

AMENDMENTS TO RESOURCE MANAGEMENT ACT DOCUMENTS

Ōtākaro Avon River Corridor
Regeneration Plan: Appendix One

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Understanding the changes

The changes to the Resource Management Act 1991 documents are varied. In some instances, it has been necessary to replace entire provisions, whereas in other cases changes have been made to individual words or parts of existing provisions. In each instance the deletions are shown in strike-through and bold, while new provisions are underlined and in bold. Text before a changed provision and text after a changed provision is indicated by the use of '(...)'. Section 13.14 Specific Purpose (Ōtākaro Avon River Corridor) Zone is an entirely new section and is shown in bold and underline. Instructions to aid understanding of what is to be amended are included in a text box.

Further clarity and understanding of the changes can be gained by reviewing the 'Enabling the Activities' section of the Ōtākaro Avon River Corridor Regeneration Plan and the Supplementary Information Document. These documents combined provide an overview of the changes made, together with the rationale for such changes.

Every effort has been made to ensure that the changes specified in the Ōtākaro Avon River Corridor Regeneration Plan give the reader a full and fair understanding of the exact change being made. However, given the complexity of the changes (particularly in respect to the Christchurch District Plan), readers are encouraged to view these amendments alongside the relevant Resource Management Act 1991 instrument they apply to. The original documents are available on the websites of Christchurch City Council and the Canterbury Regional Council.

It is recommended that the new Section 13.14 (beginning on page 31) is read first, as this will aid understanding regarding how the other changes will support the achievement of the Specific Purpose (Ōtākaro Avon River Corridor) Zone's objectives and policies.

Christchurch District Plan

Chapter 2 Abbreviations and Definitions

Amend definition of 'Site' as follows:

Site

means an area of land or volume of space shown on a plan with defined boundaries, whether legally or otherwise defined boundaries. It includes:

(...)

Site includes the access to the site.

For the purposes of the Specific Purpose (Ōtākaro Avon River Corridor) Zone, a site is as per the above, except that in respect of otherwise defined boundaries it shall be the area that is used for all the buildings and activities in a particular proposal.

Chapter 5 Natural Hazards

Amend Policy 5.2.2.2.1 as follows:

5.2.2.2.1 Policy – Flooding

(...)

- b. In the High Flood Hazard Management Area:
 - i. provide for development of a residential unit on residentially zoned land where the flooding risk is predominantly influenced by sea-level rise and where appropriate mitigation can be provided that protects people's safety, well-being and property from unacceptable risk; and
 - ii. **within the Specific Purpose (Ōtākaro Avon River Corridor) Zone, provide for structures in accordance with Policy 13.14.2.1.8.**
 - iii. in all other cases, avoid subdivision, use or development where it will increase the potential risk to people’s safety, well-being and property.

Amend Table 5.4.1.1b (under Rule 5.4.1.1 Permitted activities) as follows:

Table 5.4.1.1b

Activity	Activity specific standards
<p>P13 <u>Filling or excavation</u> in zones other than commercial, industrial, and rural zones that is not provided for under Rule 5.4.1.1 P10-P12 or P17_ P18.</p>	<p>a. A maximum height of 0.3m of <u>filling</u> above <u>ground level</u> and 0.6m depth of <u>excavation</u> below <u>ground level</u>; and</p> <p>(...)</p>
<p>P18 <u>Filling or excavation in the Specific Purpose (Ōtākaro Avon River Corridor) Zone that is not provided for under Rule 5.4.1.1 P10-P12.</u></p>	<p>a. <u>A maximum height of 0.3m of filling above ground level and 0.6m depth of excavation below ground level; and</u></p> <p>b. <u>A maximum volume of filling above ground level of 20m³ per site, and a maximum cumulative volume of filling and excavation of 50m³ per hectare, which shall be applied as a ratio, in each case within any continuous period of 10 years.</u></p>

Amend Table 5.4.1.5a (under Rule 5.4.1.5 Restricted discretionary activities) as follows:

Table 5.4.1.5a

Activity	The Council's discretion shall be limited to the following matters:
RD2 <u>Filling</u> or <u>excavation</u> which is not a permitted activity under P10, P11, P12, or P17 set out in Rule 5.4.1.1, or <u>filling</u> or <u>excavation</u> that exceeds the standards in P13 - P15 or P18 set out in Rule 5.4.1.1.	(...)

Add a new permitted activity (P10) to Rule 5.4.6.1 Permitted activities as follows:

Activity	Activity specific standards
P10 <u>Public amenities within the Specific Purpose (Ōtākaro Avon River Corridor) Zone, excluding visitor information centres, public toilets and changing rooms.</u>	Nil

Add a new restricted discretionary activity (RD3) to Table 5.4.6.2 Restricted discretionary activities as follows:

Activity	The Council's discretion shall be limited to the following matters:
RD3 <u>Any new building within the Specific Purpose (Ōtākaro Avon River Corridor) Zone, other than as provided for in 5.4.6.1 P1, P3, P4 and P10.</u>	<p>a. Whether, based on an evaluation prepared by suitably qualified and experienced professionals:</p> <p>i. The <u>filling</u> undertaken is adequate such that the <u>building site</u> no longer falls within the criteria contained in the definition of <u>High Flood Hazard Management Area</u>;</p> <p>ii. The proposal will avoid contributing to potential cumulative transfer of natural hazard risk to other people and property; and</p> <p>iii. functional access and egress will be maintained within and beyond the <u>site</u></p>

Activity		The <u>Council's</u> discretion shall be limited to the following matters:
		<p><u>during a hazard event; or</u></p> <p>b. <u>Whether, based on an evaluation prepared by suitably qualified and experienced professionals:</u></p> <p>i. <u>the structure proposed will maintain its sanitation, safety and functionality during an inundation hazard event or when there is a temporary loss of functionality it can be reinstated within a time appropriate to its use;</u></p> <p>ii. <u>the proposal will avoid contributing to potential cumulative transfer of natural hazard risk to other people and property;</u></p> <p>iii. <u>functional access and egress will be maintained within and beyond the <u>site</u> during a hazard event;</u></p> <p>iv. <u>back-up servicing that does not rely on the <u>Council's</u> reticulated network is provided and is able to be used in the event the primary servicing fails;</u></p> <p>v. <u>the proposal will not result in an unacceptable risk to life or property, recognising that, over time, predictions around sea level rise will result in changes to risk and considering the ability for the relocation or removal of structures and any consent monitoring proposed;</u></p> <p>vi. <u>the proposal will not exacerbate the effects of the natural hazard or generate the need for new mitigation works to protect the proposed structures; and</u></p> <p>vii. <u>an adequate management plan is provided that includes where appropriate:</u></p> <p>A. <u>information on the hazards advice system being used to monitor anticipated hazards;</u></p> <p>B. <u>evidence of alternative accommodation options available; and</u></p> <p>C. <u>instructions on using the proposed back-up servicing.</u></p>

Amend Rule 5.4.6.3 NC1, NC2 and NC4 as follows:

5.4.6.3 Non-complying activities

- a. The activities listed below are non-complying activities where the activity is located within the area shown on the planning maps as High Flood Hazard Management Area.

Activity	
NC1	Any <u>subdivision</u> which creates an additional vacant <u>allotment</u> or <u>allotments</u> from a <u>site</u> within a <u>High Flood Hazard Management Area</u> shown on the planning maps except where: <p>a. the additional <u>allotment</u> or <u>allotments</u> is entirely within the Specific Purpose (Ōtākaro Avon River Corridor) Zone and is not intended for a <u>habitable building</u> or is intended for a <u>building that has a resource consent under Rule 5.4.6.2 RD3</u>; or</p> <p>a. b. the additional <u>allotment</u> or <u>allotments</u> is entirely outside the <u>High Flood Hazard Management Area</u>; or</p> <p>b. c. if the additional <u>allotment</u> or <u>allotments</u> is partially within the <u>High Flood Hazard Management Area</u>, the additional <u>allotment</u> or <u>allotments</u> contains a <u>net site area</u> capable of containing a complying <u>residential unit</u> entirely outside of the <u>High Flood Hazard Management Area</u>.</p>
NC2	New <u>buildings</u> within a <u>High Flood Hazard Management Area</u> shown on the planning maps, unless specified in P1 – P7 or P9, or P10 in Rule 5.4.6.1, or RD2 - RD3 in Rule 5.4.6.2.
NC3	The replacement or repair of <u>buildings</u> that do not meet one or more of the activity specific standards in Rule 5.4.6.1, unless specified in RD2 in Rule 5.4.6.2.
NC4	Change in use of a <u>site</u> that increases the occupancy of the <u>site</u> , unless specified in P1 or P2 in Rule 5.4.6.1, or RD2, or RD3 in Rule 5.4.6.2.

Chapter 6 General Rules and Procedures

6.1 Noise

Amend Table 1: Zone noise limits outside the Central City (under Rule 6.1.5.2.1 Zone noise limits outside the Central City) as follows:

Table 1: Zone noise limits outside the Central City

Zone of site receiving noise from the activity	Time (hrs)	Noise Limit (dB)	
		L_{Aeq}	L_{Amax}
a. All residential zones (other than in the Accommodation and Community Facilities Overlay) b. All rural zones, except Rural Quarry Zone, assessed at any point within a <u>notional boundary</u>	07:00-22:00	50	n/a
	22:00-07:00	40	65
c. Specific Purpose (Flat Land Recovery) and Specific Purpose (Ōtākaro Avon River Corridor) Zones d. Papakāinga/Kāinga Nohoanga Zone (...)			

Amend Table 4: Location-specific noise standards (under Rule 6.1.6.2.3 Temporary Activities) as follows:

Table 4: Location-specific noise standards

	Location	Maximum No. of Days	Time limit (Hrs)	Noise limit (dB)		Qualifications
				L _{Aeq}	L _{Afmax}	
(...)						
i.	Victoria Square	20 days per year	09:00-22:30	70	85	
i.	<u>Specific Purpose (Ōtākaro Avon River Corridor) Zone</u>	<u>30 days per year</u>	<u>09:00-22:30</u>	<u>70</u>	<u>85</u>	a. Assessed at the <u>boundary of any site</u>: <ul style="list-style-type: none"> <u>i. In a residential zone adjoining the Specific Purpose (Ōtākaro Avon River Corridor) Zone; or</u> <u>ii. Identified in Appendix 13.14.6.2 that is in private ownership; or</u> <u>iii. Located within an Edge Housing Area Overlay or Trial Housing Area Overlay as shown in the Development Plan in Appendix 13.14.6.1</u>

6.2 Temporary activities, Buildings and Events

Amend Rule 6.2.4.1.1 P2 (Temporary activities, buildings and events) as follows:

6.2.4.1.1 Permitted activities

Activity	Activity specific standards												
Events													
<p>P2 Community gatherings, celebrations, non-motorised sporting events and performances including:</p> <ul style="list-style-type: none"> a. carnivals and fairs; b. festivals; c. holiday observances; d. races; e. parades; f. concerts; and g. exhibitions. 	<ul style="list-style-type: none"> i. Events shall not be open to participants for more than: <ul style="list-style-type: none"> four consecutive weeks in any one year; or six weekends in any one year (including public holidays where these fall adjacent to weekends); or twelve non-consecutive days in any one year. iv. <u>Except that the number of days is not restricted in the Specific Purpose (Ōtākaro Avon River Corridor) Zone until 01 July 2024, where these events are:</u> <ul style="list-style-type: none"> A. <u>located more than 100m from an adjoining residential zone, Edge Housing Area Overlay or Trial Housing Area Overlay, or from a site listed in Appendix 13.14.6.2 which is in private ownership and has a Residential alternative Zone; and</u> B. <u>undertaken by or on behalf of the Council, the Canterbury Regional Council or the Crown.</u> b. Events shall meet the activity standards for <u>temporary activities and buildings</u> in Rule 6.1.6.2.3 with the exception of fireworks in association with an event, as follows: <table border="1" data-bbox="607 1415 1279 1646"> <tbody> <tr> <td>i.</td> <td>Any day</td> <td>From 09:00 to 22:00</td> </tr> <tr> <td>ii.</td> <td>Any day with an Event Permit allowing fireworks</td> <td>From 09:00 to midnight</td> </tr> <tr> <td>iii.</td> <td>New Years' Eve/Day</td> <td>From 09:00 to 01:00</td> </tr> <tr> <td>iv.</td> <td>Guy Fawkes Night</td> <td>From 09:00 to 23:00</td> </tr> </tbody> </table> c. From 22:00 to 07:00, events shall meet the rules for outdoor lighting in Rule 6.3.6, but are otherwise exempt from Rule 6.3.6. 	i.	Any day	From 09:00 to 22:00	ii.	Any day with an Event Permit allowing fireworks	From 09:00 to midnight	iii.	New Years' Eve/Day	From 09:00 to 01:00	iv.	Guy Fawkes Night	From 09:00 to 23:00
i.	Any day	From 09:00 to 22:00											
ii.	Any day with an Event Permit allowing fireworks	From 09:00 to midnight											
iii.	New Years' Eve/Day	From 09:00 to 01:00											
iv.	Guy Fawkes Night	From 09:00 to 23:00											

Amend Rule 6.2.4.1.1 P7 (Temporary activities, buildings and events) as follows:

Temporary public artworks and community activities		
P7	Public and not-for-profit community activities, education activities and ancillary retailing (except as provided for in Rule 6.2.4.1.1 P2 or P10) in: <ul style="list-style-type: none"> a. any commercial zone; b. any open space zone; c. the Industrial General Zone; d. the Specific Purpose (Schools) Zone; e. the Specific Purpose (Tertiary Education) Zone; f. the Specific Purpose (Ōtākaro Avon River Corridor) Zone; and f.g. the Transport Zone. 	Nil

Amend Rule 6.2.4.1.1 P10 (Temporary activities, buildings and events) as follows:

Temporary commercial activity								
P10	Temporary markets (except as provided for by Rule 6.2.4.1.1 P2).	<p>a. Temporary markets shall not operate from a single <u>site</u> for more than the following number of days per year:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center;">(...)</td> <td style="width: 40%;"></td> <td style="width: 50%;"></td> </tr> <tr> <td style="vertical-align: top;">vii.</td> <td style="vertical-align: top;">Specific Purpose (Ōtākaro Avon River Corridor) Zone</td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> a. 12 days; or b. Unlimited where these events are located more than 100m from an <u>adjoining residential zone, Edge Housing Area Overlay or Trial Housing Area Overlay as shown on the Development Plan in Appendix 13.14.6.1, or from a site listed in Appendix 13.14.6.2 which is in private ownership and has a Residential alternative Zone.</u> <p>Advice note:</p> <ul style="list-style-type: none"> 1. Markets in <u>public open spaces and reserves</u> may require an Events Permit. </td> </tr> </table>	(...)			vii.	Specific Purpose (Ōtākaro Avon River Corridor) Zone	<ul style="list-style-type: none"> a. 12 days; or b. Unlimited where these events are located more than 100m from an <u>adjoining residential zone, Edge Housing Area Overlay or Trial Housing Area Overlay as shown on the Development Plan in Appendix 13.14.6.1, or from a site listed in Appendix 13.14.6.2 which is in private ownership and has a Residential alternative Zone.</u> <p>Advice note:</p> <ul style="list-style-type: none"> 1. Markets in <u>public open spaces and reserves</u> may require an Events Permit.
(...)								
vii.	Specific Purpose (Ōtākaro Avon River Corridor) Zone	<ul style="list-style-type: none"> a. 12 days; or b. Unlimited where these events are located more than 100m from an <u>adjoining residential zone, Edge Housing Area Overlay or Trial Housing Area Overlay as shown on the Development Plan in Appendix 13.14.6.1, or from a site listed in Appendix 13.14.6.2 which is in private ownership and has a Residential alternative Zone.</u> <p>Advice note:</p> <ul style="list-style-type: none"> 1. Markets in <u>public open spaces and reserves</u> may require an Events Permit. 						

Amend Rule 6.2.4.1.1 P12 (Temporary activities, buildings and events) as follows:

P12	Food trucks not ancillary to another temporary activity and building, after 30 April 2018.	(...) <ul style="list-style-type: none"> b. In all zones other than the Central City Business and Avon River Precinct/Te Papa Ōtākaro and Specific Purpose (Ōtākaro Avon River Corridor) Zones, food trucks shall be limited to 30m² GFA per site. (...)
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Amend Table 6.3.6.1: Light Spill Standards by Zone (under Rule 6.3.6) as follows:

Table 6.3.6.1: Light Spill Standards by Zone

	Zone or scheduled activity	Permitted lux spill (horizontal and vertical)
	(...)	
xv.	Specific Purpose (Cemetery) Zone; Specific Purpose (Hospital) Zone other than Christchurch Hospital; Specific Purpose (School) Zone; Specific Purpose (Tertiary Education) Zone; Specific Purpose (Flat Land Recovery) Zone; Specific Purpose (Ōtākaro Avon River Corridor) Zone	4.0
	(...)	

6.6 Water Body Setbacks

Amend Rule 6.6.3 h. as follows:

h. The following activities are exempt from Rules 6.6.4 - 6.6.6, except where specified in Rule 6.6.3(i). below:

(...)

xv. Within the Specific Purpose (Ōtākaro Avon River Corridor) Zone, any permitted buildings that are located within a Landing Overlay as shown on the Development Plan in [Appendix 13.14.6.1](#) where;

(a) consent has been obtained and exercised to undertake earthworks or indigenous vegetation clearance within a Landing Overlay under Rule [13.14.4.1.2 C3](#) or Rule [13.14.4.1.3 RD7](#), and

(b) the building is located on a Landing developed in accordance with such a consent.

- i. The exemptions in h. above do not apply in the following circumstances:
 - i. within a Ngā Wai site of Ngāi Tahu Cultural Significance identified in Schedule 9.5.6.4, **outside of the Specific Purpose (Ōtākaro Avon River Corridor) Zone**, the exemptions listed in h. iii-v do not apply.
- (...)

6.8 Signs

Amend Rule 6.8.4.1.1 Permitted Activities P7 as follows

	Activity	
P7	<p>Business and building identification signs made of three dimensional letters and/or symbols in:</p> <ul style="list-style-type: none"> a. residential zones (other than the Residential Guest Accommodation Zone or where located within a Character Area Overlay); b. the Papakāinga / Kāinga Nohoanga Zone; c. all open space and rural zones; and d. the Specific Purpose (School) Zone; and <u>e. the Specific Purpose (Ōtākaro Avon River Corridor) Zone.</u> 	<ol style="list-style-type: none"> 1. The maximum symbol/lettering height shall be 200mm. 2. No more than 30 letters and/or symbols shall be displayed on each <u>building</u> frontage 3. Letters and/or symbols shall be applied with no visible mounting structure 4. The background shall not be differentiated from the fabric and colour of the rest of the façade. 5. <u>Signs</u> shall not extend above façade <u>height</u>. <p>(...)</p>

Amend Rule 6.8.4.1.3 Restricted discretionary activities RD1 as follows:

Activity	
RD1	<p><u>Council's</u> discretion shall be limited to the following matters:</p> <ol style="list-style-type: none"> 1. All signs and ancillary support structures - Rule 6.8.5.1 <ul style="list-style-type: none"> a. Any <u>sign</u> listed in Rule 6.8.4.1.1 P1 - P15 (other than P7, P8, P9 or P15), that does not meet one or more of the activity specific standards, other than <u>signs</u> provided for in Rule 6.8.4.1.2C1, Rule 6.8.4.1.3 RD2 - RD4, or discretionary or non-complying activities in Rule 6.8.4.1.4 and Rule 6.8.4.1.5. <u>b. In the Specific Purpose (Ōtākaro Avon River Corridor) Zone, any sign listed in Rule 6.8.4.1.1 P7 that does not meet one or more of the activity specific</u>

Activity	Council's discretion shall be limited to the following matters:
<p>standards other than signs provided for in Rule 6.8.4.1.2 C1 and Rule 6.8.4.1.4</p> <p>D1.</p> <p>b.c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to the New Zealand Transport Agency where it concerns a <u>road</u> under its control (absent its written approval).</p>	

Amend Rule 6.8.4.1.5 Non-Complying Activities as follows:

6.8.4.1.5 Non-complying activities

- a. The activities listed below are non-complying activities.

	Activity
NC1	Any <u>billboard</u> within the Industrial Park Zone (Memorial Avenue) or the Specific Purpose (Ōtākaro Avon River Corridor) Zone.

Amend Rule 6.8.4.2.4 Signs attached to buildings as follows:

Zone or scheduled activity	Maximum <u>total area of signs per building</u>	Maximum <u>height above ground level at top of sign</u>
(...)	2m ²	4 metres or façade <u>height</u> , whichever is lower
Rural Banks Peninsula Zone		
Specific Purpose (Ōtākaro Avon River Corridor) Zone		
(...)		

Amend Rule 6.8.4.2.6 Free-standing signs as follows:

Zone or scheduled activity	Number of signs per site	Maximum total area of signs	Maximum height above ground level at top of sign
(...) All rural zones <u>Specific Purpose (Ōtākaro Avon River Corridor) Zone, except within an Edge Housing Area Overlay or Trial Housing Area Overlay, as shown on the Development Plan in Appendix 13.14.6.1.</u>	1 for each formed <u>vehicle access</u> (refer to Rule 6.8.4.2.6 c. and d. below) and 1 for each formed pedestrian entrance (refer to Rule 6.8.4.2.6 d. below).	1m ² per sign	4 metres
<u>Specific Purpose (Ōtākaro Avon River Corridor) Zone within an Edge Housing Area Overlay or Trial Housing Area Overlay, as shown on the Development Plan in Appendix 13.14.6.1.</u>	1	0.2m ²	4 metres
(...)			

