

## **Appendix 3: Amendments to the Christchurch City District Plan**

The proposed changes to the Christchurch City Plan set out in this Appendix cover the following:

- Amendments to identify the location and extent of priority Greenfield areas needed for recovery through to 2028 (insert the areas shown in Map A);
- Amendments to identify where rebuilding and development should not occur before 2028;
- Identifying and locating priority areas for Greenfield development in the Upper Styx area (R6);
- Introducing an Outline Development Plan requirement and a Master plan into the City Plan for the Upper Styx area (R6) to guide future urban development for the area;
- Amendments to manage activities within with 50dBA airport noise contour; and
- Amendments to planning maps showing the location of the 50dBA airport noise contour.

## **Plan Change 74: Airport Noise Contour**

## AIRPORT NOISE CONTOURS

### Explanation

Amendments to the Series B Planning Maps substitute revised airport noise contours around the Christchurch International Airport for those currently in the City Plan.

The amended contours are the product of a re-evaluation of the contours in the light of new aircraft types and engines, new ways of controlling aircraft movements at and near airports, and an updated assessment of the capacity of the runways at Christchurch International Airport, since the original contours were produced in 1994. The amended contours were prepared by a representative working party of experts from the Regional and all affected District Councils, airways authorities and affected landowners, and were approved by the Environment Court in 2008 for use in the Selwyn District. They have been included in the adjacent District Plans for the Waimakariri and Selwyn District Councils.

Amendments to Policy 6.3A.7 of the City Plan are also proposed. These amendments provide for noise-sensitive activities to be *avoided* rather than *discouraged* within the 50dBA contour, and also amends the definition of noise-sensitive activities slightly. The City Plan amendments change the policy from *discouraging* noise-sensitive activities within the 50dBA contour to *avoiding* them, subject to certain exceptions. The exceptions recognise that:

- there is a continuing need for permitted housing on rural blocks within the airport noise contours in association with rural activities, to enable best use and management of this land, and
- some areas in the existing Living zones in Christchurch are within the 50dBA contour around the southern end of northwest runway and at Masham and Templeton, and
- there is existing development lawfully established prior to the RPS becoming operative, and that the RPS provides for limited new residential development within the revised airport noise contours at Belfast.

**Date Publicly Notified:**

**Date Operative:**

**Plan Details:**

Planning Maps 3B, 6B-10B, 14B -18B, 22B-24B, 29B -31B, 35B-38B, 42B- 43B, and 50B

**File No:** PL/CPO/3/74



## CITY PLAN AMENDMENTS

Note: For the purposes of this plan change, any text proposed to be added by the plan change is shown as **bold underlined** and text to be deleted as ~~**bold strikethrough**~~.

Amend the City Plan as follows:

### (A) AIRPORT NOISE CONTOURS

#### 1. Volume 3, Planning Maps

Amend Planning Maps 3B, 6B-10B, 14B -18B, 22B-24B, 29B -31B, 35B-38B, 42B-43B, and 50B, by

- (a) Deleting all existing noise contours, and
- (b) Substituting new noise contours as shown on the attached planning maps.

#### 2. Volume 2, Policy 6.3A.7 Airport operations

##### 6.3A.7 Policy : Airport operations

(a) Amend the policy as follows:

To ~~discourage~~ **avoid** noise-sensitive activities within the 50 dBA Ldn noise contour around Christchurch International Airport ~~except~~:

- **those permitted in conjunction with rural activities in the rural zones, and**
- **activities within the existing Living zones as defined in the city plan; and**
- **activities in the Open Space 3D (Clearwater) zone**

(b) Amend the first paragraph of the Explanation and Reasons for Policy 6.3A.7 as follows:

For the purpose of this Policy "noise sensitive activities" means:

- Residential activities ~~other than those in conjunction with rural activities and which comply with the rules in the plan;~~
- Education activities including pre-school places or premises, but not including flight training, trade training or other industry related training

facilities within the Special Purpose (Airport) Zone **or on other land zoned or used for business activities;**

- Travellers accommodation except that which is designed, constructed and operated to a standard to mitigate the effects of aircraft noise on occupants;
- Hospitals, healthcare facilities and any elderly person housing or complex.

