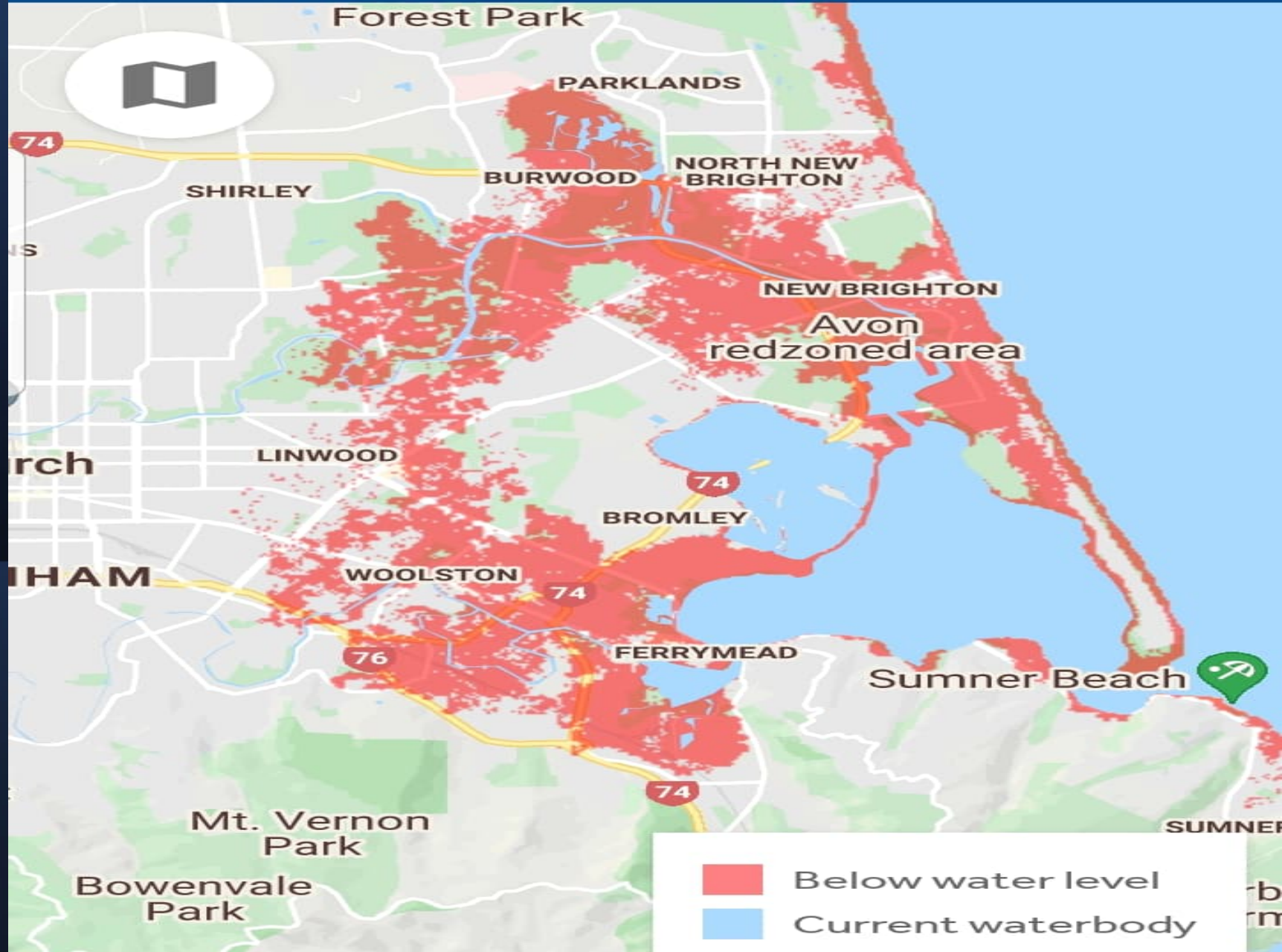


## Waimakariri





# LAND PROJECTED TO BE BELOW ANNUAL FLOOD LEVEL IN 2050



Christchurch

# \$14b of Christchurch properties at risk from sea level rise



The council estimates nearly 20,000 houses will be at risk from a 20cm sea level rise. (Image: NZME)



**Oliver Lewis**

Tue, 31 Oct 2023

A sea level rise of 20 centimetres would expose nearly 20,000 properties worth \$14 billion in Christchurch and Banks



#### Amendments made to earlier drafts

Some amendments have already been made to the draft Plan Changes in response to the initial community feedback provided earlier this year through pre-notification consultation.