Zone or scheduled activity		Relating to Pedestrian Entrances			Relating to Vehicle Entrances		
		Maximum width	Maximum total area of a <u>sign</u>	Maximum <u>height</u> above <u>ground level</u> at top of <u>sign</u>	Maximum width	Maximum total area of a <u>sign</u>	Maximum <u>height</u> above <u>ground level</u> at top of <u>sign</u>
	Number of signs per vehicle or pedestrian entrance						
(...)	1 for each formed <u>vehicle access</u>						
All specific purpose zones, other than Specific Purpose (Lyttelton Port), Specific Purpose (Airport), Specific Purpose (Ōtākaro Avon River Corridor) and Specific Purpose (Hospital) Zones	(refer to Rule 6.8.4.2.6 c. and d. below) and 1 for each formed pedestrian entrance (refer to Rule 6.8.4.2.6 d. below),	1 metre	2m ²	2 metres	2 metres	9m ²	6 metres
(...)	a. (other than <u>billboards</u> permitted under Rule 6.8.4.1.1 P15)						

Amend Rule 6.9.4.1.3 Restricted Discretionary Activities RD1 as follows:

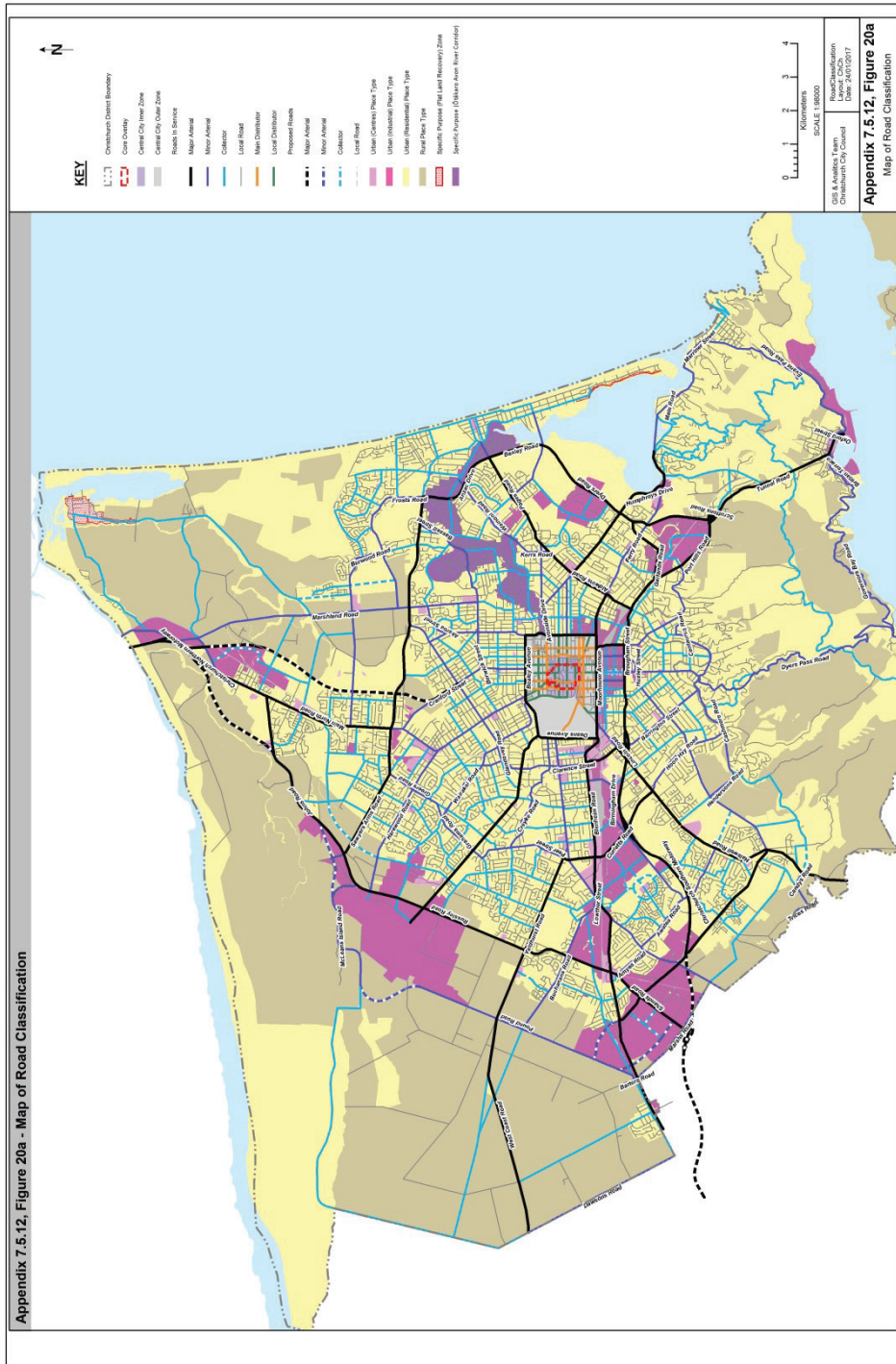
6.9.4.1.3 Restricted discretionary activities

Activity		The <u>Council's</u> discretion shall be limited to the following matters:
RD1	<p>Sale and/or supply of alcohol between the hours of 23:00 and 07:00 from any site located within 75m of a residential zone, <u>an Edge Housing Area Overlay or Trial Housing Area Overlay within the Specific Purpose (Ōtākaro Avon River Corridor) Zone as shown on the Development Plan in Appendix 13.14.6.1 or a site identified in Appendix 13.14.6.2 that is in private ownership and has a Residential alternative Zone</u>, other than the sale and/or supply of alcohol:</p> <ul style="list-style-type: none"> a. to any person residing on the premises; b. for consumption off the premises; c. authorised by a special licence; d. accompanying a meal served by a <u>guest accommodation</u> premises; and e. in a Category 2 Entertainment and Hospitality Precinct (as identified on the Central City Entertainment and Hospitality Precinct Overlay planning map) where the restricted hours are 23:00 to 07:00 along Victoria Street and 01:00 to 07:00 for other Category 2 precincts. 	<ul style="list-style-type: none"> a. Amenity - Rule 6.9.5.1

Chapter 7 Transport

Amend Figures 20a, 20c and 20e (contained within Appendix 7.5.12 Road classification system) to reflect the spatial replacement of the affected part of the Specific Purpose (Flat Land Recovery) Zone with the Specific (Ōtākaro Avon River Corridor) Zone as follows:

Figure 20a – Map of Road Classification



Christchurch District Plan
Christchurch City Council
Ōtākaro Avon River Corridor Regeneration Plan

Chapter 8 Subdivision, Development and Earthworks

Amend Rule 8.6.1 Minimum net site area and dimension, as follows:

8.6.1 Minimum net site area and dimension

(...)

- b. Allotments in the Residential Suburban Density Transition and Open Space Metropolitan Facilities (Addington Racecourse and Rugby Park) Zones **and within an Edge Housing Area Overlay identified in Appendix 13.14.6.1 within the Specific Purpose (Ōtākaro Avon River Corridor) Zone** shall have a minimum dimension of 13m x 16m.

(...)

- g. Allotments on a site listed in Appendix 13.14.6.2, and which are in private ownership, shall have the minimum dimension applying to the zoning specified as the Alternative Zone in Appendix 13.14.6.2.

Amend Table 4 (under Rule 8.6.1 Minimum net site area and dimension), as follows:

Table 4. Minimum net site area – specific purpose zones

	Zone	Minimum <u>net site area</u>
a.	(...)	
f.	<u>Specific Purpose (Ōtākaro Avon River Corridor) Zone</u>	<ul style="list-style-type: none"> a. <u>Within the Edge Housing Area Overlay identified in Appendix 13.14.6.1 – 330m²;</u> b. <u>On a site listed in Appendix 13.14.6.2, and which is in private ownership, the minimum net site area shall be that which applies in Rule 8.6.1 Table 1 to the zoning specified as the Alternative Zone in Appendix 13.14.6.2; or</u> c. <u>No minimum net site area in all other cases.</u>

Amend Appendix 8.10.3 (New road standards), as follows:

Appendix 8.10.3 New road standards

Road classification	Road widths (m)		Roadway widths (m)		Minimum lanes	Minimum Number of Footpaths	Median	Amenity strip	Cycle facilities
	Min	Max	Min	Max					
(...)									
<u>Local road</u> – Residential	16##	20	**	12	2	2##	No	Yes	*
<u>Local roads which serve an Edge Housing Area Overlay in the Specific Purpose (Ōtākaro Avon River Corridor) Zone</u>	<u>16##</u>	<u>20</u>	<u>6***#</u>	<u>9#</u>	<u>1</u>	<u>1</u>	<u>No</u>	<u>No</u>	<u>=</u>
<u>Local road</u> - Rural	16	20	7	14	2	No	No	No	*

Clarification of standards	
1	"Yes" means that the provision of those facilities shall be incorporated into the design and construction of the <u>road</u> .
2	* means that the provision of those facilities is allowed for in the standards for <u>road</u> design and construction and/or shall be considered as conditions of consent on <u>subdivision</u> .
3	** means that a local residential <u>road</u> with a <u>roadway</u> width 7m or wider, but not greater than 9m is a controlled activity. A local residential <u>road</u> with a <u>roadway</u> width greater than 9m, but not greater than 12m is a restricted discretionary activity. A local residential <u>road</u> with a <u>roadway</u> width less than 7m or greater than 12m is a full discretionary activity.
4	*** means that a local residential <u>road</u> with a <u>roadway</u> width between 6m and 9m is a controlled activity. A local residential road with a <u>roadway</u> width less than 6m or greater than 9m is a restricted discretionary activity.
4 5	Amenity strips shall only be required on <u>rural roads</u> where these adjoin a residential zone.

5 6	Local hillside <u>roads</u> (on any part of a zone on the slopes of the Port Hills and <u>Banks Peninsula</u>) may only require one footpath.	
6 7	Some localised <u>road</u> widening may be required at <u>intersections</u> to increase capacity.	
7 8	The minimum diameter for a cul-de-sac turning head is:	
	Residential	25 metres
	Business	30 metres
8 9	# means excludes any parking	
9-10	For more information on the Road Classification, refer to Appendix 7.5.12 of Chapter 7	
10 11	## A 14m <u>road</u> width and one footpath is optional where a <u>road</u> only provides <u>access</u> to less than 20 <u>residential units</u> and is less than 100m in length.	

Chapter 9 Natural and Cultural Heritage

9.1 Indigenous Biodiversity and Ecosystems

Add new restricted discretionary activity to Rule 9.1.4.1.3 as follows:

RD6	<p>a. <u>Indigenous vegetation clearance within a Site of Ecological Significance listed in Schedule A of Appendix 9.1.6.1 that:</u></p> <ul style="list-style-type: none"> i. <u>is not provided for by Rule 9.1.4.1.1 P1 or P3; and</u> ii. <u>is located within a Landing Overlay as shown on the Ōtākaro Avon River Corridor Development Plan in Appendix 13.14.6.1.</u> <p>Advice note:</p> <ul style="list-style-type: none"> 1. <u>Reference should also be made to the rules in Chapter 13.14 pertaining to indigenous vegetation clearance.</u> 	<p>a. <u>Indigenous biodiversity and ecosystems - Rule 9.1.5.2.</u></p>
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Amend Rule 9.1.4.1.5 as follows:

NC1	<p><u>Indigenous vegetation clearance</u>, that is not provided for by Rule 9.1.4.1.1 P1 or P3, or Rule 9.1.4.1.3 RD3 - RD56:</p> <ul style="list-style-type: none"> a. within a Site of Ecological Significance listed in Schedule A of Appendix 9.1.6.1 or b. of vegetation listed in Appendix 9.1.6.6. <p>(...)</p>
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9.2 Landscapes and Natural Character

Amend Table 2 in Rule 9.2.5 (under Landscape overlays – significant features and rural amenity landscapes) as follows:

Table 2: Rules - Landscape overlays - significant features and rural amenity landscapes

	Activities	SF 2.0 Ōtūkaikino Creek 3.0 Styx River/ Pūharakekenui 7.0 Waikākāriki/ Horseshoe Lake 8.1 and 8.3 Ōtākaro/ Avon River 10.0 Heathcote River/ Ōpāwaho
	(...)	
p.	<u>A building with a footprint of 100m² or less for an activity which is listed as a permitted activity in Rule 13.14.4.1.1 and is located within a Landing Overlay as shown on the Ōtākaro Avon River Corridor Development Plan in Appendix 13.14.6.1. Limited to one building per Landing Overlay.</u>	<u>P24</u>

9.4 Significant and Other Trees

Amend Rule 9.4.4.1.1 Permitted activities P6 as follows:

<p>P6</p>	<p>a. Felling of any tree, including <u>ancillary earthworks</u>, in:</p> <p>i. parks, <u>public open space</u> or <u>road corridors</u> in <u>Christchurch City</u>; or</p> <p>ii. Parks, <u>public open spaces</u> or <u>road corridors</u> in Akaroa as shown in Appendix 9.4.7.4.</p> <p>b. This rule does not apply to the felling of trees within <u>Central City road corridors</u> or the state highway <u>road corridors</u>, as this is provided for in Rule 9.4.4.1.1 P7.</p> <p>Advice note:</p> <p>1. For the purposes of this rule, <u>Christchurch City</u> means the area shown at Appendix 2.2 of Chapter 2 Definitions.</p>	<p>(...)</p> <p>v. unless:</p> <p>(...)</p> <p><u>H. the tree is located within the Specific Purpose (Ōtākaro Avon River Corridor) Zone.</u></p>
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Chapter 11 Utilities and Energy

Amend 11.6.4 Discretionary activities D1 as follows:

11.6.4 Discretionary activities - Energy

- a. The activities listed below are discretionary activities, provided they meet the activity standards in Rule 11.9.

Activity	
D1	<p>Any activity listed in Rule 11.6.1 P2 that does not meet activity specific standard (a) where:</p> <ul style="list-style-type: none"> a. The activity occurs in the Rural, Commercial (other than in the <u>Central City</u>), or <u>Industrial or Specific Purpose (Ōtākaro Avon River Corridor)</u> Zones and does not occur within the area covered by the Christchurch International Airport Protection Surfaces; and b. Any solar concentrator does not reflect light into a Residential Zone, <u>an Edge Housing Area Overlay or Trial Housing Area Overlay identified in Appendix 13.14.6.1, or a site listed in Appendix 13.14.6.2 which is in private ownership and has a Residential alternative Zone,</u> for more than 15 hours per annum. <p>(...)</p>

Chapter 13 Specific Purpose Zones

13.6 Specific Purpose (School) Zone

Amend 13.6.6 Appendices as follows:

Appendix 13.6.6.1 State Schools

	School Name	Location	Map Ref	Alternative Zone
(...)	(...)	(...)	(...)	
8	Avonside Girls' High School	Avonside Drive, Avonside	32	RS and SP(OARC) in relation to land within the Green Spine or Ōtākaro Loop Reach – as shown in the Ōtākaro Avon River Corridor Development Plan in Appendix 13.14.6.1.
(...)	(...)	(...)	(...)	

13.11 Specific Purpose (Flat Land Recovery) Zone

Amend 13.11.1 Introduction as follows:

13.11.1 Introduction

- a. This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.
- b. This chapter relates to activities that may occur in the Specific Purpose (Flat Land Recovery) Zone. An objective, policies, rules, standards and assessment criteria provide for activities in this zone.
- c. The Specific Purpose (Flat Land Recovery) Zone largely mirrors the flat land areas that were 'red-zoned' as a result of the Canterbury earthquakes, **on the estuary side of South Brighton/Southshore and at Brooklands. The long term future use of these areas will be the subject of a separate process. The area includes land on the estuary side of South Brighton/Southshore and either side of the Avon River through to Fitzgerald Avenue.**
- d. **The Ōtākaro Avon River Corridor portion of the 'red zone' was rezoned from Specific Purpose (Flat Land Recovery) to Specific Purpose (Ōtākaro Avon River Corridor) through a Regeneration Plan. The land within the Specific Purpose (Flat Land Recovery) Zone is to be the subject of a separate process to determine its long term future use. This process was outlined in the 'Residential Red Zone Programme' in the Recovery Strategy for Greater Christchurch, Mahere Haumanutanga o Waitaha, and referred to in the Land Use Recovery Plan, Te Mahere Whakahaumanu Tāone. In the Greater Christchurch Earthquake Recovery: Transition to Regeneration (Transition Recovery Plan) 2015, it is stated that a new Crown-Council entity called 'Regenerate Christchurch' will oversee the long term**

~~development and enhancement of Christchurch's residential red zone. Regenerate Christchurch has a role in developing plans and strategies for areas within its scope such as the residential red zone. The development of these plans and strategies will occur under a different timeframe to the Replacement District Plan process.~~

- e. This chapter seeks to protect the Specific Purpose (Flat Land Recovery) Zone from inappropriate subdivision, land use and development that would compromise or impede options for the long term recovery and future use, or increase the risk to people's safety, property and infrastructure from the effects of natural hazards. As an interim zone, activities are limited to those existing and their limited modification, temporary activities, and immediate recovery activities.
- f. The provisions in this chapter give effect to the Chapter 3 Strategic Directions Objectives.

Insert entire new 13.14 section as follows:

13.14 Specific Purpose (Ōtākaro Avon River Corridor) Zone

13.14.1 Introduction

- a. This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.
- b. This chapter relates to activities that may occur in the Specific Purpose (Ōtākaro Avon River Corridor) Zone. Objectives, policies, rules, standards and assessment criteria provide for activities in this Zone.
- c. This chapter relates to the area of land that falls within the Ōtākaro Avon River Corridor Regeneration Plan. These are predominantly areas of land that run alongside the Ōtākaro Avon River which were 'red zoned' as a result of the Canterbury Earthquakes in 2010 and 2011 and which were previously part of the Specific Purpose (Flat Land Recovery) Zone, with some adjoining public open spaces. The Specific Purpose (Ōtākaro Avon River Corridor) Zone provides for a range of activities and outcomes that have been identified in the Ōtākaro Avon River Corridor Regeneration Plan. The objectives, policies, rules, standards and assessment criteria in this chapter seek to manage activities in the Zone through identifying sub-areas in the Development Plan in [Appendix 13.14.6.1](#) and setting out specific provisions for each of them.
- d. The provisions in this chapter give effect to the [Chapter 3 Strategic Directions Objectives](#).

13.14.2 Objectives and Policies

13.14.2.1 Objective – Regeneration

- a. The regeneration of the Ōtākaro Avon River Corridor achieves the following priority outcomes:
 - i. Significant areas of restored natural environment containing a predominance of indigenous planting, wetlands and restored habitat for indigenous fauna, birdlife and indigenous species, improved surface water quality and provision for the practice of mahinga kai;

- ii. Flood hazard and stormwater management infrastructure that mitigates natural hazard risks for the Ōtākaro Avon River Corridor and surrounding areas and is integrated with the natural landscape;
 - iii. Accessibility and connectivity across and along the Ōtākaro Avon River Corridor, and with existing communities; and
 - iv. A predominance of natural and open spaces, with limited areas of built development concentrated in specific Reaches, residential areas, Activity Area Overlays and Landing Overlays.
- b. The Ōtākaro Avon River Corridor supports opportunities for other uses and activities that are compatible with the priority outcomes in a. above, including:
- i. Increased opportunities for recreation, **retail activities** and community-based activities;
 - ii. A range of visitor attractions and limited small-scale **retail activities**;
 - iii. Limited residential development on the outer edge of the Zone to improve integration between the edge of existing neighbourhoods and the activities within the Ōtākaro Avon River Corridor;
 - iv. Varied learning, experimenting and research opportunities, including testing and demonstrating adaptation to natural hazards and climate change; and
 - v. Transitional activities and structures where these do not compromise the priority outcomes in a. above.
- c. The continuation of pre-earthquake activities on privately-owned properties that still exist within the Ōtākaro Avon River Corridor.

13.14.2.1.1 Policy – Ōtākaro Avon River Corridor Areas

- a. Recognise that areas within the Ōtākaro Avon River Corridor have different priorities, characteristics and expected levels of built form, by spatially defining different areas within the Ōtākaro Avon River Corridor and managing these areas to:
- i. Provide for the activities identified as ‘Intended Activities’ in Table 1 below, and ensure other activities are compatible with the ‘Character Outcomes’ and ‘Intended Activities’ in Table 1 below.
 - ii. Avoid other activities that are not compatible with the ‘Character Outcomes’ or ‘Intended Activities’ in Table 1 below.
- b. Provide for limited **retail activities** which support the ‘Intended Activities’ within the Zone, while ensuring that they do not undermine the continued viability of nearby commercial centres.