(c) Insert a new paragraph after the second paragraph of the Explanation and Reasons for Policy 6.3A.7 as follows:

**Exception are made to this policy to recognise existing noise-sensitive activities in zones established prior to the adoption of the airport noise contours or which were established in accordance with the 1994 version of the contours. It also provides for an area at Belfast which was accepted for rezoning to residential purposes prior to the 2007 revision of the noise contours. The exceptions also allow for the continuation of existing provisions which provide for permitted residential activities in association with rural activities, in order to provide reasonable opportunities for the use and management of those properties.**

(d) Amend the fourth paragraph of the Explanation and Reasons for Policy 6.3A.7 as follows:

Noise-sensitive activities will not be allowed to occur within the Air Noise Boundary. Acoustic insulation will be required for all new residential development and noise sensitive activities and all additions to such activities between the 55 dBA Ldn noise contour and the Air Noise Boundary.

<sup>(1)</sup> The Air Noise Boundary is a composite line formed by the outer extremity of the 65 dBA Ldn noise contour and the SEL 95 dBA noise contour for a Boeing ~~747-200~~ **777-300** aircraft on the main runway and a Boeing 767-300 aircraft on the subsidiary runway.

### **3. Volume 2, Policies 7.8.1-7.8.3 Airport services**

(e) Amend the last paragraph of the Explanation and Reasons for Policies 7.8.1 to 7.8.3, to match the definition of noise sensitive activities under Policy 6.3A.7, as follows:

In this explanation, "noise sensitive activities" means:

- Residential activities ~~other than those in conjunction with rural activities and which comply with the rules in the Plan;~~
- Education activities including pre-school places or premises, but not including flight training, trade training or other industry related training facilities within the Special Purpose (Airport) Zone, **or on other land zoned or used for business activities;**

- Travellers accommodation except that which is designed, constructed and operated to a standard to mitigate the effects of aircraft noise on occupants;
- Hospitals, healthcare facilities and any elderly persons housing or complex.

#### **4. Volume 3, Part 4 Rural Zones, 3.4 Critical Standards: 3.4.2 Aircraft noise exposure**

(f) Delete Clause 3.4.2 (c) – this rule no longer applies because the entire RuQ zone referred to in the clause below is outside the amended 65 dBA Ldn/95 SEL composite line, as follows:

##### 3.4.2 Aircraft noise exposure

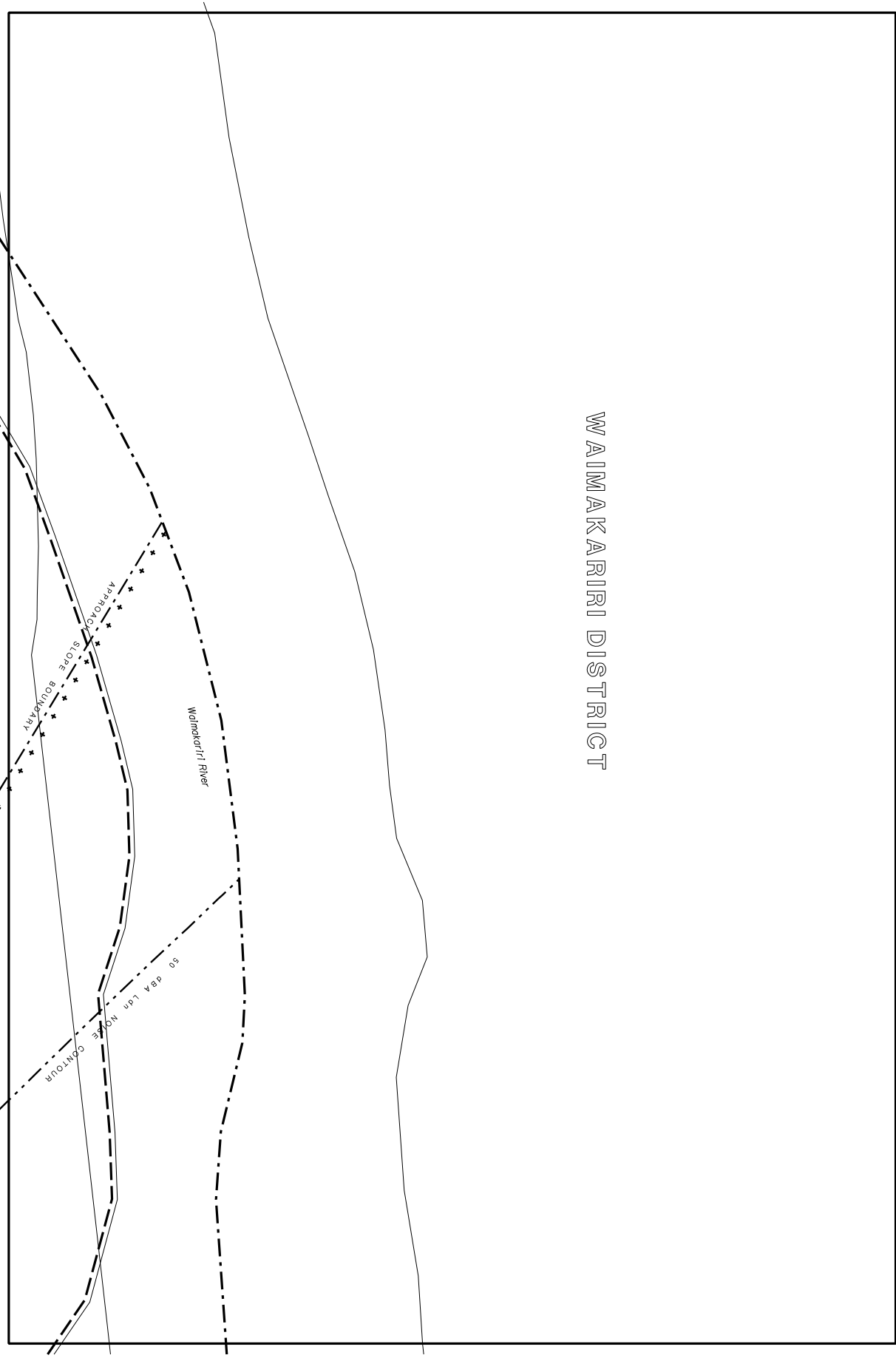
(a) ...

