



2. **PROPOSED VARIATION 52: CHRISTCHURCH CITY PROPOSED DISTRICT PLAN - URBAN DEVELOPMENT AND AIRPORT NOISE, CHRISTCHURCH INTERNATIONAL AIRPORT**

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Corporate Plan Output: City Plan	

The proposed Variation relates to the management of urban growth in the vicinity of Christchurch International Airport, and the control of noise associated with the use and operation of the airport.

The need for this Variation arose from a declaration to the Environment Court to the effect that the Plan, as amended by decisions, had conflicting policy statements relating to the control of urban development around the Airport. The Court indicated that a Variation would be necessary to clarify the Council's intention on this matter.

The opportunity has also been taken to insert a policy and rules into the Plan which place an obligation on the Airport Company to limit the amount of noise affecting the environment around the Airport. This is a provision normally required in other district plans in accordance with NZS 6805.

The Variation proposes to amend the Proposed Plan as follows:

- (i) *Volume 2, Section 6 Urban Growth - Policy 6.3.7* is substituted by new wording (*Page 6/11*), to clarify the plan's intent on the limit of future residential development and other noise-sensitive activities in the vicinity of the airport.
- (ii) *Volume 2, Section 7 Transport - Policy 7.8.3 (page 7/21)*, is introducing a **new** policy to limit noise generated by the Airport to minimise effects on land outside the Airport's boundaries. The explanation and reasons to Policies under 7.8 are also amended to further clarify what is meant by 'noise sensitive uses'.
- (iii) *Volume 3, Part 8 Special Purpose Zones - Section 3. Rules - Special Purpose (Airport) Zone (pages 8/14 - 8/16)* by including a rule requiring that aircraft movements do not exceed the noise levels specified in the plan.

There are also some amendments to Volume 3, Part 4 resulting from specifying, in more detail, what is meant by noise sensitive uses.

In treating these matters together the proposed Variation is signalling clearly that while there are land use restrictions on landowners near the airport (particularly in respect to future urban growth), there are also restrictions on the noise effects created by the airport itself.

A full version of the Proposed Variation is attached, as well as the section 32 analysis.

Note: The proposed Variation **does not** alter the noise contours in the Proposed Plan, nor does it change the rules relating to subdivision and development in Rural Zones or the insulation requirements for residential another noise-sensitive activities. Neither does it make reference to the ground testing of engines. The Council is currently reviewing noise effects of the controls and other methods for dealing with this issue.

- Recommendation:**
1. That, pursuant to clauses 5 and 16(a) of the First Schedule of the Resource Management Act 1991, the Council publicly notify Proposed Variation 52 Christchurch City Proposed District Plan Urban Development and Airport Noise, Christchurch International Airport.
 2. That the Council formally adopt the section 32 analysis for the Proposed Variation 52.
 3. That the Council appoint a commissioner to hear the Variation.
 4. That a seminar be held on the Variation, to acquaint all Councillors with the subject matter.