Table 1 – Corridor Areas and Overlays

Area/Overlay	Character Outcomes	Intended Activities
<p><u>Green Spine</u></p>	<p><u>The Green Spine is to be predominantly natural open space providing for stormwater management, flood protection and significant ecological restoration, with enhanced indigenous habitat and mahinga kai opportunities.</u></p> <p><u>Stormwater management and flood protection activities are to be integrated into a naturalised and ecologically restored environment.</u></p> <p><u>The Green Spine will be largely free of built development, providing a continuous area of public open space with trails, paths and footbridges, extending from the central city to the sea.</u></p> <p><u>Built development and other activities will be largely limited to and concentrated in the Landing Overlays, Edge Housing Area Overlays, an Activity Area Overlay and Trial Housing Area Overlays (refer below).</u></p> <p><u>Retail activities will be limited to Landing Overlays and an Activity Area Overlay (refer below).</u></p>	<p>a. <u>stormwater management and flood protection infrastructure, including stopbanks</u></p> <p>b. <u>ecological restoration and enhancement</u></p> <p>c. <u>outdoor recreation activities and entertainment activities compatible with a. and b. above</u></p> <p>d. <u>outdoor community-based activities, including community gardens, markets, social events and other gatherings compatible with a. and b. above</u></p> <p>e. <u>transport connections</u></p>
<p><u>Eastern Reaches</u></p>	<p><u>These Reaches are to be predominantly open and natural environments with restored ecological areas and activities that relate to, and are compatible with, those restored natural values and environment. Productive use of the land is also anticipated.</u></p> <p><u>A low density and small scale of built form is generally anticipated within the Eastern Reaches. Large-scale buildings may also be appropriate, where they integrate well with the landscape setting and do not dominate the natural landscape.</u></p>	<p>a. <u>ecological restoration and enhancement</u></p> <p>b. <u>urban farms</u></p> <p>c. <u>eco-sanctuaries</u></p> <p>d. <u>visitor attractions relating to, and compatible with, the natural values</u></p> <p>e. <u>recreation activities compatible with the natural environment and restored ecology</u></p> <p>f. <u>activities supporting those in c., d. and e. above that are limited in scale, such as retail and food and beverage outlets</u></p> <p>g. <u>transport connections</u></p>

	<p><u>More significant built development and other activities will be provided for in Trial Housing Area Overlays and an Edge Housing Area Overlay (refer below).</u></p>	
<p><u>Horseshoe Lake Reach</u></p>	<p><u>The northern portion of this Reach will provide for a large stormwater management area with ecologically restored areas in a predominantly open and natural environment, including enhanced indigenous habitat and mahinga kai opportunities. The remainder of this Reach will be a predominantly open natural environment and provide for activities relating to productive use of the land. It is to provide a transition between the naturalised and ecologically restored environment of the Green Spine and the adjoining urban edges. A moderate density and scale of built form is generally anticipated within this Reach. Large-scale buildings may also be appropriate, where they integrate well with the landscape setting and do not dominate the natural landscape.</u></p> <p><u>More significant built development and other activities will be provided for in Edge Housing Area Overlays and an Activity Area Overlay.</u></p>	<ul style="list-style-type: none"> a. <u>stormwater management</u> b. <u>ecological restoration</u> c. <u>urban farms, community gardens and community markets</u> d. <u>recreation activities, education activities and public open space</u> e. <u>visitor attractions,</u> f. <u>food and beverage outlets</u> g. <u>community-based, educational and cultural-based activities</u> h. <u>transport connections</u> i. <u>activities that are compatible with a. – h. above and the Character Outcomes for the Reach</u>
<p><u>Ōtākaro Loop Reach</u></p>	<p><u>This Reach is to provide for activities within an open park-like environment. It is to provide a transition between the naturalised and ecologically restored environment of the Green Spine and the adjoining urban edges. A moderate density and scale of buildings are anticipated. Larger buildings may be appropriate where they integrate with the landscape setting and do not dominate the surrounding environment.</u></p>	<ul style="list-style-type: none"> a. <u>recreation activities, public open space, visitor attractions and cultural experiences</u> b. <u>transport connections</u> c. <u>activities supporting activities in a. above that are limited in scale, such as food and beverage outlets</u> d. <u>activities that are compatible with a. and b. above, and the Character Outcomes for the Reach, including education</u>

	<u>More significant built development and other activities will be provided for in a Trial Housing Overlay and an Activity Area Overlay (refer below).</u>	
<u>Activity Area Overlay</u>	<u>Activity areas are where a larger scale of development is anticipated than elsewhere within the Zone, with structures clustered within the overall Activity Area. The character of each Activity Area will be influenced by the area within which it sits.</u>	<ul style="list-style-type: none"> a. <u>small scale retail activities</u> b. <u>entertainment activities</u> c. <u>those activities listed above in relation to the area within which the Activity Area is located</u>
<u>Trial Housing Area Overlay</u>	Refer Policy 13.14.2.1.5	a. <u>residential activities</u>
<u>Edge Housing Overlay</u>	Refer Policy 13.14.2.1.5	a. <u>residential activities</u>
<u>Landing Overlay</u>	<u>Landings will be located within the Green Spine at identified intervals along the Ōtākaro Avon River to provide interaction with the river, and a node of small-scale buildings and activities that support the recreational use of the Green Spine. Some will provide direct access to the Ōtākaro Avon River, depending upon the environment in which they are located.</u>	<ul style="list-style-type: none"> a. <u>public amenities</u> b. <u>recreation activities</u> c. <u>limited small-scale retail activities</u>

13.14.2.1.2 Policy – Supporting Regeneration Activities

- a. Recognise that the process of regeneration is ongoing and adaptive, and provide for this through:
 - i. enabling transitional activities and structures where these do not compromise the priority outcomes in Objective [13.14.2.1a](#), or the Character outcomes and Intended Activities indicated in Policy [13.14.2.1.1](#);
 - ii. focusing the management of amenity effects on neighbouring properties and activities, predominantly at adjacent zone boundaries and boundaries of private properties that still exist within the Zone;
 - iii. utilising a global consent process where appropriate for particular categories of large scale and ongoing activities;
 - iv. updating the Development Plan in Appendix [13.14.6.1](#) to reflect the locations of facilities as they are developed; and
 - v. acknowledging that there will be some loss of indigenous biodiversity associated with the development of Landings and new infrastructure, except within inanga

spawning sites which will be protected, and recognising that over time there will be a significant net gain in **indigenous biodiversity** across the Corridor as a whole.

13.14.2.1.3 Policy – Providing for Stormwater Management, Flood Hazard Mitigation and Transport Infrastructure

- a. Provide for stormwater management and flood hazard mitigation and protection works when undertaken by or on behalf of the **Council**, the Canterbury Regional Council or the Crown, having regard to potential adverse effects;**
- b. Avoid activities that would individually or cumulatively significantly compromise the provision and effective functioning and integrity of identified, existing and proposed stormwater, flood management and transport infrastructure; and**
- c. Provide for indigenous flora, fauna, habitat, mahinga kai and amenity restoration and enhancement in the design of stormwater and flood hazard mitigation and protection works.**

13.14.2.1.4 Policy – Continuation of Pre-Earthquake Activities

- a. Provide for **residential activities** and other existing activities on existing properties in private ownership in the Ōtākaro Avon River Corridor.**
- b. Manage activities in the Ōtākaro Avon River Corridor to ensure effects on existing privately-owned residential properties within the Zone are generally consistent with those anticipated in the Alternative Zone specified in [Appendix 13.14.6.2](#).**

13.14.2.1.5 Policy – Residential Activities

- a. Provide for limited new clustered, tiny or small footprint housing and temporary and permanent **residential activities** in identified Trial Housing Areas to enable opportunities for testing and demonstrating adaptation to natural hazards and climate change, where these:**
 - i. are comprehensively designed in one plan for the whole Trial Housing location to:**
 - A. complement and integrate with the surrounding natural and cultural environment, including the intended indigenous natural environment of the Ōtākaro Avon River Corridor;**
 - B. provide safe and social communal spaces; and**
 - C. provide visually attractive **buildings** and structures.**
 - ii. avoid unacceptable risk to life and property from natural hazards.**
- b. Provide for limited new residential development in identified Edge Housing Area Overlays where these are designed to front on to the Ōtākaro Avon River Corridor and improve integration between the edge of existing neighbourhoods and the activities within the Zone.**
- c. Other than in Trial Housing and Edge Housing Overlays, provide for one new **residential unit** on a **site** only where it is **ancillary** to, and required for, the primary activity on the **site**.**

13.14.2.1.6 Policy – Design

- a. Provide for built development where it is of a design, scale and character that is consistent and integrated with the intended character of the area within which it is located, and which:
 - i. incorporates ecological enhancement planting to provide a high level of onsite amenity and mitigate effects on adjacent activities, and support an improved natural environment with increased native habitat and improved surface water quality;
 - ii. complements the surrounding natural and cultural environment, including the intended indigenous natural environment of the Ōtākaro Avon River Corridor;
 - iii. incorporates onsite treatment of stormwater and/or integrates with wider stormwater management systems where practicable;
 - iv. achieves a high quality, visually attractive development when viewed from the street and other public spaces;
 - v. provides accessible, safe, and efficient movement options for pedestrians, cyclists, and vehicles;
 - vi. maintains and enhances the natural character, indigenous biodiversity, health and life supporting capacity of water bodies and their margins;
 - vii. is designed to deter crime and encourage a sense of safety, reflecting the principles of CPTED;
 - viii. manages the interface with adjacent residential and open space-zoned areas;
 - ix. promotes active engagement with any adjacent streets or public spaces, and contributes to the vibrancy and attractiveness of those spaces;
 - x. provides an adequate firefighting water supply; and
 - xi. is designed and located so that it does not obstruct existing or potential customary access to areas of ecological enhancement planting.

13.14.2.1.7 Policy – Mana Whenua and the Ōtākaro Avon River Corridor

- a. Recognise the Ōtākaro Avon River as a taonga and a cultural landscape for which Te Ngāi Tūāhuriri exercise kaitiakitanga by ensuring values of cultural importance are managed, enhanced and/or protected.
- b. Manage activities within the Zone to restore the Ōtākaro Avon River Corridor for mahinga kai and to improve water quality, recognising that land use activities can have adverse impacts on water resources.
- c. Where resource consent is required, require earthworks within the Zone to be undertaken in accordance with cultural best practice, including the adoption of an Accidental Discovery Protocol, the training of contractors in identification of archaeological sites, cultural monitoring, recording and other measures as informed by mana whenua.
- d. Recognise that sites where evidence of historic Māori occupation is uncovered through earthworks or development activities are wāhi tapu to mana whenua and that the manner in which the earthworks and land development continue should be informed by cultural advice.
- e. Provide for customary access for the purposes of mahinga kai as part of ecological restoration activities.

13.14.2.1.8 Policy – Natural Hazards

- a. Recognise the ability to comprehensively manage development within the Specific Purpose (Ōtākaro Avon River Corridor) Zone to mitigate increasing or transferring potential risk from natural hazards and provide for experimental approaches to living with water that can be applied elsewhere in New Zealand, particularly in response to climate change.
- b. Provide for structures within the High Flood Hazard Management Area in the Zone where the potential increased risk to people, property and infrastructure can be mitigated by locating and designing structure so as to:
 - i. minimise potential flood damage or loss to buildings, servicing, and infrastructure during an inundation hazard event;
 - ii. return functionality after an event;
 - iii. ensure safe and functional access and egress for the duration of the hazard event;
 - iv. be relocated if the future risk increases to an unacceptable level; and
 - v. avoid exacerbating the effects of the natural hazard or generating the need for new mitigation works to protect the structures.
- c. Provide compensatory flood storage where the land has been raised to avoid unacceptable flooding risk in High Flood Hazard Management Areas.
- d. When determining the level of risk, recognise that predictions about sea level rise indicate increased risk over time, and therefore adopt a precautionary approach when considering consent durations or conditions including requirements for the relocation or removal of structures.

Advice note:

- 1. This policy provides specific guidance for the management of structures within the High Flood Hazard Management Area within the Specific Purpose (Ōtākaro Avon River Corridor) Zone, in addition to the provisions in Chapter 5 relating to natural hazards. Rules which implement this policy are also contained in Chapter 5.

13.14.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Ōtākaro Avon River Corridor) Zone are contained in the activity status tables (including any activity specific standards) in Rule 13.14.4.1 and the built form standards in Rule 13.14.4.2.
- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (Ōtākaro Avon River Corridor) Zone except as specified in c. below:

- 4 [Hazardous Substances and Contaminated Land;](#)
- 5 [Natural Hazards;](#)
- 6 [General Rules and Procedures;](#)
- 7 [Transport;](#)
- 8 [Subdivision, Development and Earthworks;](#)

- [9](#) [Natural and Cultural Heritage; and](#)
- [11](#) [Utilities and Energy.](#)
- c. Where undertaken by or on behalf of the [Council](#), Canterbury Regional Council or the [Crown](#), the rules in the following chapters:
- [5](#) [Natural Hazards;](#)
- [6.6](#) [Water Body Setbacks;](#)
- [8.9](#) [Earthworks;](#)
- [9.1](#) [Indigenous Biodiversity and Ecosystems; and](#)
- [9.2](#) [Landscapes and Natural Character](#)
- do not apply to:
- i. New [buildings](#) and structures (including stopbanks) for the purposes of flood and/or bank erosion mitigation and/or protection;
 - ii. The installation of stormwater management basins, swales or reticulated open-channel drainage, including necessary incidental equipment such as pumping stations; and
 - iii. Any [earthworks](#) or [indigenous vegetation clearance](#):
 - A. Associated with the above activities; or
 - B. Within a Landing Overlay identified on the Development Plan in [Appendix 13.14.6.1](#); or
 - C. Associated with the creation of cycling and walking paths.
- d. Reference should also be made to any other applicable rules or constraints within other legislation or ownership requirements including the following:
- i. [Reserves Act 1977](#);
 - ii. [Wildlife Act 1953](#);
 - iii. [Conservation Act 1987](#);
 - iv. [Regional rules under Canterbury Regional Council Plans](#);
 - v. [Christchurch City Council Traffic and Parking Bylaw 2017](#);
 - vi. [The Heritage New Zealand Pouhere Taonga Act 2014](#) in relation to any modification or destruction of archaeological sites;
 - vii. [The Council Marine and River Facilities Bylaw 2017](#); and
 - viii. [Canterbury Regional Council Navigation Safety Bylaws 2016](#).

13.14.4 Rules – Specific Purpose (Ōtākaro Avon River Corridor) Zone

13.14.4.1 Activity status tables

13.14.4.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Specific Purpose (Ōtākaro Avon River Corridor) Zone if they meet the activity specific standards set out in the following table and the built form standards in Rule 13.14.4.2 unless otherwise specified.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 13.14.4.1.2, 13.14.4.1.3, 13.14.4.1.4, 13.14.4.1.5 and 13.14.4.1.6.

Activity	Activity specific standards
<p>P1 <u>Recreation activity and/or recreation facility, excluding land-based motorised sport activities.</u></p>	<p>a. <u>Except for walking and cycling tracks, no permanent activity or facility shall be located within an area identified on the Development Plan in Appendix 13.14.6.1 as a:</u></p> <ul style="list-style-type: none"> i. <u>Stormwater Management Area;</u> ii. <u>Stopbank;</u> iii. <u>City to Sea Path;</u> iv. <u>New pedestrian/cycle bridge;</u> v. <u>Proposed new road and bridge; or</u> vi. <u>Potential Road linkage.</u>
<p>P2 <u>Public amenities.</u></p>	<p>a. <u>Any building containing toilets and/or changing rooms shall be set back at least 20 metres from the boundary with a residential zone, the boundary of a site listed in Appendix 13.14.6.2, or the bank of any water body, as defined in the definition of “waterbody setback” and Appendix 6.11.5.3.</u></p>
<p>P3 <u>Retail activity within a Landing Overlay or Activity Area Overlay, as shown on the Development Plan in Appendix 13.14.6.1, excluding second-hand goods outlets and food and beverage outlets.</u></p>	<p>a. <u>Shall cumulatively occupy no more than 70m² of GFA per Landing.</u></p> <p>b. <u>Shall cumulatively occupy no more than:</u></p> <ul style="list-style-type: none"> i. <u>350m² of GFA for the Activity Area Overlay in the Horseshoe Lake Reach;</u> ii. <u>150m² of GFA for the Activity Area Overlay in the Ōtākaro Loop Reach;</u> iii. <u>150m² of GFA for the Activity Area Overlay in the Green Spine.</u>
<p>P4 <u>Food and beverage outlets within a Reach or Landing Overlay as shown on the Development Plan in Appendix 13.14.6.1.</u></p>	<p>a. <u>Within the Horseshoe Lake Reach as shown on the Development Plan in Appendix 13.14.6.1:</u></p> <ul style="list-style-type: none"> i. <u>Each outlet shall have a maximum of 250m² of GFA per building; and</u> ii. <u>The combined GFA of all outlets shall not exceed 1,200m² within the Reach.</u> <p>b. <u>Within the Ōtākaro Loop Reach and Eastern Reaches as shown on the Development Plan in Appendix 13.14.6.1;</u></p>

		<ul style="list-style-type: none"> i. <u>each outlet shall have a maximum of 250m² of GFA per building; and</u> ii. <u>The combined GFA of all outlets in the Ōtākaro Loop Reach shall not exceed 500m²; and</u> iii. <u>The combined GFA of all outlets in the Eastern Reaches shall not exceed 500m².</u> <p>c. <u>Within a Landing Overlay as shown on the Development Plan in Appendix 13.14.6.1 the combined GFA of all outlets shall not exceed 70m² per Landing.</u></p>
P5	<u>Ancillary offices.</u>	a. <u>Ancillary offices shall occupy no more than 250m² of GFA per building; or 10% of the GFA of all buildings on the same site used for the activity the office is ancillary to, whichever is the lesser.</u>
P6	<u>Ancillary retail activity including food and beverage outlets.</u>	a. <u>Ancillary retail activity shall cumulatively occupy no more than 250m² of GFA per building; or 10% of the GFA of all buildings on the same site used for the activity the retail is ancillary to, whichever is the lesser.</u>
P7	<u>Public artwork</u>	Nil
P8	<u>Conservation activity.</u>	a. <u>Any restoration planting shall be limited to indigenous plant species which are sourced from within the ecological district.</u>
P9	<p><u>Education activities and/or Education facility, either:</u></p> <ul style="list-style-type: none"> a. <u>Located within the Ōtākaro Loop Reach or Horseshoe Lake Reach as shown on the Development Plan in Appendix 13.14.6.1; or</u> b. <u>Limited to education activities that:</u> <ul style="list-style-type: none"> i. <u>are ancillary to conservation activities; or</u> ii. <u>increase awareness of the natural environment, conservation issues, historic heritage, or Ngāi Tahu culture.</u> 	a. <u>Where located outside of the Ōtākaro Loop Reach or Horseshoe Lake Reach as shown on the Development Plan in Appendix 13.14.6.1, the maximum cumulative GFA of all buildings associated with the activity shall be 150m².</u>
P10	<u>Park management activity and/or park management facility.</u>	<ul style="list-style-type: none"> a. <u>Shall have a maximum of 100m² of GFA per building; and</u> b. <u>Shall not occur within a Landing Overlay or the Horseshoe Lake Reach as shown on the Development Plan in Appendix 13.14.6.1.</u>
P11	<u>Community market.</u>	Nil
P12	<u>Customary harvesting.</u>	Nil
P13	<u>Community gardens.</u>	<ul style="list-style-type: none"> a. <u>Except for walking and cycling tracks, no permanent activity shall be located within an area identified on the Development Plan in Appendix 13.14.6.1 as a:</u> <ul style="list-style-type: none"> i. <u>Stormwater Management Area;</u>

		<ul style="list-style-type: none"> ii. <u>Stopbank;</u> iii. <u>City to Sea Path;</u> iv. <u>New pedestrian/cycle bridge;</u> v. <u>Proposed new road and bridge; or</u> vi. <u>Potential Road linkage.</u>
P14	<u>Car parking within a Landing Overlay.</u>	<p>a. <u>Shall be limited to 20 at grade car parking spaces.</u></p> <p>Advice note:</p> <p><u>1. The minimum parking requirements in Chapter 7 also apply.</u></p>
P15	<p><u>Entertainment activities</u> located either:</p> <ul style="list-style-type: none"> a. <u>in an Activity Area Overlay shown on the Development Plan in Appendix 13.14.6.1; or</u> b. <u>in the Green Spine shown on the Development Plan in Appendix 13.14.6.1.</u> 	<p>a. <u>Where located within the Green Spine it shall not include permanent buildings as part of the activity.</u></p>
P16	<p><u>Cultural activities, excluding the open-air operation of heritage vehicles, trains and machinery, located:</u></p> <ul style="list-style-type: none"> a. <u>within a Reach shown on the Development Plan in Appendix 13.14.6.1; or</u> b. <u>within the existing building on Part Rural Section 33, held in Computer Register CB159/132 (20 Templar Street).</u> 	Nil
P17	<u>Camping grounds, campervan parks and associated camp facilities.</u>	<ul style="list-style-type: none"> a. <u>Shall include no more than 10 cabins;</u> b. <u>Except for walking and cycling tracks, no permanent activity shall be located within an area identified on the Development Plan in Appendix 13.14.6.1 as a:</u> <ul style="list-style-type: none"> i. <u>Stormwater Management Area;</u> ii. <u>Stopbank;</u> iii. <u>City to Sea Path;</u> iv. <u>New pedestrian/cycle bridge;</u> v. <u>Proposed new road and bridge; or</u> vi. <u>Potential Road linkage.</u> c. <u>The activity shall be set back 20m from the bank of any water body, as defined in the definition of “waterbody setback” and Appendix 6.11.5.3.</u>
P18	<u>Residential unit for caretaker and site management purposes only.</u>	Nil
P19	<u>Rural tourism activity.</u>	Nil
P20	<u>Maintenance and upgrade of existing flood and/or bank erosion mitigation and protection works and associated earthworks, where undertaken by the Council,</u>	Nil

	<u>Canterbury Regional Council or the Crown.</u>	
P21	<u>Farming</u> located in the Horseshoe Lake or Eastern Reaches shown on the Development Plan in Appendix 13.14.6.1 .	a. <u>All farming areas shall be fenced to exclude stock from water bodies and stormwater management areas as shown on the Development Plan in Appendix 13.14.6.1.</u>
P22	<u>Grazing of animals until 01 July 2024.</u>	a. <u>All grazing areas shall be fenced to exclude stock from water bodies and stormwater management areas as shown on the Development Plan in Appendix 13.14.6.1.</u>
P23	<u>Any activities or facilities within a residential unit established under Rule 13.14.4.1.3 RD5, located within an Edge Housing Area Overlay shown on the Development Plan in Appendix 13.14.6.1 which would be permitted activities in the Residential Suburban or Residential Suburban Density Transition Zone under Rules 14.4.1.1 P1, P13-P15, P25 – P28.</u>	a. <u>The activity shall meet the activity specific standards of the applicable activity under the Residential Suburban or Residential Suburban Density Transition Zone Rule 14.4.</u>
P24	<u>Recreation activities on the surface of water and public amenities on the surface of water.</u>	a. <u>Any activity shall exclude the use of motorised water craft, except as specified in P25 below.</u>
P25	<u>Use of motorised water craft.</u>	a. <u>Shall be limited to:</u> i. <u>the Ōtākaro/Avon River in association with rowing events at Kerrs Reach; or</u> ii. <u>for emergency, safety or maintenance purposes.</u>
P26	<u>Plant nurseries located within a Reach identified on the Development Plan in Appendix 13.14.6.1.</u>	a. <u>Except for walking and cycling tracks, no permanent activity shall be located within an area identified on the Development Plan in Appendix 13.14.6.1 as a:</u> i. <u>Stormwater Management Area;</u> ii. <u>Stopbank;</u> iii. <u>City to Sea Path;</u> iv. <u>New pedestrian/cycle bridge;</u> v. <u>Proposed new road and bridge; or</u> vi. <u>Potential Road linkage.</u>
P27	<u>Community halls.</u>	<u>Nil</u>
P28	<u>Boat ramps, jetties and recreational boat launching facilities located within a Landing Overlay or Activity Area Overlay.</u>	<u>Nil</u>
P29	<u>Recreational boat storage, sheds and boat repair and maintenance facilities.</u>	<u>Nil</u>
P30	<u>Buildings for a permitted activity that are removed by the 01 July 2024.</u>	<u>Nil</u>