(b) ...

~~(c) Within the Pound Road/Hasketts Road area of the Quarry zone, construction of residential units, education facilities including pre-school places or premises, travellers accommodation, hospitals, healthcare facilities, elderly persons housing or complexes (excluding in all cases accessory buildings, outdoor storage or car parking) within the 65 dBA Ldn/95 SEL air noise boundary as shown on the Planning Maps, shall be a prohibited activity, and no resource consent shall be granted.~~



# WAIMAKARIRI DISTRICT



## Key .... cont'd

- City Boundary
- Summit Road Protection Act
- Airport/Airfield Approach Slope Boundaries
- Airport/Airfield Noise Control Boundaries
- Pylons
- Hazard line 1
- Esplanade Reserve or strip required
- Scheduled Activity
- Mean High Water Springs
- Road to be stopped
- Limited Access Roads
- Indicative Access Roads
- Protected Object, Place or Building
- Protected Tree
- Group of Protected Trees
- Non-Operative Area
- Waimakariri River stopbank floodplain (pc32 non-operative)
- High hazard area (pc32 non-operative)
- Area exempted from Waimakariri River Stopbank Floodplain flood protection provisions (pc32 non-operative)
- Flood Ponding Area
- Flood Management Area
- Special Amenity Area
- Community Footprint
- Ecological Heritage "A" Sites
- Comprehensive Housing Improvement Area