Those amendments include:

- Defining three more Character Areas, in Roker Street (Spreydon), Ryan Street (Linwood) and Bewdley Street and Evesham Crescent (Barrington);
- Introducing a requirement for resource consent for sites in some zones adjoining the 11 proposed Residential Heritage Areas, to better protect the heritage values within these areas. These areas and rules are new to the District Plan;
- Introducing a 90 metre building height limit for the Central City, except for the Victoria Street commercial area and sites around Whiti-reia-Cathedral Square which are proposed to have a height limit of 45 metres. The Arts Centre and New Regent Street are also proposed to have lower height limits due to their special heritage characteristics.
- Updating the setback extent for trees.
- A 2 metre increase in height allowed for commercial development in the Riccarton, Papanui and Hornby centres (totalling 22m in height).
- The addition of five new heritage places to the District Plan's Schedule of Significant Historic Heritage for protection. The places are Carlton Mill Bridge and Hereford Street Bridge; 16 Papanui memorial avenues (trees and plaques); the former Tuberculosis hut on the site of former Cashmere Sanatorium and the former caretaker's cottage at Woodham Park.
- A reduction in the residential area proposed for up to 10 storeys so that it is mainly concentrated around the core business area of the Central City.
- Application of the revised Airport Noise Contour as a Qualifying Matter, affecting a greater area than the current contour;
- Updated the extent of the area identified at risk of coastal hazards as a Qualifying Matter to only be those areas with a Medium or High risk;
- Further refinement of residential and commercial zone rules;
- Removal of a Qualifying Matter that applied to sites adjoining State Highways; and
- Removal of Financial Contributions for vacant greenfield areas and from Crown development.

#### Meeting details and decision making process

A staff report recommending approval of the public notification of Plan Change 13 and 14 (Draft Housing and Business Choice and Heritage Plan Changes) will be presented to the Council ([see report](#) for more detailed recommendations)

Approval to notify the plan change will be considered by the Council at the following meeting:

**Date:** Thursday 8 September 2022



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**Map of proposed 50dB (green line) and 55dB (blue line) air noise contour, which encompasses some of West Melton, including the PC74 land (shaded area). Image: Supplied**

The development of West Melton may be restricted as Christchurch Airport proposes moving its air noise contour to the township.

Development of rural land to residential in the 50 decibel outer noise contour is heavily curtailed, due to the risk of residents complaining about the noise of aircraft taking off and landing at the airport.