SPECIFIC PURPOSE ZONES

P31	Removal of any buildings, fences, paths or other debris undertaken by or on behalf of the Council, Canterbury Regional Council or the Crown.	Nil
P32	Any activities or facilities on a site listed in Appendix 13.14.6.2 and identified with an Alternative Zone of RS or RSDT, which are permitted activities under Residential Suburban Zone or Residential Suburban Density Transition Zone Rule 14.4.1.1 P1, P13 – P15, P25 – P28.	<p>a. <u>The built form standards in Rule 13.14.4.2 do not apply.</u></p> <p>b. <u>The activity shall meet the applicable activity specific standards and built form standards of the applicable Alternative Zone.</u></p>
P33	Any activities or facilities on a site listed in Appendix 13.14.6.2 and identified with an Alternative Zone of RMD, which are permitted activities under Residential Medium Density Zone Rule 14.5.1.1 P1, P4 – P6, P16 – 17, P20 – P21.	<p>a. <u>The built form standards in Rule 13.14.4.2 do not apply.</u></p> <p>b. <u>The activity shall meet the applicable activity specific standards and built form standards of the Residential Medium Density Zone.</u></p>
P34	<p>Commercial activities that occur within an existing commercial building on the following sites listed in Appendix 13.14.6.2:</p> <p>a. <u>Part Lot 1 DP 785 (47 Rawson Street); or</u></p> <p>b. <u>Lots 1 -2 DP 23072 (615 Pages Road).</u></p>	Nil
P35	<p>Commercial activities on the following sites listed in Appendix 13.14.6.2:</p> <p>a. <u>Lot 18 DP 16283 (485 New Brighton Road) and Lot 1 DP 9286 (487 New Brighton Road).</u></p>	Nil
P36	<p>Alterations and additions, to existing commercial buildings; accessory buildings; or built structures; on the following sites listed in Appendix 13.14.6.2:</p> <p>a. <u>Part Lot 1 DP 785 (47 Rawson Street;</u></p> <p>b. <u>Lot 18 DP 16283 (485 New Brighton Road) and Lot 1 DP 9286 (487 New Brighton Road); or</u></p> <p>c. <u>Lots 1 – 2 DP 23072 (615 Pages Road).</u></p>	<p>a. <u>The activity shall meet the applicable site coverage built form standards for the Alternative Zone listed for that site in Appendix 13.14.6.2.</u></p>
P37	Spiritual activities on the following sites listed in Appendix 13.14.6.2 :	Nil

	a. <u>Part Lot 1 DP 12070 and Part Lot 2 DP 26713 (122 Avonside Drive).</u>	
P38	Alterations and additions to existing <u>buildings</u> or built structures; on the following sites listed in <u>Appendix 13.14.6.2</u>: a. <u>Part Lot 1 DP 12070 and Part Lot 2 DP 26713 (122 Avonside Drive).</u>	a. <u>The activity shall meet the applicable <u>site coverage built form standards for the Alternative Zone listed for that site in Appendix 13.14.6.2.</u></u>
P39	Storage of <u>heavy vehicles</u>, on a site listed in <u>Appendix 13.14.6.2</u>.	a. <u>No more than one vehicle shall be stored on the site.</u>
P40	Dismantling, repair, or storage of motor vehicles and boats on a site listed in <u>Appendix 13.14.6.2</u>.	a. <u>The vehicles and/or boats shall be owned by people who live on the same site.</u>
P41	<u>Preschools</u> on Lot 49 DP 15044 (333 River Road), listed in <u>Appendix 13.14.6.2</u>.	a. <u>The built form standards in Rule 13.14.4.2 do not apply.</u> b. <u>The activity shall meet the applicable activity specific standards in Rule 14.4.1.1 P17 and the built form standards of the Residential Suburban Zone in Rule 14.4.2.</u>
P42	<u>Emergency service facilities</u> located within a Reach shown on the Development Plan in <u>Appendix 13.14.6.1</u>.	Nil
P43	<u>Public transport facilities, excluding park and ride facilities</u>, within a Reach as shown on the Development Plan in <u>Appendix 13.14.6.1</u>.	Nil

13.14.4.1.2 Controlled activities

- a. The activities listed below are controlled activities.
- b. Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in the following table:

Activity	The matters over which Council reserves its control:
<p>C1 <u>Flood management infrastructure, including new buildings, structures and stopbanks for the purposes of flood and/or bank erosion mitigation and/or protection including associated earthworks and indigenous vegetation clearance, where undertaken by or on behalf of the Council, Canterbury Regional Council or the Crown.</u></p>	<ul style="list-style-type: none"> a. <u>Development Plan – Rule 13.14.5.1</u> b. <u>Green Spine Infrastructure – Rule 13.14.5.2</u>
<p>C2 <u>Stormwater management infrastructure, including stormwater management basins, wetlands, swales, pipes, or reticulated open channelised drainage, and necessary incidental equipment such as pumping stations, and associated earthworks and indigenous vegetation clearance where undertaken by or on behalf of the Council, Canterbury Regional Council or the Crown.</u></p>	<ul style="list-style-type: none"> a. <u>Development Plan – Rule 13.14.5.1</u> b. <u>Green Spine Infrastructure – Rule 13.14.5.2</u>
<p>C3 <u>Any earthworks or indigenous vegetation clearance within a Landing Overlay identified on the Development Plan in Appendix 13.14.6.1 where undertaken by or on behalf of the Council, Canterbury Regional Council the Crown, except where provided for under Rule 13.14.4.1.3 RD7.</u></p>	<ul style="list-style-type: none"> a. <u>Green Spine Infrastructure – Rule 13.14.5.2</u>
<p>C4 <u>Any earthworks or indigenous vegetation clearance associated with the creation of walking and cycling paths, where undertaken by or on behalf of the Council, Canterbury Regional Council or the Crown.</u></p>	<ul style="list-style-type: none"> a. <u>Green Spine Infrastructure – Rule 13.14.5.2</u>
<p>C5 <u>Any activities or facilities within a residential unit established under Rule 13.14.4.1.3 RD5, located within an Edge Housing Area</u></p>	<ul style="list-style-type: none"> a. <u>The matters of control for the applicable activity or facility listed in the Residential Suburban Density Transition Zone, Rule 14.4.1.2.</u>

<p><u>Overlay shown in Appendix 13.14.6.1, which would be controlled activities in the Residential Suburban Density Transition Zone.</u></p>	
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13.14.4.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
 b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule [13.14.5](#), as set out in the following table:

<u>Activity</u>		<u>The Council's discretion shall be limited to the following matters:</u>
<u>RD1</u>	<p>a. <u>Any activity listed in Rule 13.14.4.1.1 P1 – P43 and Rule 13.14.4.1.3 RD2 – RD7 that does not meet one or more of the built form standards in Rule 13.14.4.2, unless otherwise specified.</u></p> <p>b. <u>Any application arising from this rule shall not be publicly notified.</u></p>	<p>a. <u>As relevant to the built form standard that is not met:</u></p> <ul style="list-style-type: none"> i. <u>Road boundary setback – Rule 13.14.5.3</u> ii. <u>Internal boundary setback – Rule 13.14.5.4</u> iii. <u>Outdoor storage areas – Rule 13.14.5.5</u> iv. <u>Fencing – Rule 13.14.5.6</u> v. <u>Recession planes – Rule 13.14.5.7</u> vi. <u>Water supply for firefighting – Rule 13.14.5.8</u> vii. <u>Ecological enhancement planting – Rule 13.14.5.9</u>
<u>RD2</u>	<p>a. <u>Any activity listed in Rule 13.14.4.1.1 P2 that does not meet the activity specific standards.</u></p> <p>b. <u>Any application arising from this rule shall not be publicly notified.</u></p>	<p>a. <u>Public amenities – Rule 13.14.5.10</u></p>
<u>RD3</u>	<p>a. <u>Any activity listed in Rule 13.14.4.1.1 P14 that does not meet the activity specific standards.</u></p> <p>b. <u>Any application arising from this rule shall not be publicly notified.</u></p>	<p>a. <u>Onsite car parking – Rule 13.14.5.11</u></p>
<u>RD4</u>	<p><u>Any activity listed in Rules 13.14.4.1.1 P24 or P25 that does not meet one or more of the activity specific standards.</u></p>	<p>a. <u>Development Plan – Rule 13.14.5.1</u></p> <p>b. <u>Activities on the surface of water bodies – Rule 13.14.5.12</u></p> <p>c. <u>Within a site of Ngāi Tahu cultural significance identified in Appendix 9.5.6 – Rule 9.5.5 as relevant to the site classification.</u></p>
<u>RD5</u>	<p>a. <u>Residential units located within an Edge Housing Area Overlay shown on the</u></p>	<p>a. <u>Edge and Trial Housing residential design principles – Rule 13.14.5.13</u></p>

	<p><u>Development Plan in Appendix 13.14.6.1.</u></p> <p>b. Any application arising from this rule shall not be publicly notified.</p>	
RD6	<p>a. Residential units located within a Trial Housing Area Overlay shown on the Development Plan in Appendix 13.14.6.1, including where these activities occur on the surface of water.</p> <p>b. Any application arising from this rule shall not be publicly notified.</p>	<p>a. Edge and Trial Housing residential design principles – Rule 13.14.5.13</p>
RD7	<p>Any earthworks or indigenous vegetation clearance within a Landing Overlay within or adjoining an inanga spawning site identified in Appendix 13.14.6.3, where undertaken by or on behalf of the Council, Canterbury Regional Council or the Crown.</p>	<p>a. Green Spine Infrastructure – Rule 13.14.5.2</p> <p>b. Inanga spawning sites – Rule 13.14.5.14</p>

13.14.4.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

<u>Activity</u>	
D1	Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity within a Reach or Landing Overlay shown on the Development Plan in Appendix 13.14.6.1.
D2	Major sports facility, excluding those specified in Rule 13.14.4.1.1 P28 – P29.
D3	Any activity listed in Rule 13.14.4.1.1 P1 – P43 and Rule 13.14.4.1.3 RD2 – RD7 that does not comply with Built Form Standards 13.14.4.2.2, 13.14.4.2.6 or 13.14.4.2.7, unless otherwise specified in Rule 13.14.4.1.5 NC11.

13.14.4.1.5 Non-complying activities

- a. The activities listed below are non-complying activities.

<u>Activity</u>	
NC1	Intensive farming (excluding land-based aquaculture).
NC2	Industrial activity.
NC3	Trade supplier.
NC4	Yard-based supplier, except as specified within P26.

NC5	Service industry.
NC6	Warehousing and distribution activities.
NC7	Commercial services.
NC8	High technology industrial activity.
NC9	Trade and industry training activities.
NC10	Second-hand goods outlet.
NC11	Buildings in the Green Spine, as shown in the Development Plan in Appendix 13.14.6.1, that do not meet Rule 13.14.4.2.6 where the height is over 10 metres, excluding residential activities in an Edge Housing Area Overlay.
NC12	Any residential activity that is not otherwise specified in Rule 13.14.4.1.1 P18, P32, P33 or Rule 13.14.4.1.3 RD5 or RD6.
NC13	Heavy industrial activity.
NC14	Quarrying activity.
NC15	Any activity listed in Rule 13.14.4.1.1 P1 – P42 that is located within the Green Spine, as shown in the Development Plan in Appendix 13.14.6.1, (excluding within a Landing Overlay), that does not meet Rule 13.14.4.2.10a.i.
NC16	Any activity not provided for as a permitted, controlled, restricted discretionary, discretionary or prohibited activity within the Green Spine, as shown in the Development Plan in Appendix 13.14.6.1, (excluding within a Landing Overlay).

13.14.4.1.6 Prohibited activities

There are no prohibited activities.

13.14.4.2 Built form standards

13.14.4.2.1 Road boundary setback

- a. **The minimum building setback from a road boundary shall be as follows:**

	<u>Applicable to</u>	<u>Standard</u>
<u>i.</u>	<u>All buildings in relation to road boundaries, unless specified in ii., iii., iv., v. or vi. Below.</u>	<u>5 metres</u>
<u>ii.</u>	<u>Road boundaries with a State Highway.</u>	<u>20 metres</u>
<u>iii</u>	<u>Sites in a Reach where the road-facing façade of the building is at least 40% glazed, and the internal space behind the glazing is used for retail activities or entertainment activities.</u>	<u>Nil</u>
<u>iv.</u>	<u>Residential units located within an Edge Housing Area Overlay as shown on the Development Plan in Appendix 13.14.6.1.</u>	<u>4.5 metres</u>
<u>v.</u>	<u>Road boundaries with local roads in the Green Spine shown on the Development Plan in Appendix 13.14.6.1.</u>	<u>10 metres</u>
<u>vi.</u>	<u>Buildings within a Landing Overlay identified on the Development Plan in Appendix 13.14.6.1.</u>	<u>Nil</u>

13.14.4.2.2 Boundary setback from Development Plan Infrastructure

a. The minimum **building setback** from the infrastructure listed below shall be as follows:

	<u>Applicable to</u>	<u>Standard</u>
i.	<u>A. Stormwater Management Areas; and B. Stopbanks outside a Landing Overlay as shown on the Development Plan in Appendix 13.14.6.1, or as-built.</u>	<u>15 metres</u>
ii.	<u>A. Stopbanks within a Landing Overlay; B. new pedestrian/cycle bridges; C. City to Sea Path; D. Proposed new roads and bridges; and E. Potential road linkage as shown on the Development Plan in Appendix 13.14.6.1.</u>	<u>5 metres</u>

13.14.4.2.3 Internal boundary setback

a. The minimum **building setback** and **parking area setback** from an internal **boundary** shall be as follows:

	<u>Applicable to</u>	<u>Standard</u>
i.	<u>All buildings or parking areas, unless specified in ii., iii. and iv. Below.</u>	<u>5 metres</u>
ii.	<u>Residential units, accessory buildings and associated parking areas located within an Edge Housing Area Overlay as shown on the Development Plan in Appendix 13.14.6.1.</u>	<u>a. 2 metres from an internal boundary with a residential zone; b. 1 metre from an internal boundary with a site in an Edge Housing Area Overlay</u>
iii.	<u>Buildings, or parking areas, other than for residential activities, that adjoin a residential or open space zone.</u>	<u>10 metres</u>
iv.	<u>Buildings, or parking areas, other than for residential activities, that adjoin a site listed in Appendix 13.14.6.2 which is in private ownership.</u>	<u>10 metres</u>

13.14.4.2.4 Outdoor storage

- a. Any **outdoor storage area** shall not be located within the minimum **setbacks** specified in Rules [13.14.4.2.1](#), [13.14.4.2.2](#) and [13.14.4.2.3](#).
- b. Outdoor storage areas shall be screened from **adjoining sites**, roads, cycleways and walkways by either planting, wall(s), fence(s), or any combination of these, to at least 1.8 metres in height along the length of the storage area. Where such screening is by way of planting it shall be for a minimum depth of 3 metres.

13.14.4.2.5 Fencing

a. The maximum height of any fence in the Green Spine shall be 1.2 metres.

- b. The maximum height of any internal boundary fence in any of the Reaches shall be 1.8 metres, except that the maximum height for any fence adjoining a public open space shall be 1.2 metres.
- c. The maximum height of any road boundary fence in any of the Reaches shall be 1.2 metres
- d. The rules in a. and c. above do not apply to predator proof fencing required for an eco-sanctuary.

13.14.4.2.6 Building height

- a. The maximum height of any building shall be as follows, except that this shall not apply to activities specified in Rule 13.14.4.1.1 P30:

	<u>Applicable to</u>	<u>Standard</u>
i.	<u>Buildings within the Green Spine.</u>	<u>8 metres</u>
ii.	<u>Residential units located within an Edge Housing Area Overlay or a Trial Housing Area Overlay.</u>	<u>8 metres</u>
iii.	<u>Buildings located within the Ōtākaro Loop Reach, Horseshoe Lake Reach or Eastern Reaches, except where specified in ii. above.</u>	<u>12 metres</u>

13.14.4.2.7 Building footprint, site coverage and impervious surfaces

- a. The maximum single building footprint, site coverage of all buildings, and area covered by impervious surfaces, shall be as follows, except that this shall not apply to activities specified in Rule 13.14.4.1.1 P30, P36 and P38:

	<u>Applicable to the areas shown within the Development Plan in Appendix 13.14.6.1 as follows:</u>	<u>A (Single building footprint)</u>	<u>B (Site coverage)</u>	<u>C (Impervious surfaces)</u>
i.	<u>Green Spine, except where specified in iv. to vii. below</u>	<u>100m²</u>	<u>5%</u>	<u>10%</u>
ii.	<u>Ōtākaro Loop Reach or Horseshoe Lake Reach, except where specified in iv., vi. or vii. below</u>	<u>250m²</u>	<u>15%</u>	<u>30%</u>
iii.	<u>Eastern Reaches, except where specified in vi. or vii. below</u>	<u>150m²</u>	<u>10%</u>	<u>5%</u>
iv.	<u>Activity Area Overlay</u>	<u>350m²</u>	<u>25%</u>	<u>30%</u>
v.	<u>Landing Overlay</u>	<u>150m²</u>	<u>25%</u>	<u>30%</u>
vi.	<u>Edge Housing Area Overlay</u>	<u>N/A</u>	<u>35%</u>	<u>N/A</u>
vii.	<u>Trial Housing Area Overlay</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

13.14.4.2.8 Recession planes

- a. Where an internal site boundary adjoins a residential zone, no part of any building shall project beyond a building envelope contained by a recession plane measured from any point 2.3 metres above the internal site boundary in accordance with the applicable diagram in Appendix 18.11.3.

- b. Where an internal site boundary adjoins a site listed in Appendix 13.14.6.2, which is in private ownership, no part of any building shall project beyond a building envelope contained by a recession plane measured from any point 2.3 metres above the internal site boundary in accordance with the diagram in Appendix 18.11.3 that applies to the Alternative Zone listed for that site listed in Appendix 13.14.6.2.
- c. Where an internal site boundary adjoins the boundary with an Edge Housing Area Overlay shown on the Development Plan in Appendix 13.14.6.1, no part of any building shall project beyond a building envelope contained by a recession plane measured from any point 2.3 metres above the internal site boundary in accordance with Diagram B in Appendix 18.11.3.

13.14.4.2.9 Water supply for firefighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings (excluding accessory buildings that are not habitable buildings) via Council’s urban reticulated system (where available) in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).
- b. Where a reticulated water supply compliant with SNZ PAS:4509:2008 is not available, or the only supply available is the controlled restricted rural type water supply which is not compliant with SNZ PAS:4509:2008, water supply and access to water supplies for firefighting shall be in accordance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008.

13.14.4.2.10 Ecological enhancement planting

- a. Ecological enhancement planting shall be provided as follows, except that this shall not apply to activities specified in Rule 13.14.4.1.1 P30:

	<u>Standard</u>
i.	<p><u>A minimum of 10% of the net site area shall be planted and maintained with at least 75% being indigenous vegetation that is sourced from within the ecological district, comprising a combination of trees, shrubs and ground cover species. Planting may include some ancillary lawn or other amenity features not exceeding 10% of the planted area, set aside as landscaped or open space areas.</u></p> <p><u>This rule does not apply to outdoor recreation activities not involving buildings, or to public amenities.</u></p>

	<u>Standard</u>
ii.	<u>On sites adjoining a Residential Zone, or sites adjoining a residential activity on a site listed in Appendix 13.14.6.2, a minimum 2 metre wide ecological enhancement planting area shall be provided adjacent to the shared boundary, except that this shall not apply to residential activities proposed in the Edge Housing Area Overlay or Trial Housing Area Overlay as shown on the Development Plan in Appendix 13.14.6.1. The ecological enhancement planting areas shall be planted with at least 75% indigenous vegetation comprising a combination of trees, shrubs and ground cover species.</u>
iii.	<u>All ecological enhancement planting required by these rules shall be in accordance with Part A of Appendix 6.11.6 of Chapter 6.</u>

13.14.4.2.11 Car Parking

- a. Car parking spaces shall be located at the rear or side of buildings on a site, except for car parking spaces associated with a residential activity.
- b. One indigenous tree shall be planted for every 5 ground level uncovered car parking spaces provided on a site.
- c. Where a car parking area is greater than 5000m², car parking shall be divided into areas of no more than 2500m² in area, with car parking areas being separated from each other by a minimum 2 metre wide ecological enhancement planting area planted in accordance with Rule 13.14.4.2.10.

13.14.5 Rules – Matters of control and discretion

- a. When considering applications for controlled activities, the Council’s power to impose conditions is restricted to the matters over which control is reserved in the relevant rule, and as set out for that matter below.
- b. When considering applications for restricted discretionary activities, the Council’s power to decline consent, or to grant a consent and impose conditions, is restricted to the matters over which discretion is restricted in the relevant rule and as set out for that matter below.