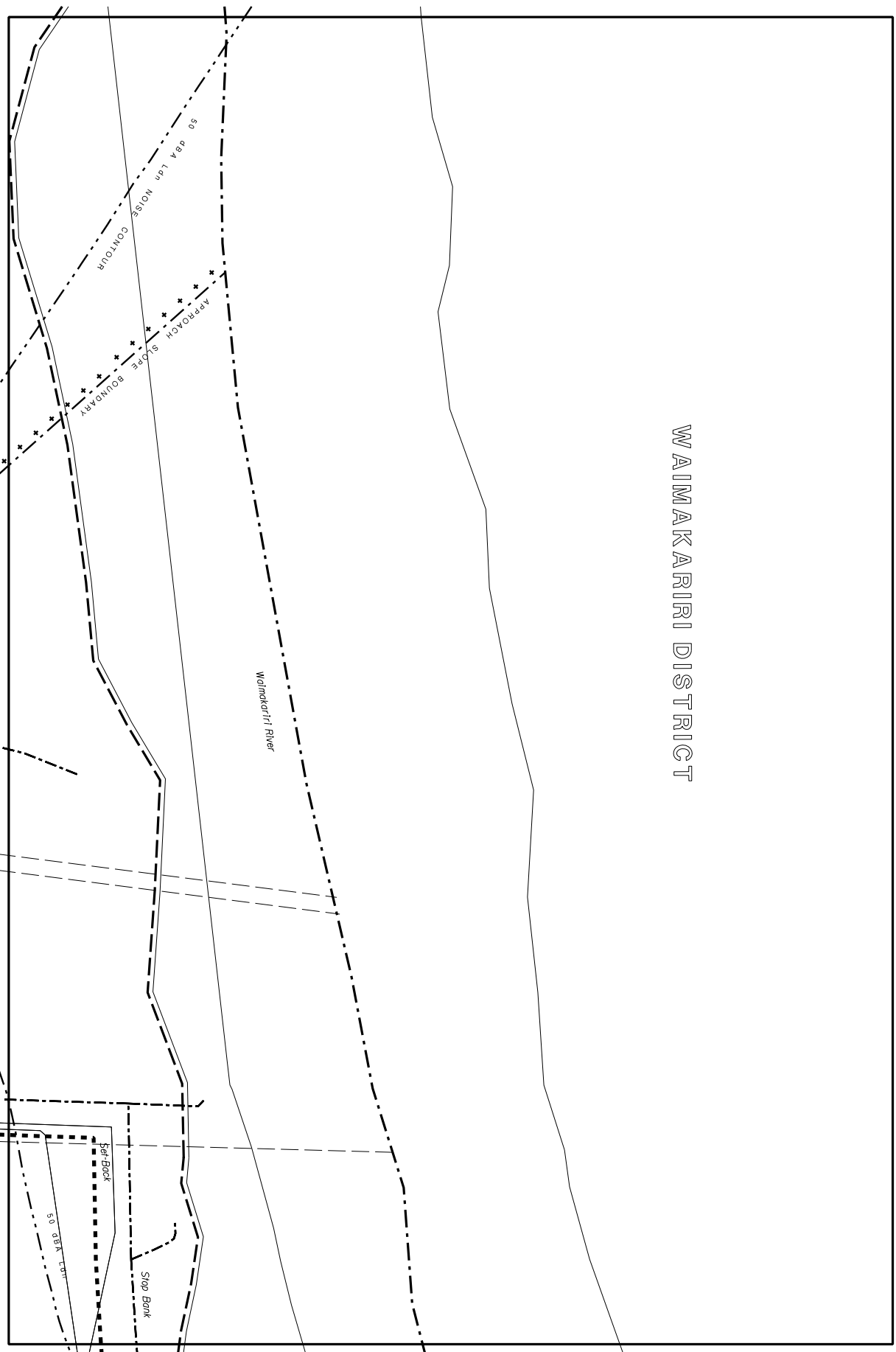
## Proposed Plan Change 74 - Airport Noise Contour

**City of Christchurch**  
City Planning Maps

Scale 1:15,000

-	-
<b>6B</b>	7
14	

# WAIMAKARIRI DISTRICT



## Key .... cont'd

- City Boundary
- Summit Road Protection Act
- Airport/Airfield Approach Slope Boundaries
- Airport/Airfield Noise Control Boundaries
- Pylons
- Hazard line 1
- Esplanade Reserve or silp required
- Scheduled Activity
- Mean High Water Springs
- Road to be stopped
- Limited Access Roads
- Indicative Roads
- Protected Object, Place or Building
- Protected Tree
- Group of Protected Trees
- Non-Operative Area
- Waimakariri River stopbank floodplain (pc32 non-operative)
- High hazard area (pc32 non-operative)
- Area exempted from Waimakariri River Stopbank Floodplain flood protection provisions (pc32 non-operative)
- Flood Ponding Area
- Flood Management Area
- Special Amenity Area
- Community Footprint
- Ecological Heritage "A" Sites
- Comprehensive Housing Improvement Area