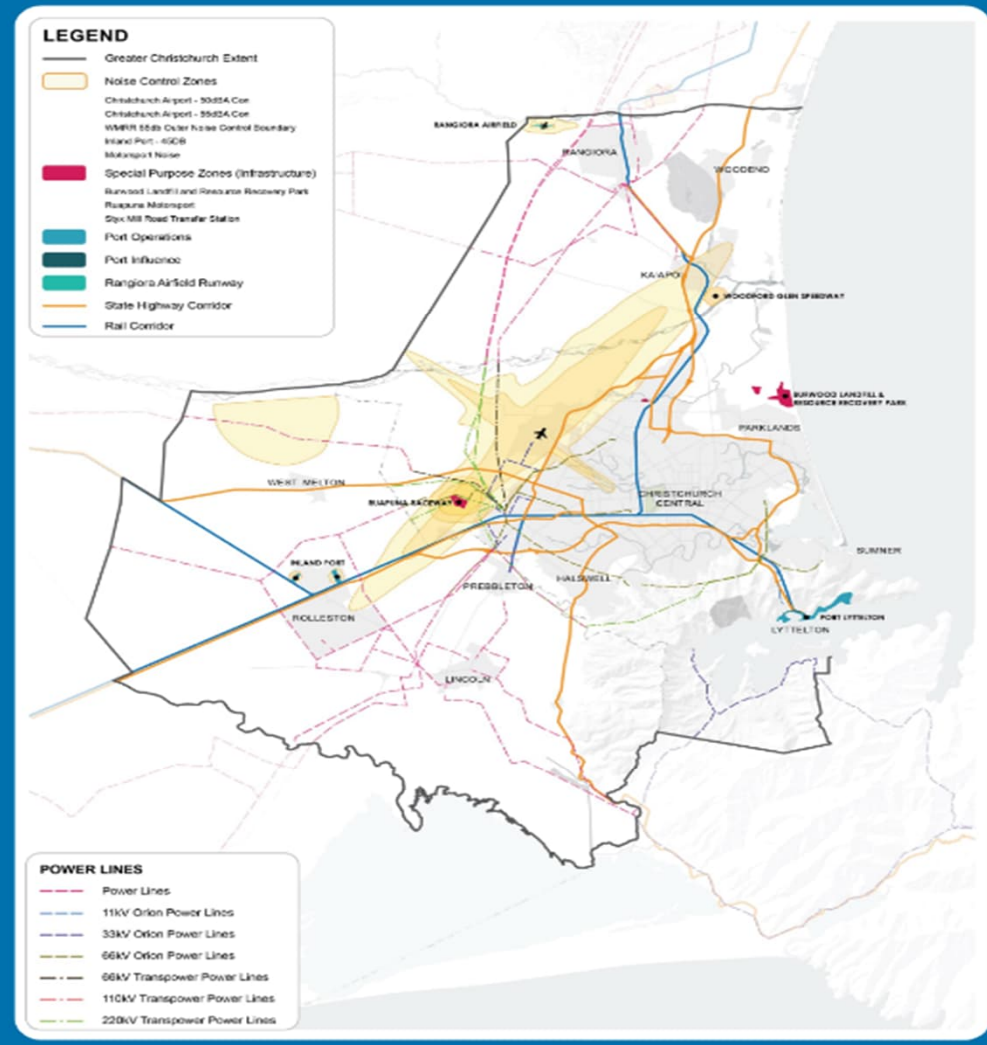


# Protected areas

ensuring its resilience, and to safeguard the effective operation, maintenance and potential for upgrades of this infrastructure. Key strategic

parts of Wellington and Auckland, state highway and rail corridors, and the electricity transmission network (see Map 9).

Map 9: Strategic infrastructure



# selwyntimes

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**Three Waters Reform - what's it about?**

Pages 20 & 21

## Noise concerns cited for airport's objection to big land development

By Susan Sandys

CHRISTCHURCH Airport has joined the throng of objectors to the district's huge residential growth.

The airport has joined the Christchurch City Council and Environment Canterbury in objecting to a proposed 600-home subdivision in east Rolleston. People who end up living in the subdivision may be affected by aircraft noise, it says.

The airport's opposition adds to growing concern about the huge residential expansion of Selwyn and the impact it will have on infrastructure like schools and roads.

The Ministry of Education and Waka Kotahi NZ Transport Agency have earlier raised alarm bells about the proposed 100-home in western Rolleston, Carter Group development. They have cited, respectively, a lack of schooling facilities and pressure on the "high-risk" Darro Crossing Rd/Waltons Rd/State Highway 1 intersection.

The ministry has similar concerns about the proposed 300-home Carter Group Lincoln South development, saying land would have to be acquired for a new school.

•Turn to page 4



**NOISY:** Residents of a proposed subdivision at Rolleston may object to the sound of aircraft flying over them in future, says Christchurch Airport.



Let the air noise contours be sorted, once and for all. For the people of Christchurch, Waimakariri and Selwyn Districts