13.14.5.1 Development Plan

- a. The extent to which the activity:
 - i. Is in accordance with the Development Plan in Appendix 13.14.6.1;
 - ii. Is consistent with the general character description of the area within which it is located, with reference to Policy 13.14.2.1.1;
 - iii. Relates to or integrates visually with any other existing or consented development within the area;
 - iv. May have adverse effects on the water body and water body margins, ecosystems, biodiversity corridors and riparian planting, water quality and stormwater management; and

- v. Departs from the Development Plan because to do so provides better outcomes in terms of indigenous ecological enhancement and mahinga kai opportunities.
- b. Whether the activity will compromise the provision or function of any area identified as a: Stormwater Management Area; Stopbank; City to Sea Path; new pedestrian/cycle bridges; proposed new roads and bridge; or potential road linkages within the Development Plan in [Appendix 13.14.6.1](#).
- c. Whether the activity better responds to current and future natural hazard risks and enables an adaptive management approach.

13.14.5.2 Green Spine Infrastructure

- a. The extent to which the activity is in accordance with the Development Plan in [Appendix 13.14.6.1](#).
- b. Whether the proposal recognises and/or provides for the context and values of historic and cultural significance and the relationship, culture and traditions of Ngāi Tahu/ mana whenua, and in particular the maintenance and enhancement of water quality and mahinga kai values.
- c. The extent to which the design enables recreational and amenity enhancement opportunities.
- d. Any adverse visual impact of the activity on open space and any neighbouring sites and public places, and any mitigation proposed.
- e. The potential effects of earthworks associated with construction of buildings and infrastructure, both within and surrounding the site, including increased erosion and sedimentation, noise, dust and traffic, and any mitigation proposed.
- f. The adequacy and appropriateness of measures proposed to reinstate the area affected by the works post construction.
- g. The extent to which planting and landscaping is proposed that will restore and enhance the ecological and landscape integrity of the site and provide increased natural habitat for mahinga kai and an increase in net indigenous biodiversity, particularly where Sites of Ecological Significance are affected.
- h. The extent to which the proposal has been designed to naturalise the river bank and water edges, including form and planting.
- i. The extent to which hard or engineered banks and in-river works are avoided or minimised in the location and design of walking and cycling tracks, and landings, to minimise adverse effects on aquatic and riparian margin ecology, and increase positive effects (e.g. through riparian planting) on the river.
- j. Whether the proposed stormwater management areas and stopbanks have been designed to reduce adverse geotechnical effects on adjacent properties.
- k. Whether the activity compromises the integrity and function of a stopbank.
- l. The matters set out in Rule 9.5.5 in relation to Ngai Tahu values and the natural environment.
- m. Where relevant to the proposal, the extent to which the activity aligns with the Indicative Stopbank cross section in [Appendix 13.14.6.1](#).
- n. In relation to the removal of any indigenous vegetation within Sites of Ecological Significance listed in Schedule A of [Appendix 9.1.6.1](#), those matters set out in Rule 9.1.5.2.
- o. The extent to which the qualities of the significant feature (7.0 Waikākāriki/Horseshoe Lake and 8.1 and 8.3 Ōtākaro/Avon River) will be maintained or enhanced.
- p. Where within an area of natural character in the coastal environment identified in Chapter 9, [Appendix 9.2.9.2](#):
 - i. the extent to which the proposal is consistent with preserving the natural character qualities of the coastal environment; and

- ii. whether any restoration or rehabilitation of the natural character of the coastal environment is proposed.
- q. The extent to which the proposal provides public access and access for customary use to and along the Ōtākaro Avon River.
- r. Whether the development incorporates CPTED principles as required to achieve a safe, secure environment.
- s. Whether the transfer of flood waters and impact on land drainage in surrounding areas avoids creating unacceptable risk.
- t. The adequacy of the measures to be implemented during construction concerning the accidental discovery of archaeological sites or artefacts including the training of contractors, cultural monitoring and consistency with the Mahaanui Iwi Management Plan, including the need for an Accidental Discovery Protocol.
- u. The extent to which access for maintenance to or along the water body is not impeded.
- v. The extent to which existing vegetation is to be retained.

13.14.5.3 Road boundary setback

- a. Whether the reduced setback:
 - i. Will adversely affect the compatibility of the buildings with the character and amenity values anticipated in the Zone;
 - ii. Compromises the safety or functioning of the road;
 - iii. Will be mitigated by visual screening, topography, location, or design and appearance of the building;
 - iv. Provides for continuity of facades along the street frontage;
 - v. Provides visual interest appropriate to the context and character of the site and surrounds;
 - vi. Results in the visual prominence of vehicles and parking areas through the use of space for car parking, vehicle manoeuvring or loading; and
 - vii. Is necessary due to functional requirements and/or the form, scale and design of existing buildings on the site.

13.14.5.4 Internal boundary setback

- a. The extent to which building intrusion into the setback will result in:
 - i. Adverse visual effects on adjoining residents or other users of the adjoining site(s);
 - ii. Impacts on the privacy of an adjoining site;
 - iii. Impacts on the activities undertaken within the space affected;
 - iv. Potential for activities within the building to give rise to disturbance to neighbours or nuisance effects; and
 - v. A more efficient, practical and better use of the balance of the site.
- b. The extent to which the provision of planting or screening will mitigate adverse effects of the encroachment.
- c. Whether the development is designed and laid out to promote a safe environment and reflects CPTED principles.
- d. Within an Edge Housing Area Overlay and Trial Housing Area Overlay shown in the Development Plan in Appendix 13.14.6.1, whether the development has been designed as part of a comprehensive scheme involving terrace, or otherwise attached, housing.

13.14.5.5 Outdoor storage areas

- a. The extent to which:
 - i. The quality and form of fencing, landscaping or other screening minimises the visual effects of outdoor storage as viewed from the street or an adjoining property; and
 - ii. The materials or goods stored within the setback have an adverse visual effect.

13.14.5.6 Fencing

- a. Whether the fencing:
 - i. Maintains visibility between the ground floor of the building and the road or public space;
 - ii. Addresses CPTED principles in respect to the location, height and design of the fence; and
 - iii. Takes into account any operational, accessibility and security requirements.

13.14.5.7 Recession planes

- a. The extent to which the recession plane intrusion:
 - i. Will result in overshadowing of adjoining sites and reduced sunlight and daylight admission to internal living spaces and external living spaces beyond that anticipated by the recession plane;
 - ii. Impacts on the privacy of an adjoining site; and
 - iii. Is mitigated by the extent and quality of any landscaping proposed.
- b. The nature of activities undertaken within any space affected by increased shadowing caused by any proposed building or alteration to a building.
- c. Whether development on the adjoining site, such as large building setbacks, location of outdoor living spaces, or separation by land used for vehicle access, reduces the need for protection of adjoining sites from overshadowing.

13.14.5.8 Water supply for fire fighting

- a. Whether sufficient firefighting water supply is available to ensure the health and safety of the community, including neighbouring properties.

13.14.5.9 Ecological Enhancement Planting

- a. The extent to which the proposed ecological enhancement planting:
 - i. achieves a high level of onsite amenity while minimising the visual effects of activities and buildings on the surroundings;
 - ii. supports the growth of other vegetation and the restoration of habitat for indigenous species;
 - iii. is protected through the provision of space, or other methods, including plant protection barriers; and
 - iv. recognises and provides for Ngāi Tahu/mana whenua values through the inclusion of indigenous species that support the establishment of ecological corridors, mahinga kai and general ecological restoration.

- b. The extent to which the non-compliance is mitigated through the design, scale and type of landscaping proposed, including the species used.**
- c. The appropriateness and design of landscaping having regard to the potential adverse effects on safety for pedestrians and vehicles.**

13.14.5.10 Public amenities

- a. For public amenity buildings containing toilets and/or changing rooms, whether the reduced setback will:**
 - i. Detract from the amenity of adjoining residents and give rise to nuisance effects;**
 - ii. Promote a safe physical environment and reflect CPTED principles; and**
 - iii. Provide an appropriate separation from stormwater management areas and water bodies to avoid adversely impacting cultural values.**

13.14.5.11 Onsite car parking

- a. The extent to which the car parking area:**
 - i. Will be visually prominent in the surrounding environment;**
 - ii. Is of a scale that will detract from the general character of the area within which it is located, as outlined in Policy 13.14.2.1.1;**
 - iii. Will give rise to nuisance effects;**
 - iv. Will be designed and landscaped to mitigate visual effects, including consideration of the General Rules and Procedures, Appendix 6.11.6, Part B: Tree species information and guidance only, non-statutory requirements;**
 - v. Will promote a safe physical environment and reflect CPTED principles; and**
 - vi. May impact on cultural considerations including provision for the integrated management of stormwater, impacts on access and extent of indigenous planting and habitats, and the relationship to sites and features that are wāhi tapu and wāhi taonga.**

13.14.5.12 Activities on the surface of water bodies

- a. The extent to which activities on the surface of the water body will, on their own, and cumulatively, adversely affect:**
 - i. The natural values of water bodies and their margins;**
 - ii. Margin and bank stability and the likelihood of erosion;**
 - iii. Wildlife, including disturbance to nesting, feeding or spawning sites;**
 - iv. Residents in adjoining residential zones, particularly in terms of noise impacts;**
 - v. Public access to the water body and potential congestion where vessels are loaded and unloaded; and**
 - vi. Ngāi Tahu/mana whenua cultural values, including indigenous biodiversity and mahinga kai.**

13.14.5.13 Edge and Trial Housing residential design principles

- a. The extent to which the design of the development will complement the surrounding natural and cultural environment, including the intended indigenous natural environment of the Ōtākaro Avon River Corridor and any features or sites of significance to Ngāi Tahu.**

- b. The extent to which the development contributes to the adjacent street and public open spaces (including the Ōtākaro Avon River) within the Ōtākaro Avon River Corridor being lively, safe and attractive, including:
 - i. The extent to which the development orientates building frontages including entrances and windows to habitable spaces toward the street and adjacent public open spaces;
 - ii. The avoidance of garages or parking areas that will dominate the frontage of the development; and
 - iii. The degree to which fencing enables interaction between the house and public space.
- c. The incorporation of CPTED principles to achieve a safe, secure environment, including the extent to which the development:
 - i. provides for views over, and passive surveillance of, adjacent public and publicly accessible open spaces;
 - ii. clearly demarcates boundaries of public and private space;
 - iii. makes pedestrian entrances and routes readily recognisable; and
 - iv. provides for good visibility with clear sightlines and effective lighting.
- d. The extent to which the design and scale of the development results in adverse visual and amenity effects on adjoining residential sites.
- e. The extent to which the development provides communal open spaces that are accessible, usable and attractive for the residents.
- f. The appropriateness of the extent and design of landscaping and open spaces within the development.
- g. In addition, for Trial Housing:
 - i. The extent to which the development is comprehensively designed and clustered;
 - ii. Where adjacent to an existing residential area, the extent to which it visually integrates with the adjacent existing residential development;
 - iii. Where relevant, the extent to which the development provides opportunities for testing and demonstrating adaptation of housing to natural hazards and climate change; and
 - iv. the development achieves visual interest through the use of architectural detailing, glazing, verandas and balconies, variation of materials, breaks up long and bulky building forms and limits the length of continuous rooflines.

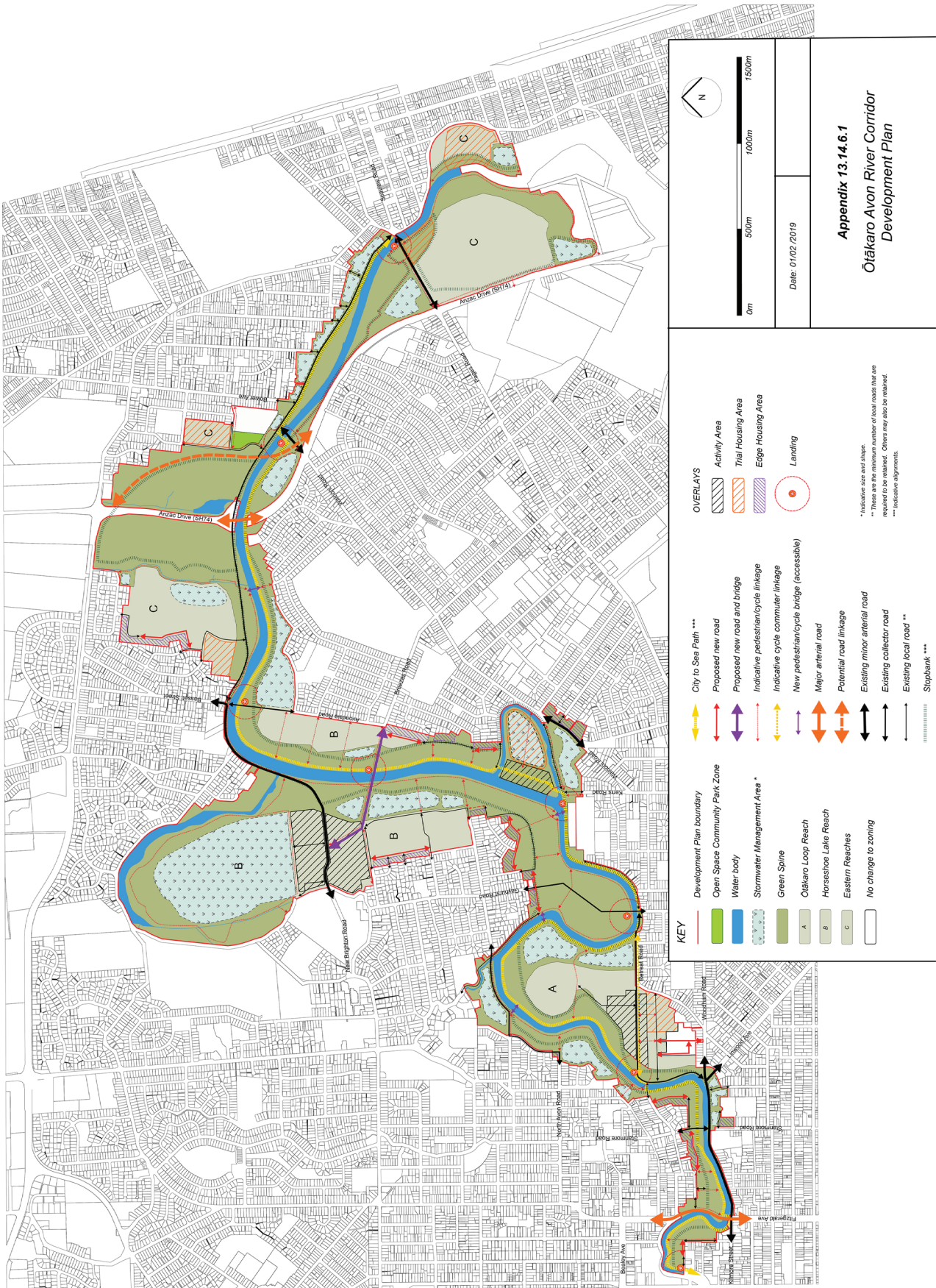
13.14.5.14 Inanga spawning sites

- a. The extent of loss of inanga spawning grounds, whether it is possible to provide replacement habitat, and the degree to which it can and is to be provided.

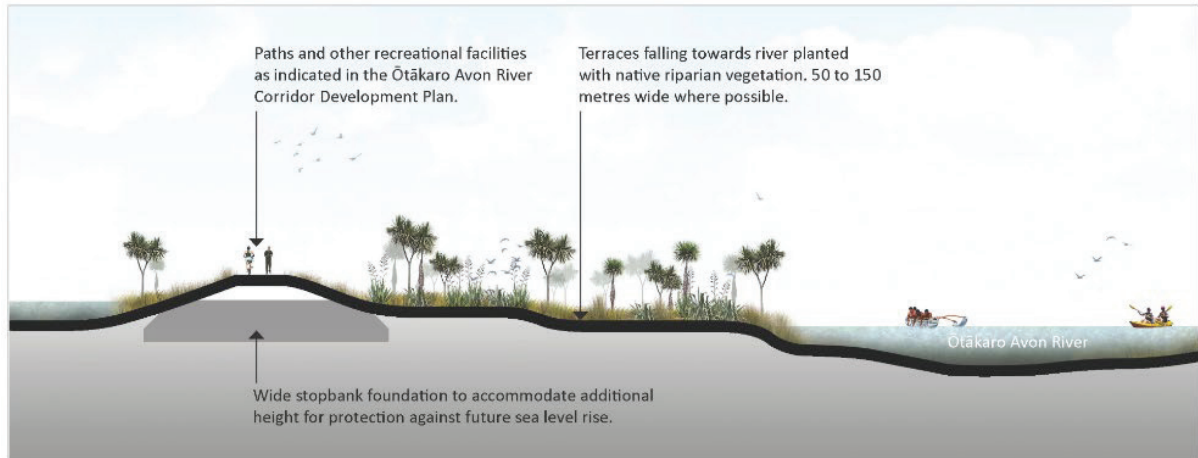
13.14.6 Appendices

Appendix 13.14.6.1 Development Plan and Stopbank Cross-section

Ōtākaro Avon River Corridor Development Plan



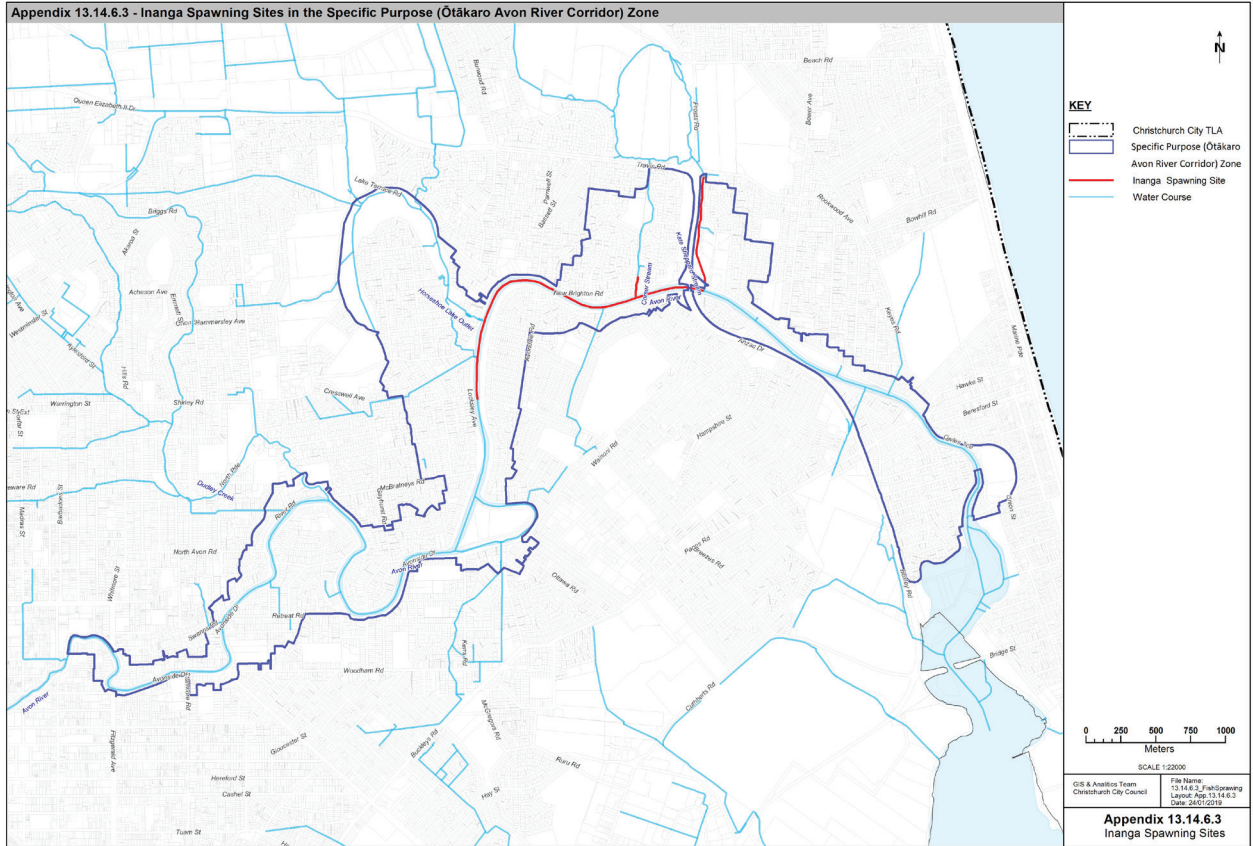
Ōtākaro Avon River Corridor Indicative Stopbank cross-section