**City of Christchurch**

**City Planning Maps**

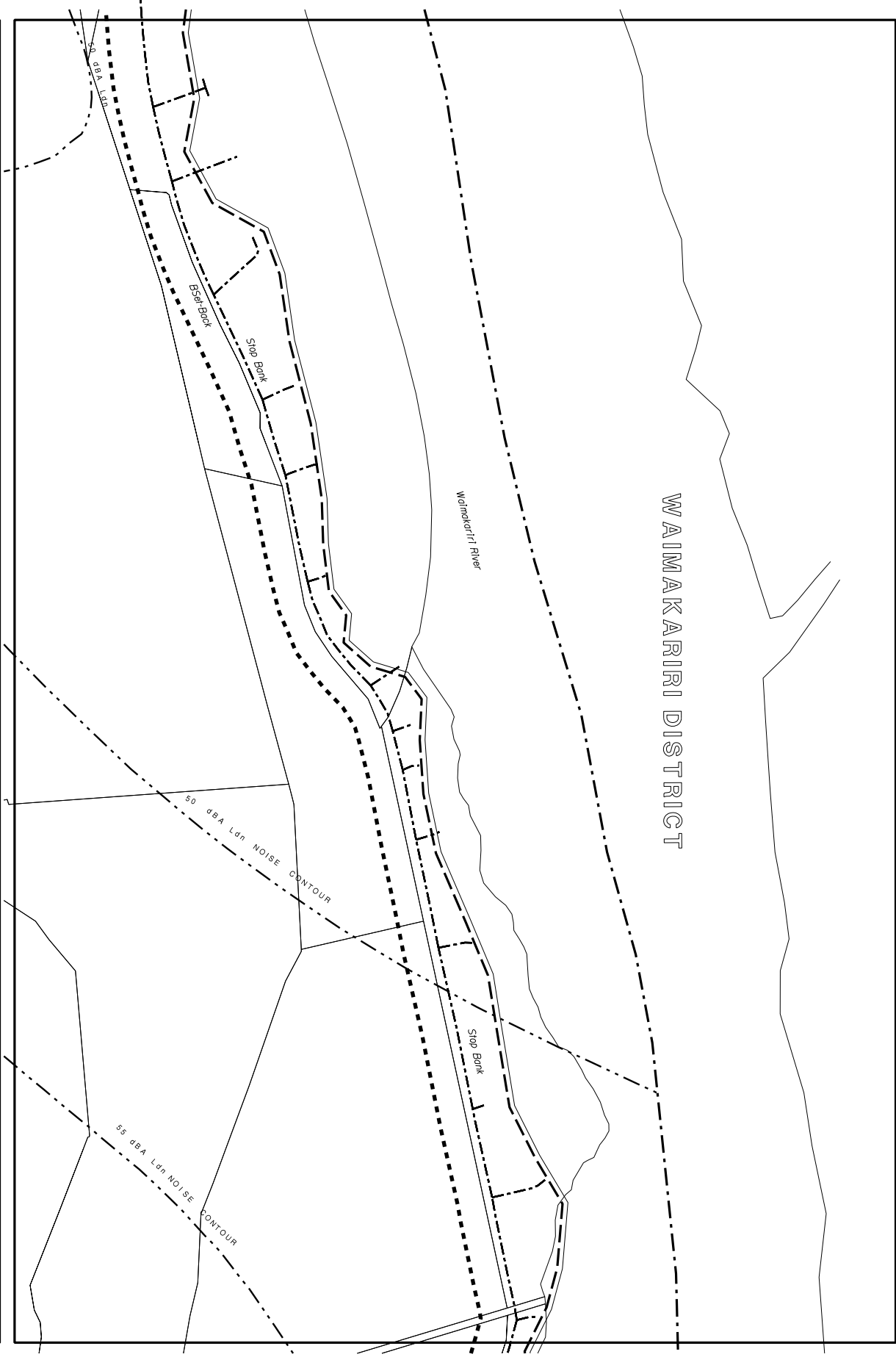
Scale 1:15,000



6	-
<b>7B</b>	8
15	

## Proposed Plan Change 74 - Airport Noise Contour

# WAIMAKARIRI DISTRICT



## Key .... cont'd

- City Boundary
- Summit Road Protection Act
- Airport/Airfield Approach Slope Boundaries
- Airport/Airfield Noise Control Boundaries
- Pylons
- Hazard line 1
- Esplanade Reserve or silp required
- Scheduled Activity
- MHW-S. Mean High Water Springs
- xxx Road to be stopped
- Limited Access Roads
- Indicative Roads
- Protected Object, Place or Building
- Protected Tree
- Group of Protected Trees
- Non-Operative Area
- Waimakariri River stopbank floodplain (pc32 non-operative)
- High hazard area (pc32 non-operative)
- Areas exempted from Waimakariri River Stopbank Floodplain flood protection provisions (pc32 non-operative)
- Flood Ponding Area
- Flood Management Area
- ISAM# Special Amenity Area
- Community Footprint
- Ecological Heritage "A" Sites
- Comprehensive Housing Improvement Area