Appendix 13.14.6.2 Pre-Earthquake Activities List

<u>Legal Description</u>	<u>Address</u>	<u>Map Ref</u>	<u>Pre-Earthquake Zone</u>	<u>Alternative Zone</u>
<u>LOT 1 DP 66188</u>	<u>76 Atlantis Street</u>	<u>26</u>	<u>L1 (Map 27A)</u>	<u>RS</u>
<u>PT LOT 1 DP 12070 AND PT LOT 2 DP 26713</u>	<u>122 Avonside Drive</u>	<u>32</u>	<u>L2 (Map 39A)</u>	<u>RSDT</u>
<u>PT LOT 2 DP78</u>	<u>202 Avonside Drive</u>	<u>32</u>	<u>L1 (Map 40A)</u>	<u>RS</u>
<u>LOT 10 DP 27561</u>	<u>92 Bexley Road</u>	<u>26</u>	<u>L1 (Map 34A)</u>	<u>RS</u>
<u>LOT 245 DP 37943</u>	<u>7 Chale Lane</u>	<u>26</u>	<u>L1 (Map 34A)</u>	<u>RS</u>
<u>LOT 1 DP 7732</u>	<u>30 Cowlshaw Street</u>	<u>32</u>	<u>L1 (Map 40A)</u>	<u>RS</u>
<u>PT LOT 41 DP 78</u>	<u>42A Cowlshaw Street</u>	<u>32</u>	<u>L1 (Map 40A)</u>	<u>RS</u>
<u>LOT 8 DP 23850</u>	<u>238 Fitzgerald Avenue</u>	<u>32</u>	<u>L2 (Map 39A)</u>	<u>RSDT</u>
<u>FLAT 1 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M²</u>	<u>1/256 Fitzgerald Avenue</u>	<u>32</u>	<u>L3 (Map 39A)</u>	<u>RMD</u>
<u>FLAT 2 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M²</u>	<u>2/256 Fitzgerald Avenue</u>	<u>32</u>	<u>L3 (Map 39A)</u>	<u>RMD</u>
<u>FLAT 3, BALCONY AND STAIRS 3 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M²</u>	<u>3/256 Fitzgerald Avenue</u>	<u>32</u>	<u>L3 (Map 39A)</u>	<u>RMD</u>
<u>FLAT 4, BALCONY AND STAIRS 4 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M²</u>	<u>4/256 Fitzgerald Avenue</u>	<u>32</u>	<u>L3 (Map 39A)</u>	<u>RMD</u>
<u>LOT 32 DP 54073</u>	<u>123 Hulverstone Drive</u>	<u>26</u>	<u>L1 (Map 33A)</u>	<u>RS</u>
<u>LOT 48 DP 18848</u>	<u>137 Locksley Avenue</u>	<u>33</u>	<u>L1 (Map 33A)</u>	<u>RS</u>
<u>LOT 12 DP 17824</u>	<u>6 Moyna Avenue</u>	<u>33</u>	<u>L1 (Map 33A)</u>	<u>RS</u>
<u>LOT 2 DP 371520</u>	<u>15 Mundys Road</u>	<u>33</u>	<u>L1 (Map 33A)</u>	<u>RS</u>
<u>LOT 18 DP 16283</u>	<u>485 New Brighton Road</u>	<u>26</u>	<u>L1 (Map 34A)</u>	<u>RS</u>
<u>LOT 1 DP 9286</u>	<u>487 New Brighton Road</u>	<u>26</u>	<u>L1 (Map 34A)</u>	<u>RS</u>
<u>LOTS 1-2 DP 23072</u>	<u>615 Pages Road</u>	<u>33</u>	<u>B4 (Map 34A)</u>	<u>CL</u>
<u>PT LOT 1 DP 785</u>	<u>47 Rawson Street</u>	<u>33</u>	<u>L1 (Map 34A)</u>	<u>RS</u>
<u>LOT 1 DP 365556</u>	<u>57 River Road</u>	<u>32</u>	<u>L2 (Map 40A)</u>	<u>RSDT</u>
<u>FLAT 1, CARPORT 1, SHED 1 DP 39357 ON LOT 1 DP 23515 HAVING SHARE IN 923M²</u>	<u>1/213A River Road</u>	<u>32</u>	<u>L1 (Map 40A)</u>	<u>RS</u>
<u>LOT 49 DP 15044</u>	<u>333 River Road</u>	<u>32</u>	<u>L1 (Map 33A)</u>	<u>RS</u>
<u>LOT 26 DP 24416</u>	<u>18 Tasman Place</u>	<u>25</u>	<u>L1 (Map 33A)</u>	<u>RS</u>
<u>LOT 32 DP 81219</u>	<u>9 Velsheda Avenue</u>	<u>33</u>	<u>L1 (Map 34A)</u>	<u>RS</u>
<u>LOT 2 DP 82681</u>	<u>46A Vogel Street</u>	<u>32</u>	<u>L3 (Map 40A)</u>	<u>RMD</u>
<u>LOT 4 DP 6463</u>	<u>50 Wainoni Road</u>	<u>33</u>	<u>L1 (Map 33A)</u>	<u>RS</u>

Appendix 13.14.6.3 Inanga Spawning Sites



Planning Maps

- Amend the 'Central City Maximum Building Height Planning Map' to the extent that the current building overlays (14m and 11m) that apply to that part of the Regeneration Area within the Central City are removed.
- Amend 'Zones, Other Notations, Designations and Heritage Orders Planning Maps 25A, 26A, 32A, 33A, 34A and Central City Zoning to the extent that Planning Maps 2–7 below require.
- Amend 'Legend – Zones, Other Notations, Designations and Heritage Orders' to the extent that Legend 8 below requires.
- Amend 'Natural Hazards and Water Bodies' Planning Maps 25B, 26B, 32B, 33B, 34B and Central City to the extent that the 'Fixed Minimum Floor Level Overlay within Flood Hazard Management Area' overlay is removed from the Regeneration Area and wholly replaced with the 'Flood Management Area' overlay – as per Planning Maps 9–14 below.

Amend any other Maps, Appendices, Tables or Diagrams to the extent required to be consistent with Planning Maps 1–7 and 9–14 below.

Note:

To understand the extent of the amendments, it is recommended that Maps 1–7 are compared with the Christchurch District Plan: 'Central City Maximum Building Height Planning Map', 'Central City Zoning, Other Notations, Designations and Heritage Planning' Map and 'Zones, Other Notations, Designations and Heritage Orders' Planning Maps 25A, 26A, 32A, 33A, 34A. Furthermore, it is recommended that Maps 9–14 are compared with the Christchurch District Plan 'Natural Hazards and Water Bodies' Planning Map Central City and 'Natural Hazards and Water Bodies' Planning Maps 25B, 26B, 32B, 33B and 34B. The Christchurch District Plan Planning Maps can be accessed at:

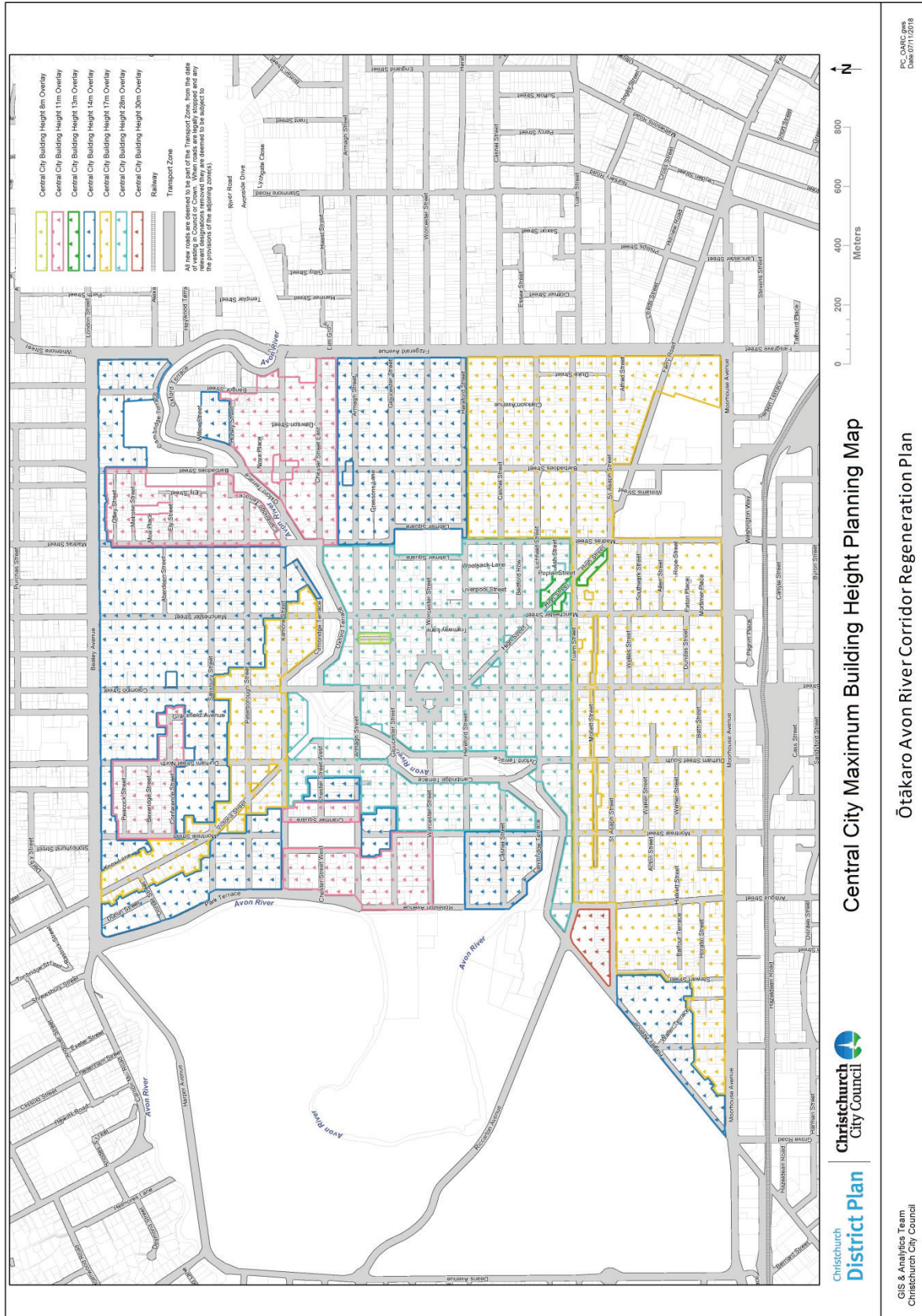
<https://districtplan.ccc.govt.nz/pages/plan/book.aspx?exhibit=DistrictPlan>.

Map/Legend

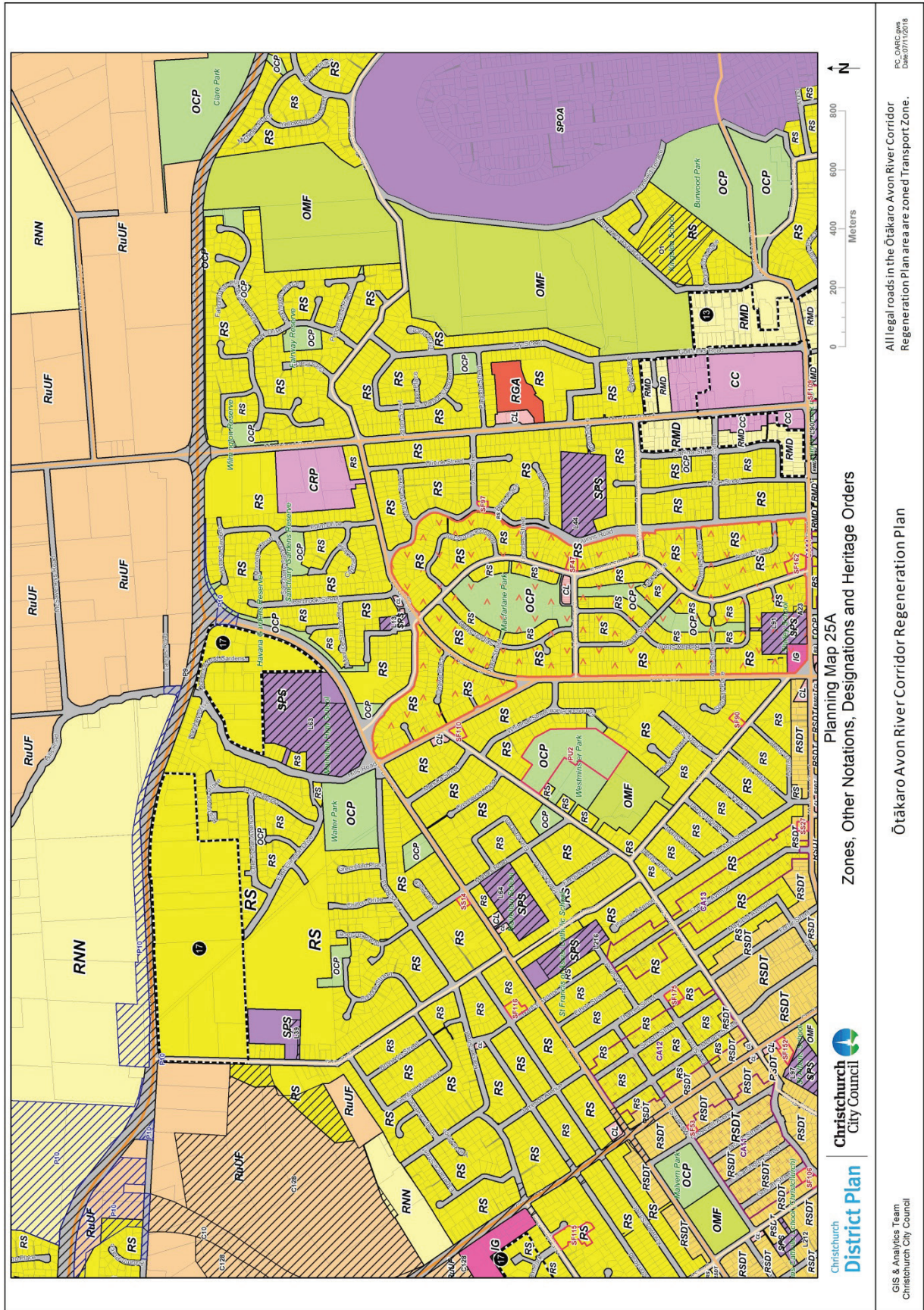
1. Central City Maximum Building Height Planning Map
2. Central City Zoning, Other Notations, Designations and Heritage Orders Planning Map
3. Zones, Other Notations, Designations and Heritage Orders Planning Map 25A
4. Zones, Other Notations, Designations and Heritage Orders Planning Map 26A
5. Zones, Other Notations, Designations and Heritage Orders Planning Map 32A
6. Zones, Other Notations, Designations and Heritage Orders Planning Map 33A
7. Zones, Other Notations, Designations and Heritage Orders Planning Map 34A
8. Legend – Zones, Other Notations, Designations and Heritage Orders
9. Natural Hazards and Water Bodies Planning Map 25B
10. Natural Hazards and Water Bodies Planning Map 26B

11. Natural Hazards and Water Bodies Planning Map 32B
12. Natural Hazards and Water Bodies Planning Map 33B
13. Natural Hazards and Water Bodies Planning Map 34B
14. Natural Hazards and Water Bodies Planning Map Central City
15. Legend – Natural Hazards and Water Bodies *(for information purposes only)*

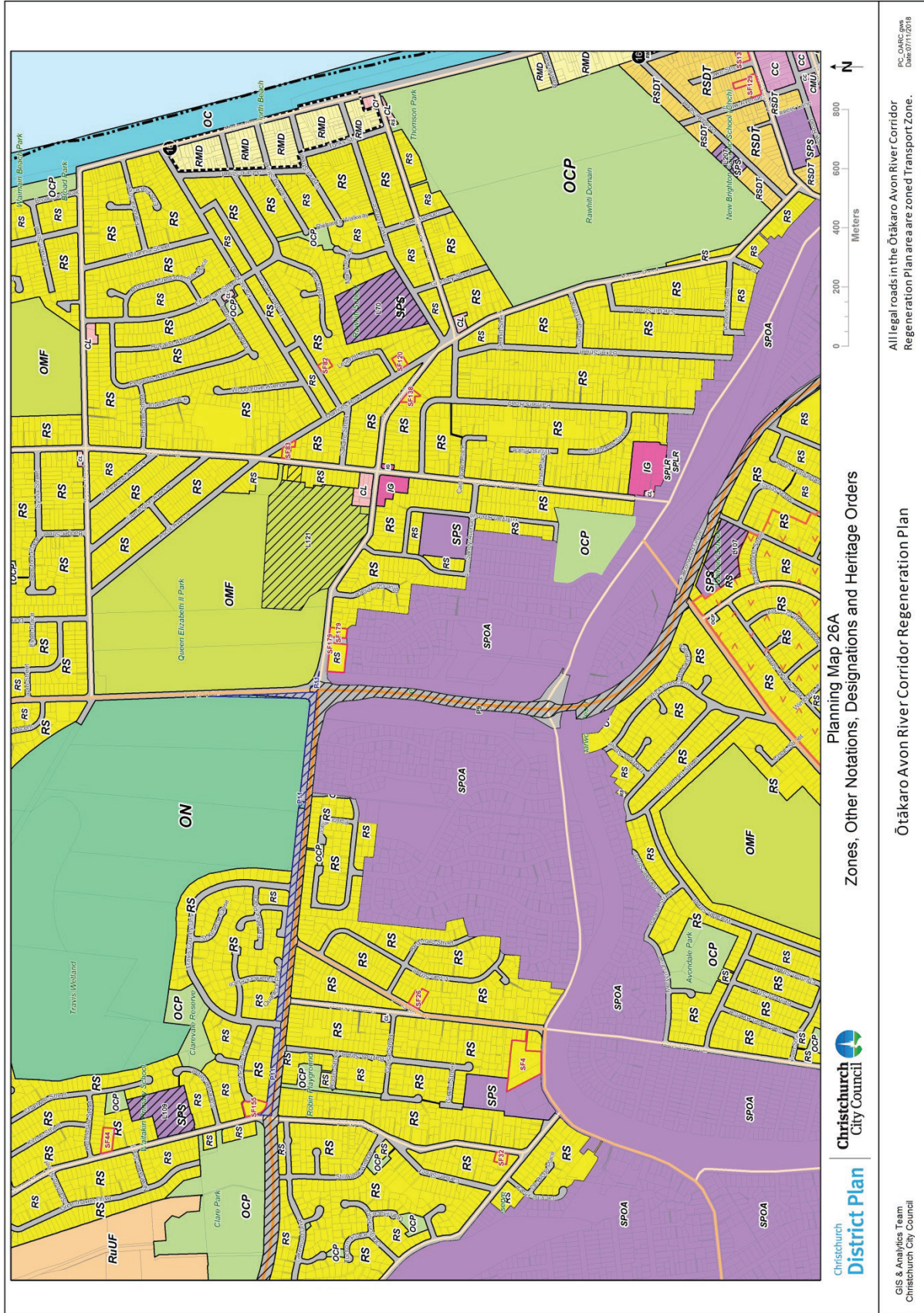
Map 1. Central City Maximum Building Height Planning Map



Map 3. Zones, Other Notations, Designations and Heritage Orders Planning Map 25A



Map 4. Zones, Other Notations, Designations and Heritage Orders Planning Map 26A



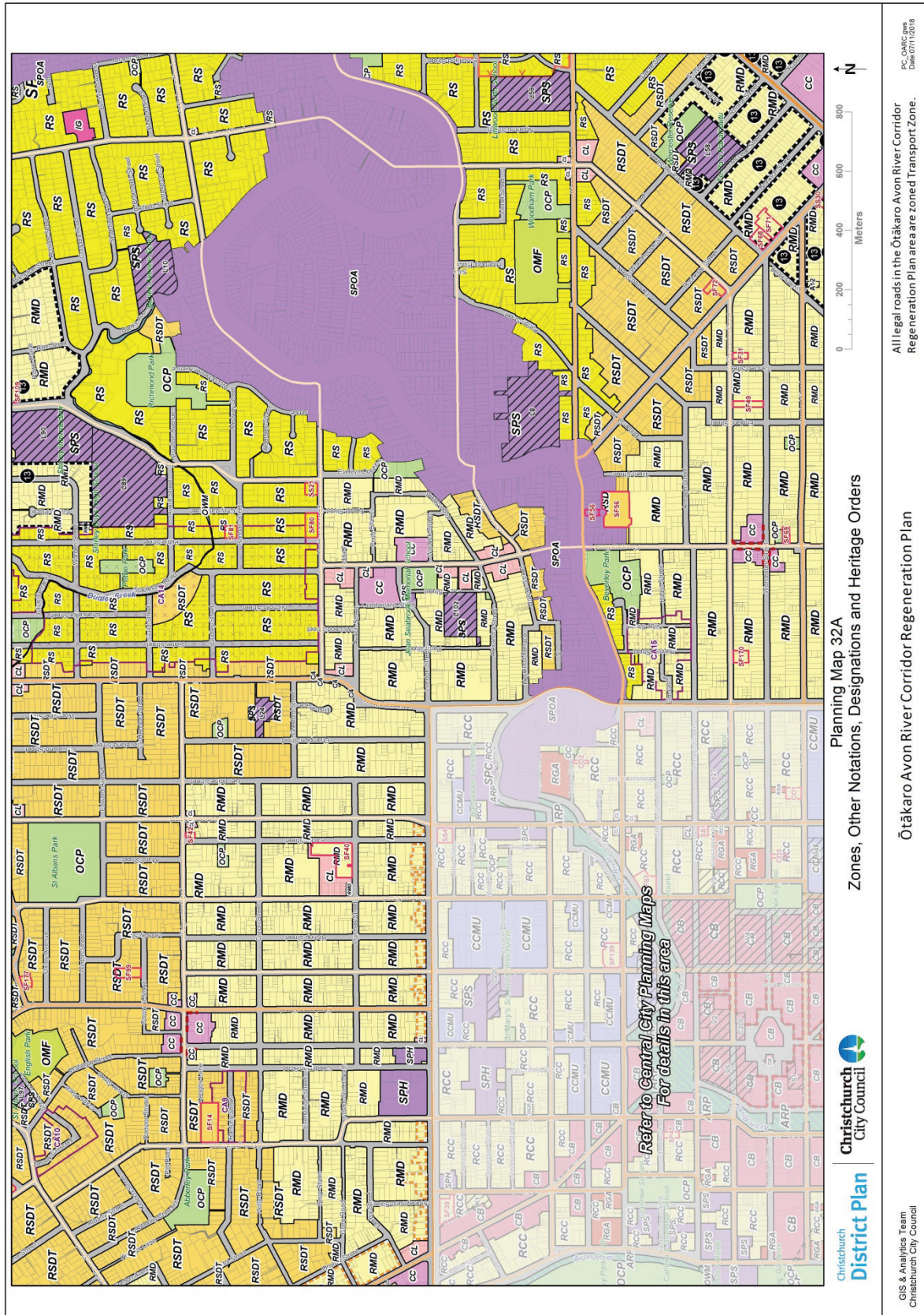
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All legal roads in the Ōtākaro Avon River Corridor Regeneration Plan area are zoned Transport Zone.

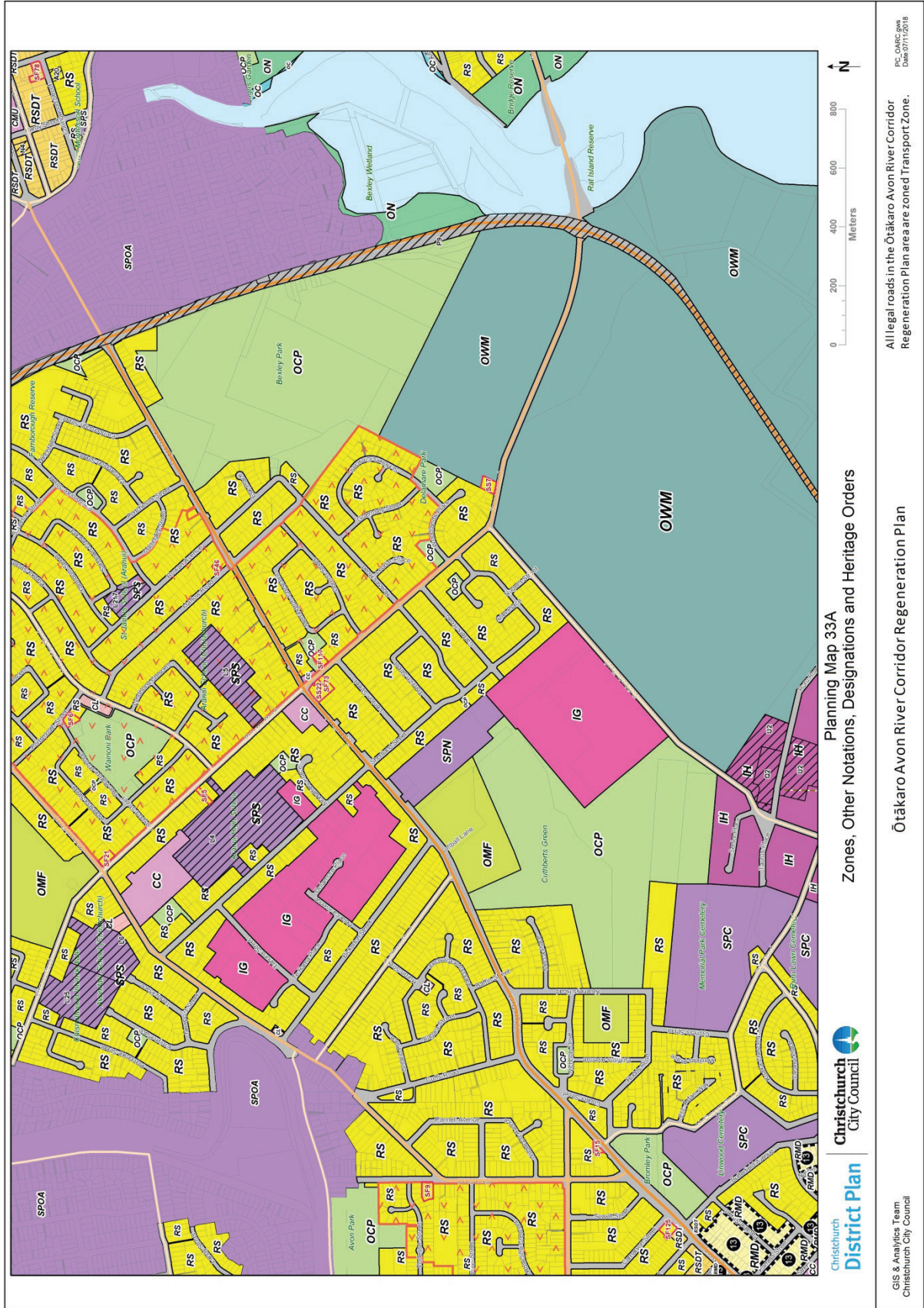
Christchurch City Council
 District Plan
 Ōtākaro Avon River Corridor Regeneration Plan
 Zones, Other Notations, Designations and Heritage Orders
 Planning Map 26A

Christchurch City Council
 GIS & Analytics Team
 Christchurch City Council

Map 5. Zones, Other Notations, Designations and Heritage Orders Planning Map 32A



Map 6. Zones, Other Notations, Designations and Heritage Orders Planning Map 33A



Legend 8. Zones, Other Notations, Designations and Heritage Orders

Land Use Zones	Other Notations	Designations and Heritage Orders	Information Only
<p>Commercial Banks Peninsula</p> <p>Commercial Core</p> <p>Commercial Local</p> <p>Commercial Mixed Use</p> <p>Commercial Office</p> <p>Commercial Retail Park</p> <p>Industrial General</p> <p>Industrial Heavy</p> <p>Industrial Park</p> <p>Open Space Coastal</p> <p>Open Space Community Parks</p> <p>Open Space Community Parks or Rural Quarry (Templeton)</p> <p>Open Space McLeans Island</p> <p>Open Space Metropolitan Facilities</p> <p>Open Space Natural</p> <p>Open Space Water and Margins</p> <p>Pāpākainga/Kāinga Nohoanga</p> <p>Residential Banks Peninsula</p> <p>Residential Guest Accommodation</p> <p>Residential Hills</p> <p>Residential Large Lot</p> <p>Residential Medium Density</p> <p>Residential New Neighbourhood</p> <p>Residential Small Settlement</p> <p>Residential Suburban</p> <p>Residential Suburban Density Transition</p> <p>Rural Banks Peninsula</p> <p>Rural Port Hills</p> <p>Rural Quarry</p> <p>Rural Quarry or Open Space Community Parks (Templeton)</p> <p>Rural Templeton</p> <p>Rural Urban Fringe</p> <p>Rural Waimakariri</p> <p>Specific Purpose (Airport)</p> <p>Specific Purpose (Burwood Landfill and Resource Recovery Park)</p> <p>Specific Purpose (Cemetery)</p> <p>Specific Purpose (Defence Wigram)</p> <p>Specific Purpose (Flat Land Recovery)</p> <p>Specific Purpose (Golf Resort)</p> <p>Specific Purpose (Hospital)</p> <p>Specific Purpose (Lytelton Port)</p> <p>Specific Purpose (Ngā Hau e Whā)</p> <p>Specific Purpose (Ruapuna Motorsport)</p> <p>Specific Purpose (School)</p> <p>Specific Purpose (Six Mill Road Transfer Station)</p> <p>Specific Purpose (Tertiary Education)</p> <p>Specific Purpose (Ōtākaro Avon River Corridor)</p> <p>Transport</p> <p>All new roads are deemed to be part of the Transport Zone, from the date of vesting in Council or Crown. When roads are legally adopted by the Council, they are deemed to be part of the Transport Zone from the date of adoption.</p> <p>Transport Over Open Space Water and Margins Zone</p>	<p>220KV National Grid</p> <p>110KV National Grid</p> <p>66KV National Grid</p> <p>66KV Electricity Distribution Lines</p> <p>33KV Electricity Distribution Lines</p> <p>11KV Heathcote to Lytelton Electricity Distribution Lines</p> <p>Air Noise Boundary and Air Noise Contours</p> <p>On-Aircraft Engine Testing Contours</p> <p>Christchurch International Airport Protection Surfaces</p> <p>Amenity Tree Planting 1.8m Contour Buffer</p> <p>Key Pedestrian Frontage</p> <p>Major Arterial Road</p> <p>Minor Arterial Road</p> <p>Collector Road</p> <p>160m Contour Line (applies only to Rural Banks Peninsula zone)</p> <p>Accommodation and Community Facilities Overlay</p> <p>Brownfield Overlay Area</p> <p>Character Area Overlay</p> <p>Coastal Beach Overlay</p> <p>Community Housing Redevelopment Mechanism</p> <p>Kainga Overlay Area 1</p> <p>Kainga Overlay Area 2</p> <p>Spencerville Overlay</p> <p>Moncks Spur/Mt Pleasant Density Overlay</p> <p>Shalimar Drive Density Overlay</p> <p>Upper Kenneshy Bush Density Overlay</p> <p>Akaroa Hillslopes Density Overlay</p> <p>Allendale Density Overlay</p> <p>Samarang Bay Density Overlay</p> <p>Residential Large Lot Density Overlay</p> <p>Residential Mixed Density Overlay - 86 Bidle Path Road</p> <p>Residential Mixed Density Overlay - Redmund Spur</p> <p>Residential Medium Density Lower Height Limit Overlay</p> <p>Diamond Harbour Density Overlay</p> <p>Existing Rural Hamlet Overlay</p> <p>Medium Density (Higher Height Limit) Overlay</p> <p>Peat Ground Condition Constraint Overlay</p> <p>Riccarton Wastewater Interceptor Catchment Overlay</p> <p>Stormwater Capacity Constraint Overlay</p> <p>Lytelton Port Influences Overlay Area</p> <p>Meadowlands Exemplar Overlay</p> <p>Prestons Road Retirement Village Overlay</p> <p>Ruapuna Inner Noise Boundary</p> <p>Ruapuna Outer Noise Boundary</p> <p>Salvation Army Addington Overlay</p> <p>Scheduled Activity</p> <p>St Georges Heaton Overlay</p> <p>Risk Management Area</p> <p>Other Notations</p> <p>Information Only</p>	<p>Chorus New Zealand Limited</p> <p>Chorus New Zealand Limited / Telecom New Zealand Limited</p> <p>Christchurch City Council</p> <p>Christchurch International Airport Limited</p> <p>KiwiRail Holdings Limited</p> <p>Kordia Limited</p> <p>Meteorological Service of New Zealand Limited</p> <p>Minister supporting Greater Christchurch Regeneration</p> <p>Minister of Corrections</p> <p>Minister for Courts</p> <p>Minister of Education</p> <p>Minister of Defence</p> <p>Minister of Health</p> <p>Minister of Police</p> <p>Minister for Social Development</p> <p>New Zealand Transport Agency (Operational Corridor)</p> <p>New Zealand Transport Agency (Future Works)</p> <p>Oton New Zealand Limited</p> <p>Radio New Zealand Limited</p> <p>Spark New Zealand Trading Limited</p> <p>Transpower New Zealand Limited</p> <p>Ōtākaro Limited</p> <p>Lytelton Tunnel Designation</p> <p>Land Subject to two Designations:</p> <p>Primary - Railway Designation, Secondary - Road Designation</p> <p>Land Subject to two Designations:</p> <p>Primary - Road Designation, Secondary - Railway Designation</p> <p>Heritage Order</p>	<p>District Boundary</p> <p>Lytelton Tunnel Road</p> <p>Summit Road Protection Act Overlay</p>

The District boundary is as defined in the Resource Management Act, which uses the definition from the Local Government Act. The line on these maps is indicative and for information purposes only, and does not form part of the District Plan. For information, acknowledgements and disclaimers relating to external data sources used in the planning maps please see the Data Sources page: <https://docs.govt.nz/the-concise-planning-strategies-policies-and-by-laws/planning/maps/district-plan/additional-information/data-sources/>

The District Plan planning maps are at a scale of 1:10000. Use at any other scale than specified on each map is for information purposes only, and does not form part of the District Plan.

For information, acknowledgements and disclaimers relating to external data sources used in the planning maps please see the Data Sources page: <https://docs.govt.nz/the-concise-planning-strategies-policies-and-by-laws/planning/maps/district-plan/additional-information/data-sources/>

Information held by the Council at the date this map was produced. Establishing compliance or otherwise with the plan may require a formal survey.

The District Plan uses the following symbols to indicate an additional function to enhance navigability and search capability. District Plan users do not apply for overlays extending into the Coastal Marine Area. The Coastal Marine Area is as defined in the Resource Management Act. The actual boundary is as defined in the legislation. Determining rights and obligations under the District Plan where the District boundary is relevant may require a formal survey.

The actual boundary is as defined in the legislation. Determining rights and obligations under the District Plan where the District boundary is relevant may require a formal survey.

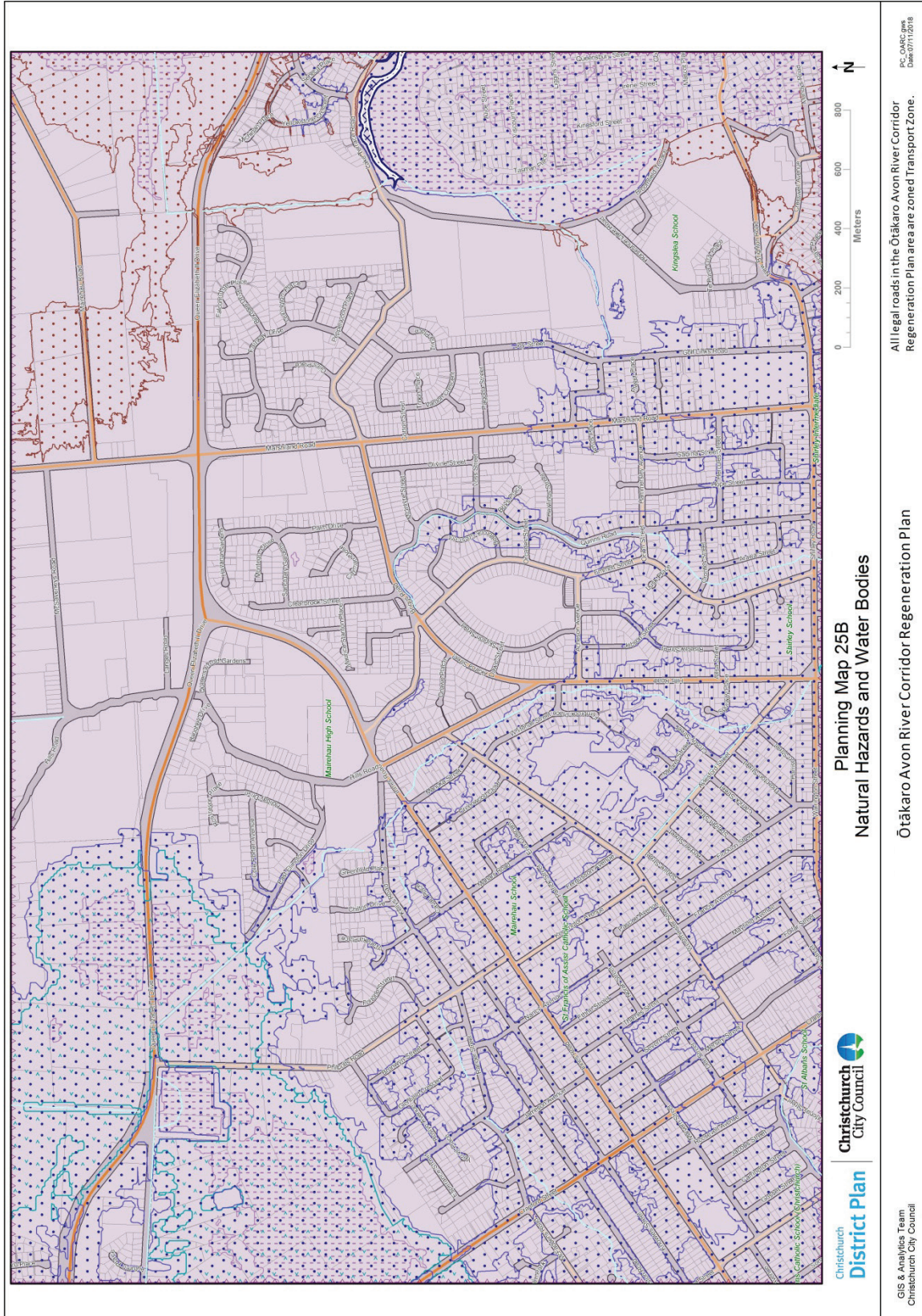
Legend

Zones, Other Notations, Designations and Heritage Orders

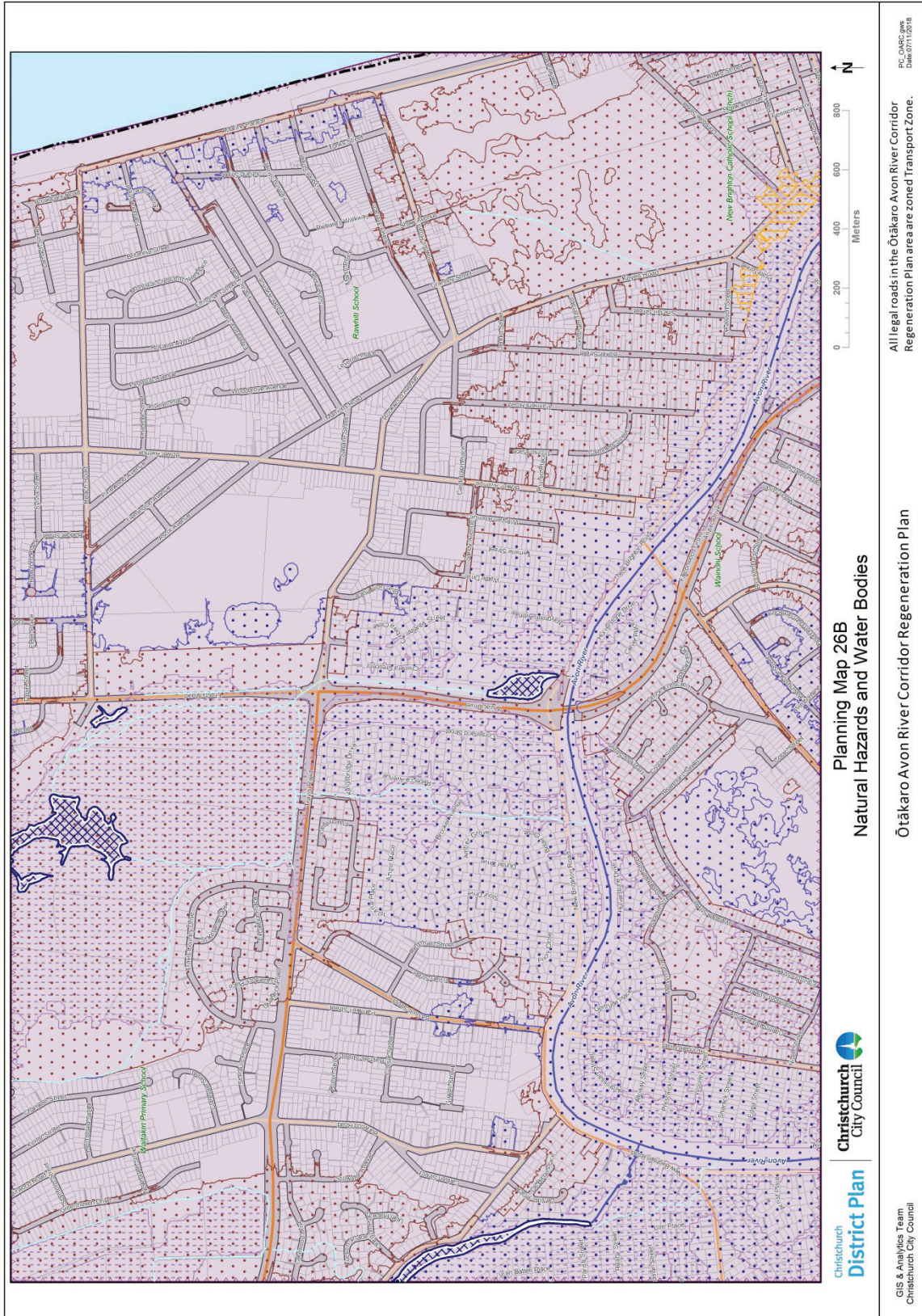
Ōtākaro Avon River Corridor Regeneration Plan



Map 9. Natural Hazards and Water Bodies Planning Map 25B



Map 10. Natural Hazards and Water Bodies Planning Map 26B



Planning Map 26B
Natural Hazards and Water Bodies

PC 2485; Rev
Date: 07/11/2019

All legal roads in the Ōtākaro Avon River Corridor
Regeneration Plan area are zoned Transport Zone.

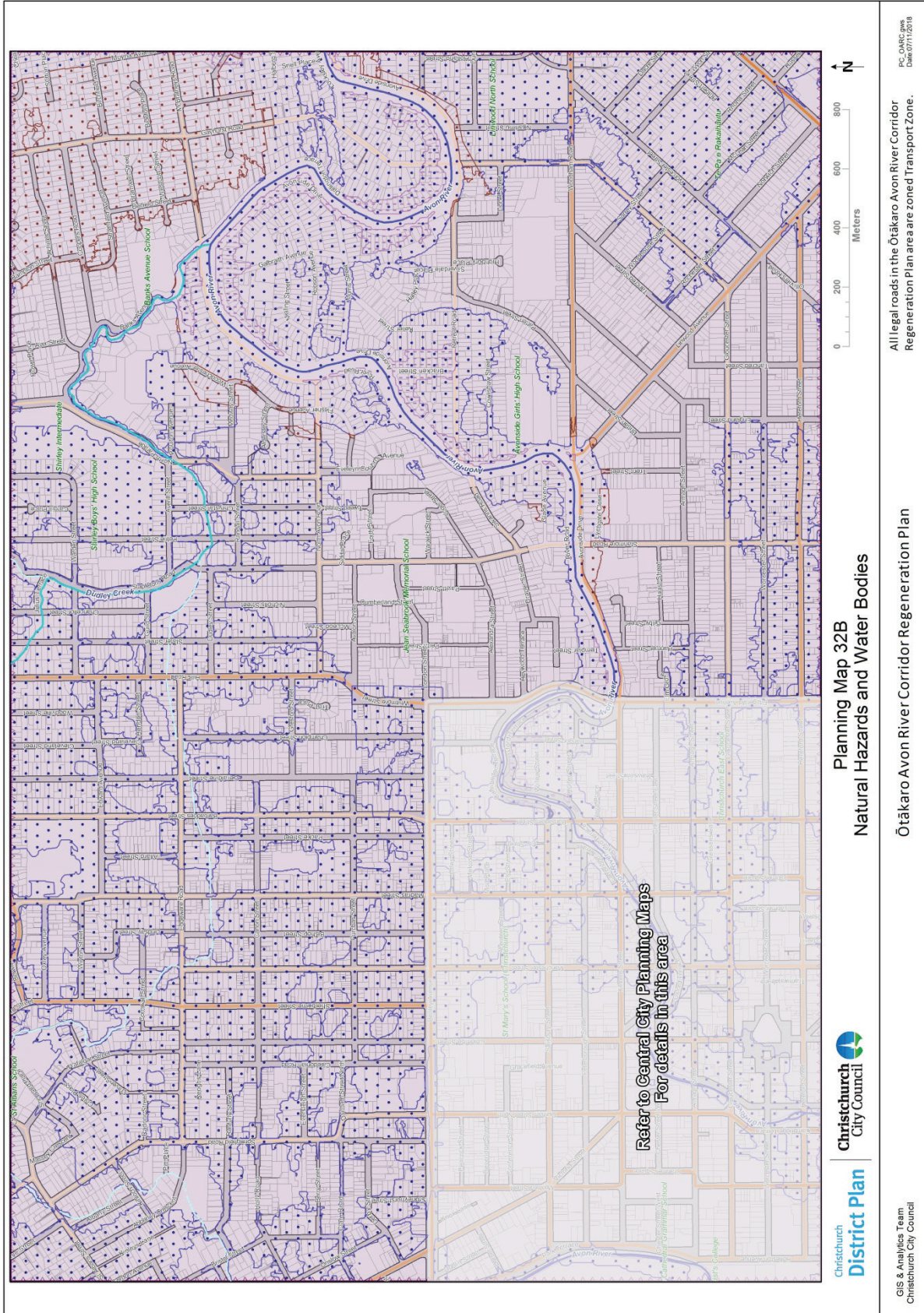
Ōtākaro Avon River Corridor Regeneration Plan



Christchurch
City Council

GIS & Analytics Team
Christchurch City Council

Map 11. Natural Hazards and Water Bodies Planning Map 32B



Planning Map 32B
Natural Hazards and Water Bodies

Ōtākaro Avon River Corridor Regeneration Plan

All legal roads in the Ōtākaro Avon River Corridor Regeneration Plan area are zoned Transport Zone.