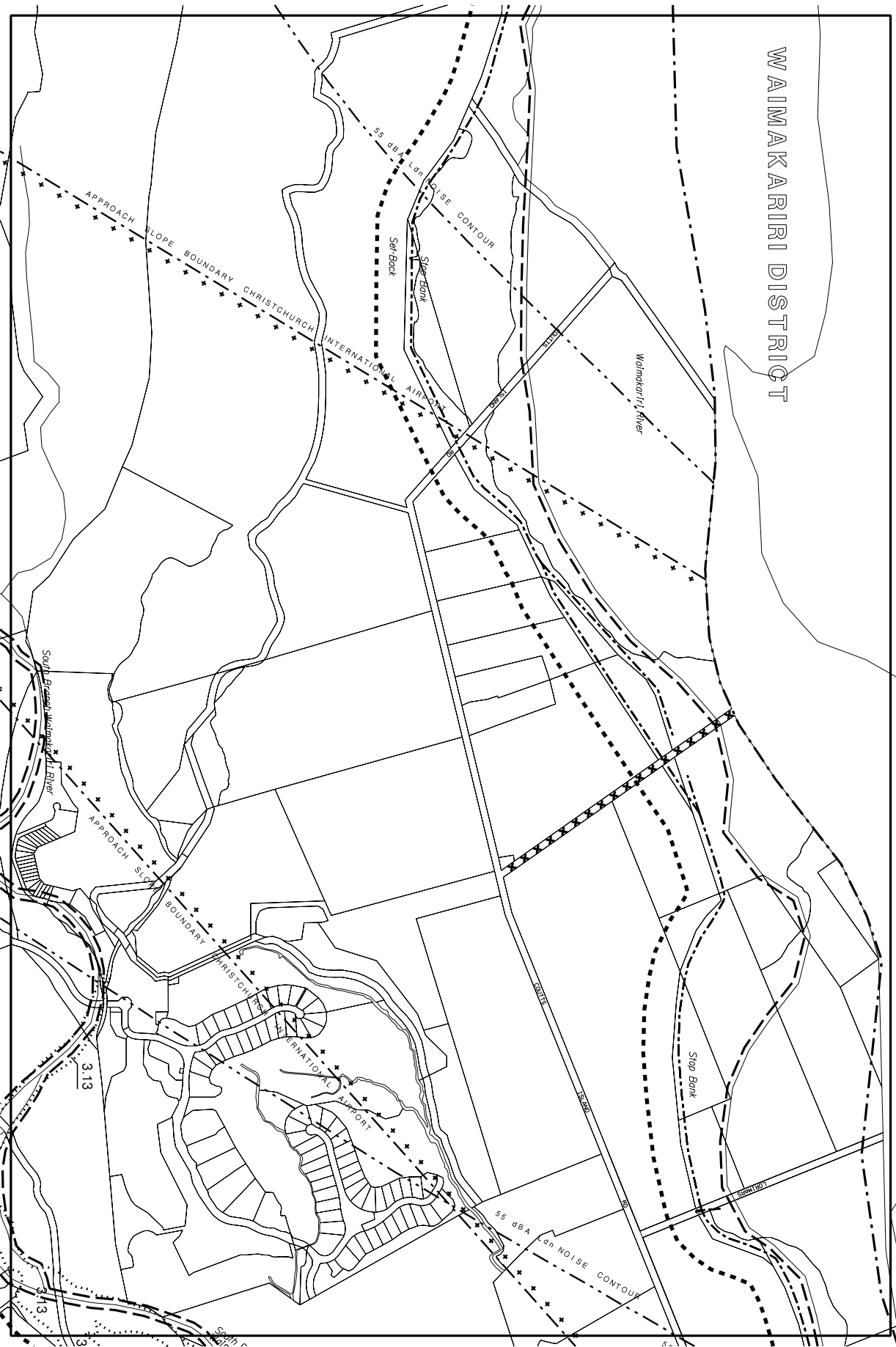
City of Christchurch  
City Planning Maps

Scale 1:15,000



-	7	8B	9
16			

# WAIMAKARIRI DISTRICT

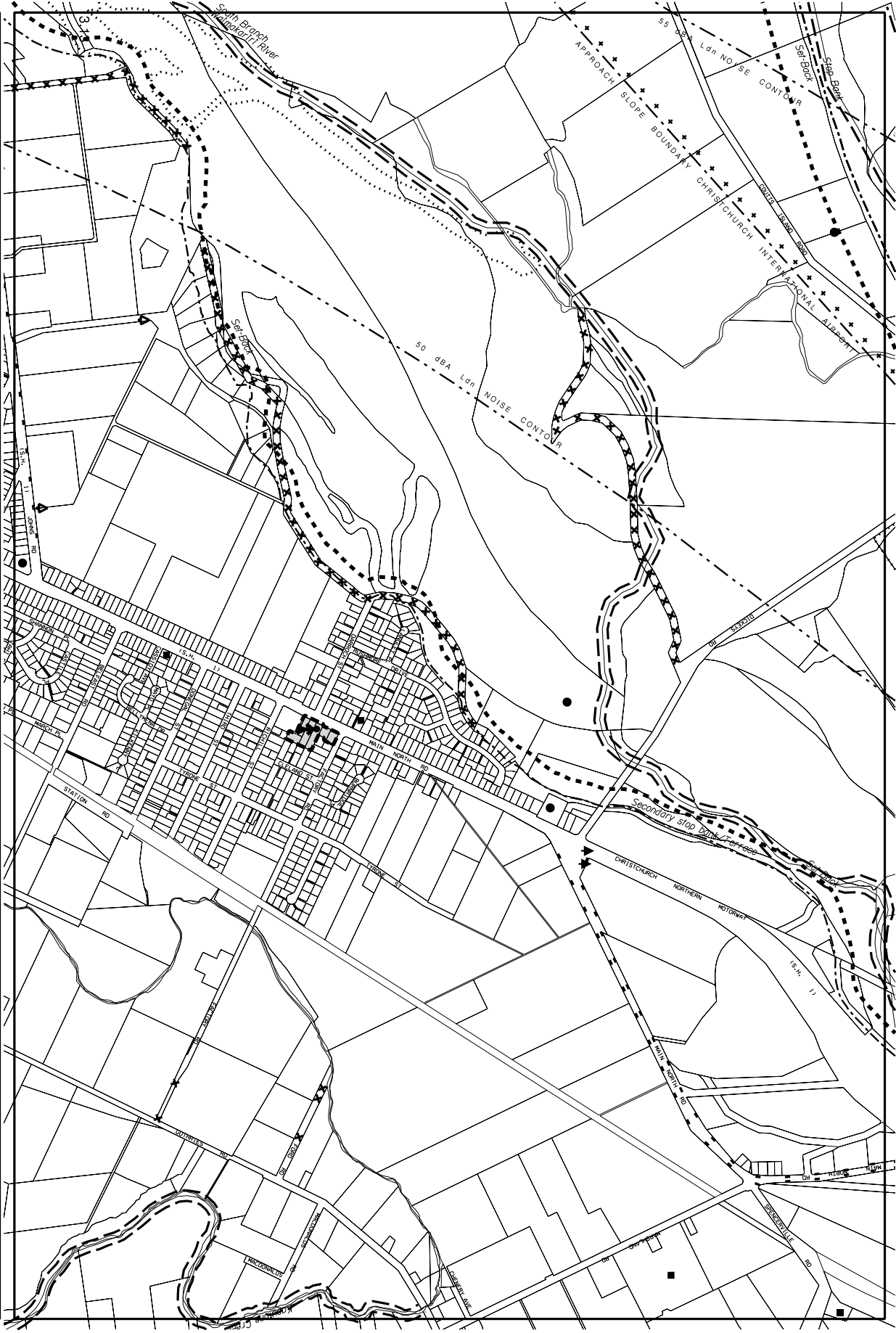


## Key .... cont'd

	City Boundary		Road to be stopped		Waimakariri River stopbank floodplain (PC32 non-operative)		Special Amenity Area		City of Christchurch
	Summit Road Protection Act		Limited Access Roads		High hazard area (PC32 non-operative)		Community Footprint		Scale 1:15,000
	Airport/Airfield Approach Slope Boundaries		Protective Roads		Area exempted from Waimakariri River Stopbank Floodplain flood protection provisions (PC32 non-operative)		Ecological Heritage "A" Sites		North
	Airport/Airfield Noise Control Boundaries		Protected Object, Place or Building		Flood Ponding Area		Comprehensive Housing Improvement Area		
	Pylons		Protected Tree		Flood Management Area				
	Hazard line 1		Group of Protected Trees						
	Esplanade Reserve or silp required		Non-Operative Area						
	Scheduled Activity								
	MHW-S. Mean High Water Springs								

## Proposed Plan Change 74 - Airport Noise Contour





**Key .... cont'd**

- City Boundary
- Summit Road Protection Act
- Airport/Airfield Approach Slope Boundaries
- Airport/Airfield Noise Control Boundaries
- Pylons
- Hazard line 1
- Esplanade Reserve or silp required
- Scheduled Activity
- MHW-S, Mean High Water Springs
- Road to be stopped
- Limited Access Roads
- Indicative Roads
- Protected Object, Place or Building
- ▲ Protected Tree
- ▲ Group of Protected Trees
- Non-Operative Area
- Waimakariri River stopbank floodplain (p3c2 non-operative)
- High hazard area (p3c2 non-operative)
- Area exempted from Waimakariri River Stopbank Floodplain flood protection provisions (p3c2 non-operative)
- Flood Ponding Area
- Flood Management Area
- Same# Special Amenity Area
- Community Footprint
- Ecological Heritage "A" Sites
- Comprehensive Housing Improvement Area