PC 0481C.pmx
Date: 07/11/2018

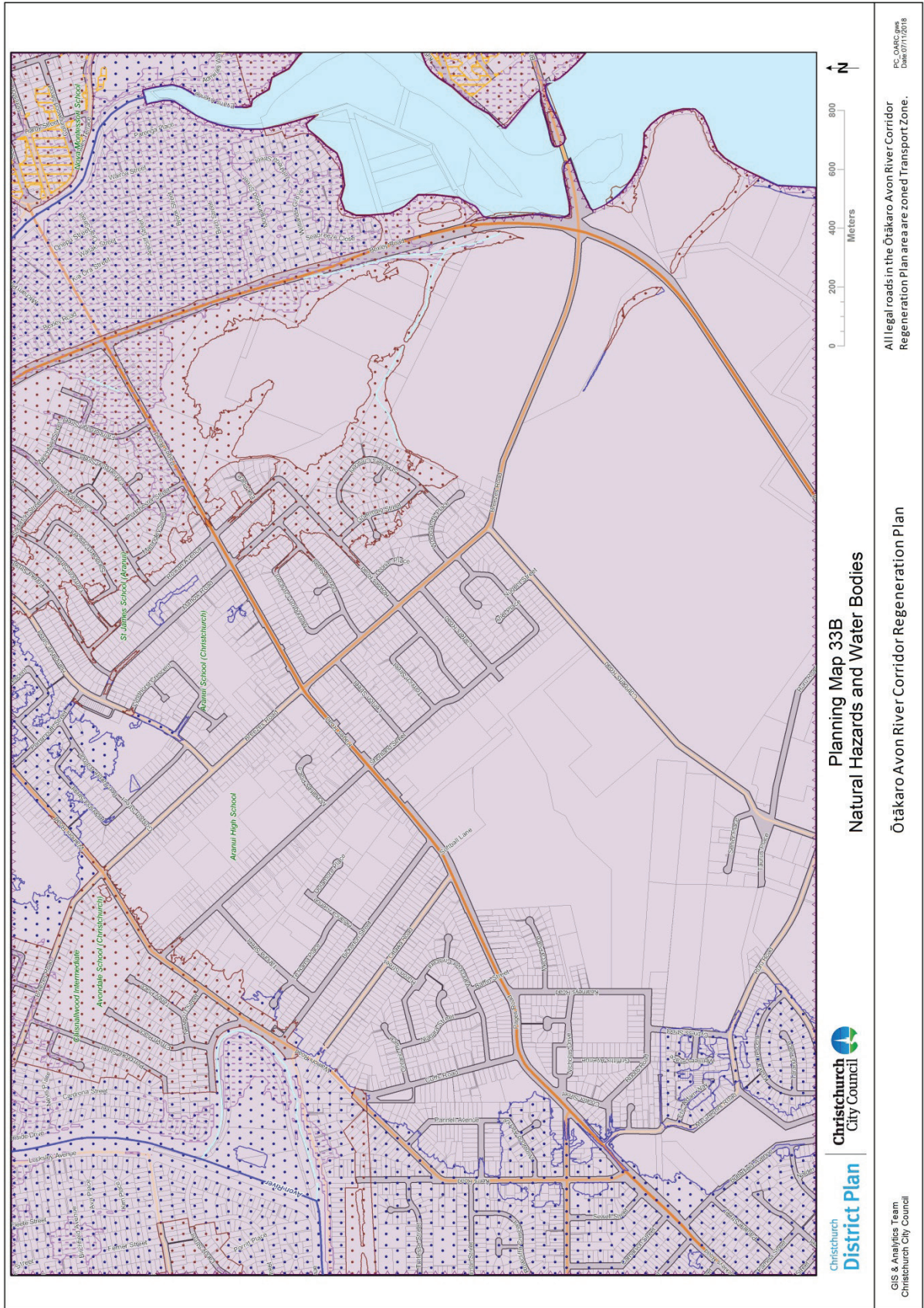


Christchurch District Plan

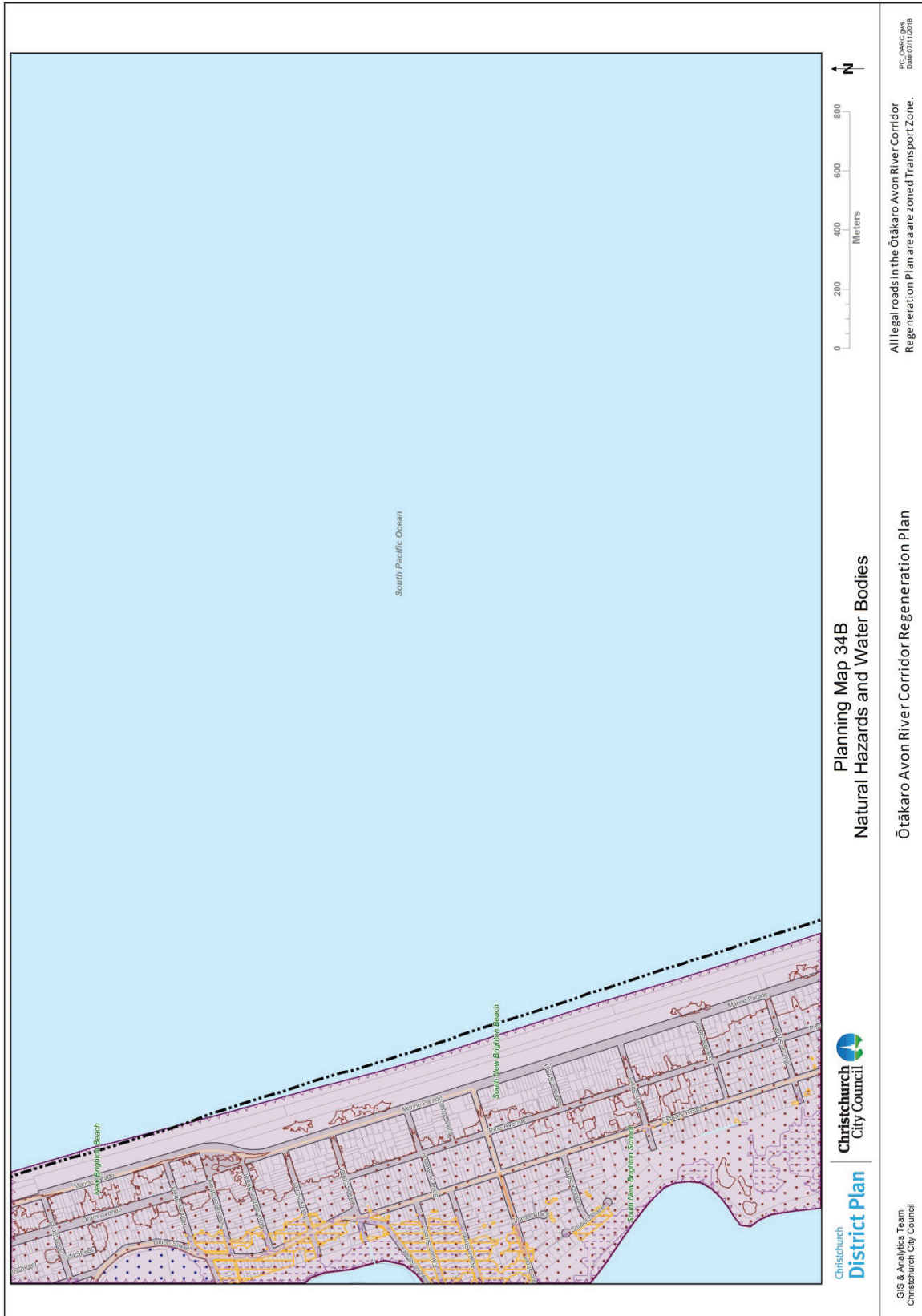
GIS & Analytics Team
Christchurch City Council

Refer to Central City Planning Maps
For details in this area

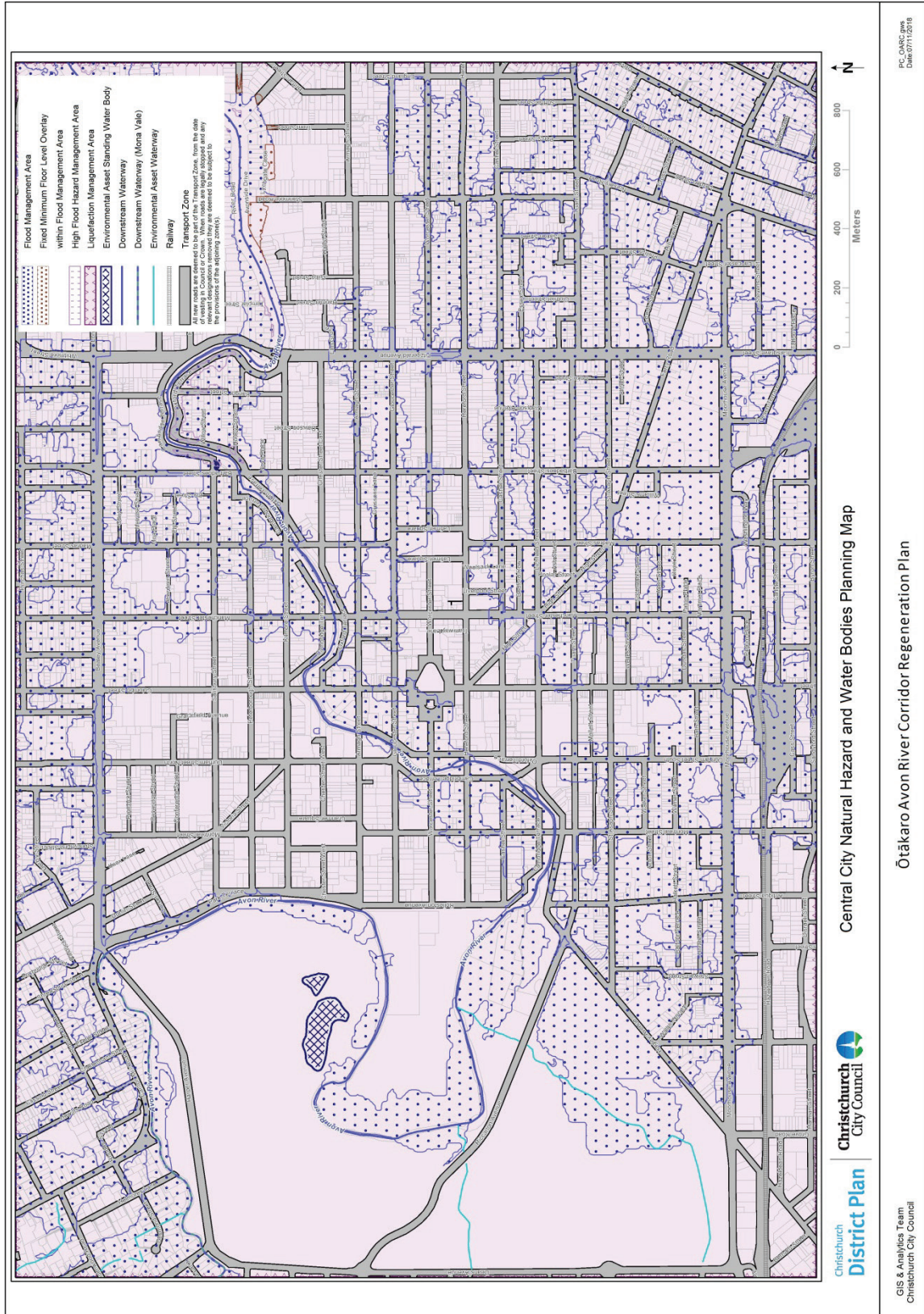
Map 12. Natural Hazards and Water Bodies Planning Map 33B



Map 13. Natural Hazards and Water Bodies Planning Map 34B



Map 14. Natural Hazards and Water Bodies Planning Map Central City



Legend 15. Natural Hazards and Water Bodies (for information purposes only)

<p>Natural Hazard Overlays</p>	<p>Other Notations</p>	<p>Information Only</p>
<p>Liquefaction Management Area (LMA)</p> <p>Cliff Collapse Management Area 1</p> <p>Cliff Collapse Management Area 2</p> <p>Rockfall Management Area 1</p> <p>Rockfall Management Area 2</p> <p>Mass Movement Management Area 1</p> <p>Mass Movement Management Area 2</p> <p>Mass Movement Management Area 3</p> <p>Remainder of Port Hills and Banks Peninsula Slope Instability Management Area</p> <p>High Flood Hazard Management Area</p> <p>Residential Unit Overlay within the High Flood Hazard Management Area</p> <p>Flood Management Area</p> <p>Fixed Minimum Floor Level Overlay within Flood Management Area</p> <p>Flood Ponding Management Area</p> <p>Te Waihora / Lake Ellesmere Flood Management Area</p> <p>Waimakariri Flood Management Area</p> <p>Waimakariri River Primary Stopbank Setback</p> <p>Waimakariri River Secondary Stopbank Setback</p> <p>Wairewa / Lake Forsyth Flood Management Area</p>	<p>Environmental Asset Standing Water Body</p> <p>Downstream Waterway</p> <p>Downstream Waterway (Mona Vale)</p> <p>Upstream Waterway</p> <p>Environmental Asset Waterway</p>	<p>District Boundary</p> <p>Railway</p> <p>Lytelton Tunnel Road</p> <p>Major Arterial Road</p> <p>Minor Arterial Road</p> <p>Collector Road</p> <p>River</p> <p>Transport Zone</p>
<p>Policies and rules in relation to coastal natural hazards in the City Plan still apply to some coastal sites and are included in this table:</p> <p>http://resources.ccc.govt.nz/files/policiesreportsstrategies/pdpr_publicnotice_23nov.pdf</p> <p>Individual sites are identified in the Property Search Results of the District Plan Property Search:</p> <p>http://districtplan.ccc.govt.nz/PropertySearch</p> <p>The subdivision provisions of the Banks Peninsula District Plan relating to coastal hazards still apply and are included in this table:</p> <p>http://resources.ccc.govt.nz/files/policiesreportsstrategies/pdpr_publicnotice_23nov.pdf</p>		

The cadastre and coastline shown on the planning maps is not part of the information in the District Plan. It has been provided on the planning maps as an additional function to enhance navigability and search capability. District Plan rules do not apply for overlays extending into the Coastal Marine Area. The Coastal Marine Area is as defined in the Resource Management Act. The actual boundary is as defined in the legislation. Determining rights and obligations under the District Plan where the District boundary is as defined in the Resource Management Act. This line on these maps representing the District boundary is indicative and for information purposes only. The actual boundary is as defined in the legislation. Determining rights and obligations under the District Plan where the District boundary is as defined in the Resource Management Act. The cadastre was based on the most recent information held by the Council at the date the map was produced. Establishing compliance or otherwise with the plan may require a formal survey.

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Legend
Natural Hazards and Water Bodies
 Published 19 December 2017



Christchurch District Plan

Canterbury Land and Water Regional Plan

Section 9 Christchurch-West Melton

Insert the following Objective on page 176 under 9.3 Fresh Water Outcomes

Ōtākaro Avon River Corridor Regeneration

Objective 9.3.1 The benefits of a regenerated Ōtākaro Avon River Corridor to Christchurch and its communities are recognised and enabled.

Amend the title and insert the following new policies on page 177 **Earthquake Recovery and Regeneration**

(...)

9.4.8a Enable the regeneration of the Ōtākaro Avon River Corridor as shown on Map 9.3, provided the adverse effects on the environment are mitigated.

9.4.8b Ensure a focused and expedited decision-making process for the Ōtākaro Avon River Corridor by requiring resource consent applications submitted by or on behalf of the Christchurch City Council, Canterbury Regional Council or the Crown, to be processed and considered without public notification where these are for the construction of:

- i. Stopbanks and stormwater infrastructure;**
- ii. Landings; and**
- iii. Walking and cycling paths;**

as identified in the Ōtākaro Avon River Corridor Regeneration Plan.

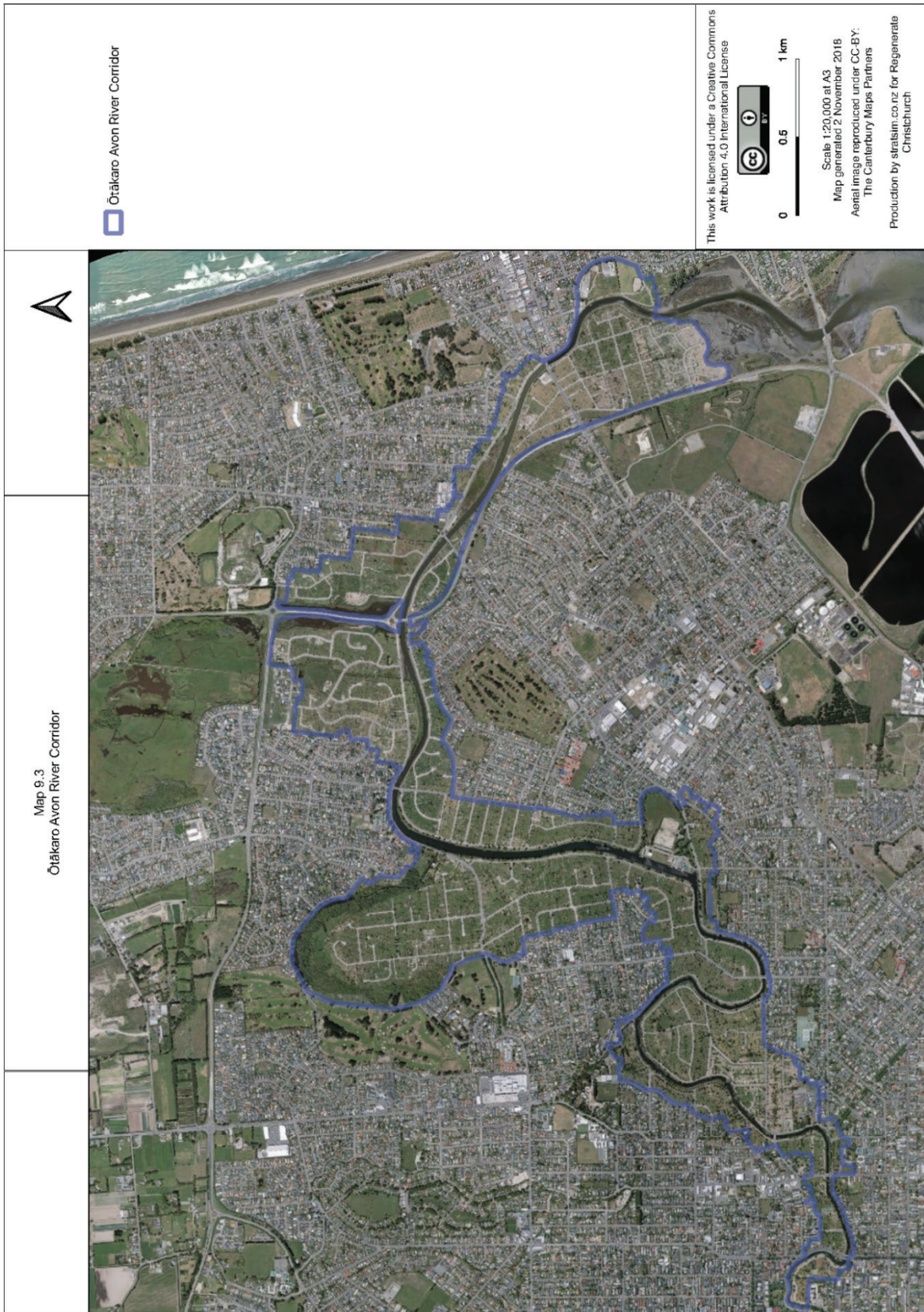
For the avoidance of doubt, construction includes but is not limited to earthworks, vegetation removal, ecological restoration, the creation of paths and roads, works in water bodies, the diversion of water, and the establishment of structures in a Landing Overlay.

Insert the following in Section 9 General Rules on page 187 as follows:

9.5.14A Pursuant to section 95A of the RMA, an application for a controlled, restricted discretionary or discretionary activity resource consent submitted by or on behalf of the Christchurch City Council, Canterbury Regional Council or the Crown within the Ōtākaro Avon River Corridor for the construction of stopbanks and stormwater infrastructure, Landings and walking and cycling paths will be processed and considered without public notification.

Insert a Map 9.3 of the Ōtākaro Avon River Corridor Area on page 196

Map 9.3 Ōtākaro Avon River Corridor



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