**City Planning Maps**

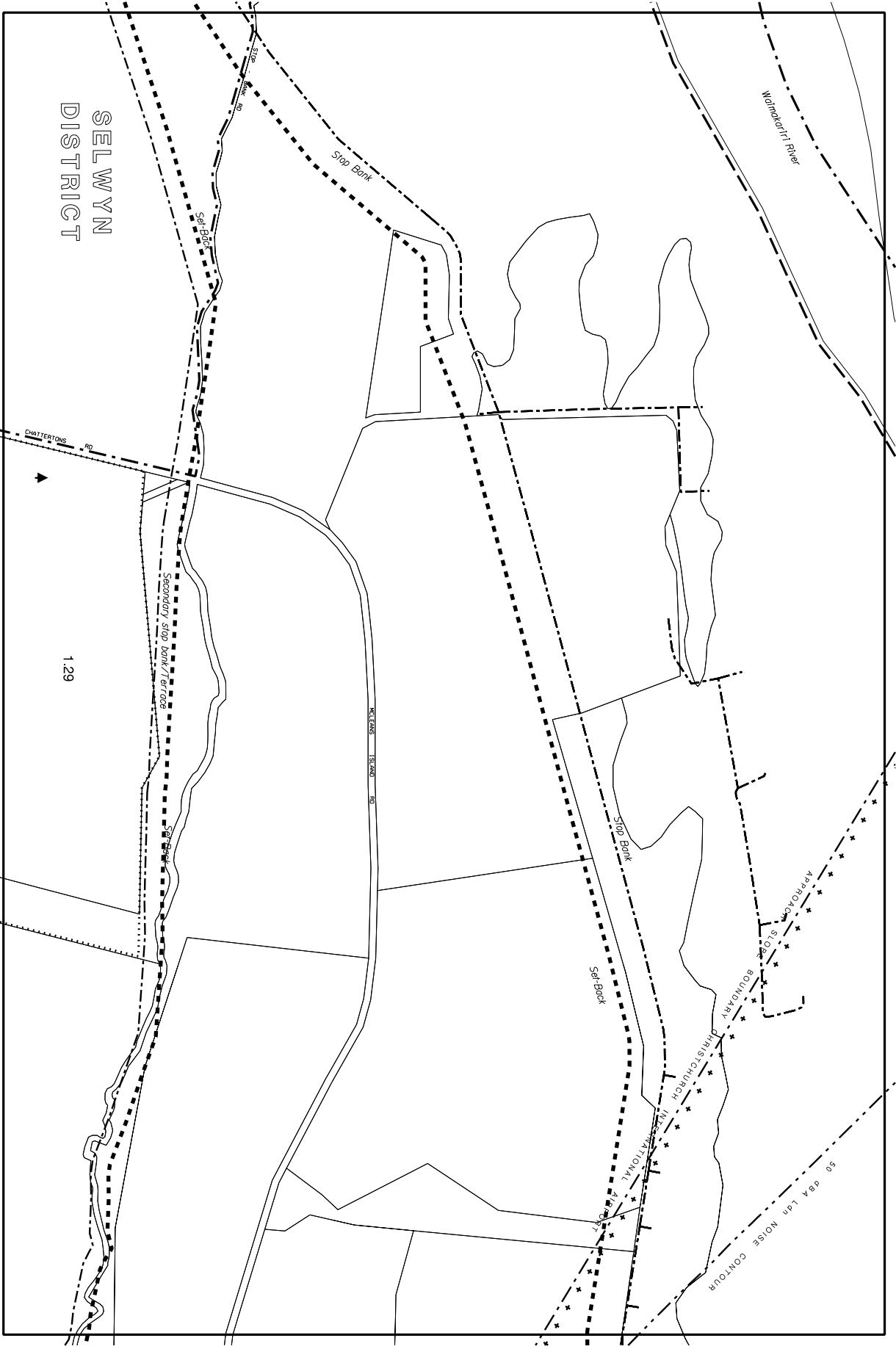
Scale 1:15,000



3	9	11
10B		
18		

**Proposed Plan Change 74 - Airport Noise Contour**

# Proposed Plan Change 74 - Airport Noise Contour



## Key .... cont'd

- City Boundary
- Summit Road Protection Act
- Airport/Airfield Approach Slope Boundaries
- Airport/Airfield Noise Control Boundaries
- Pylons
- Hazard line 1
- Esplanade Reserve or silp required
- Scheduled Activity
- Mean High Water Springs
- Road to be stopped
- Limited Access Roads
- Indicative Roads
- Protected Object, Place or Building
- Protected Tree
- Group of Protected Trees
- Non-Operative Area
- Waimakariri River stopbank floodplain (pc32 non-operative)
- High hazard area (pc32 non-operative)
- Area exempted from Waimakariri River Stopbank Floodplain flood protection provisions (pc32 non-operative)
- Flood Ponding Area
- Flood Management Area
- Special Amenity Area
- Community Footprint
- Ecological Heritage "A" Sites
- Comprehensive Housing Improvement Area

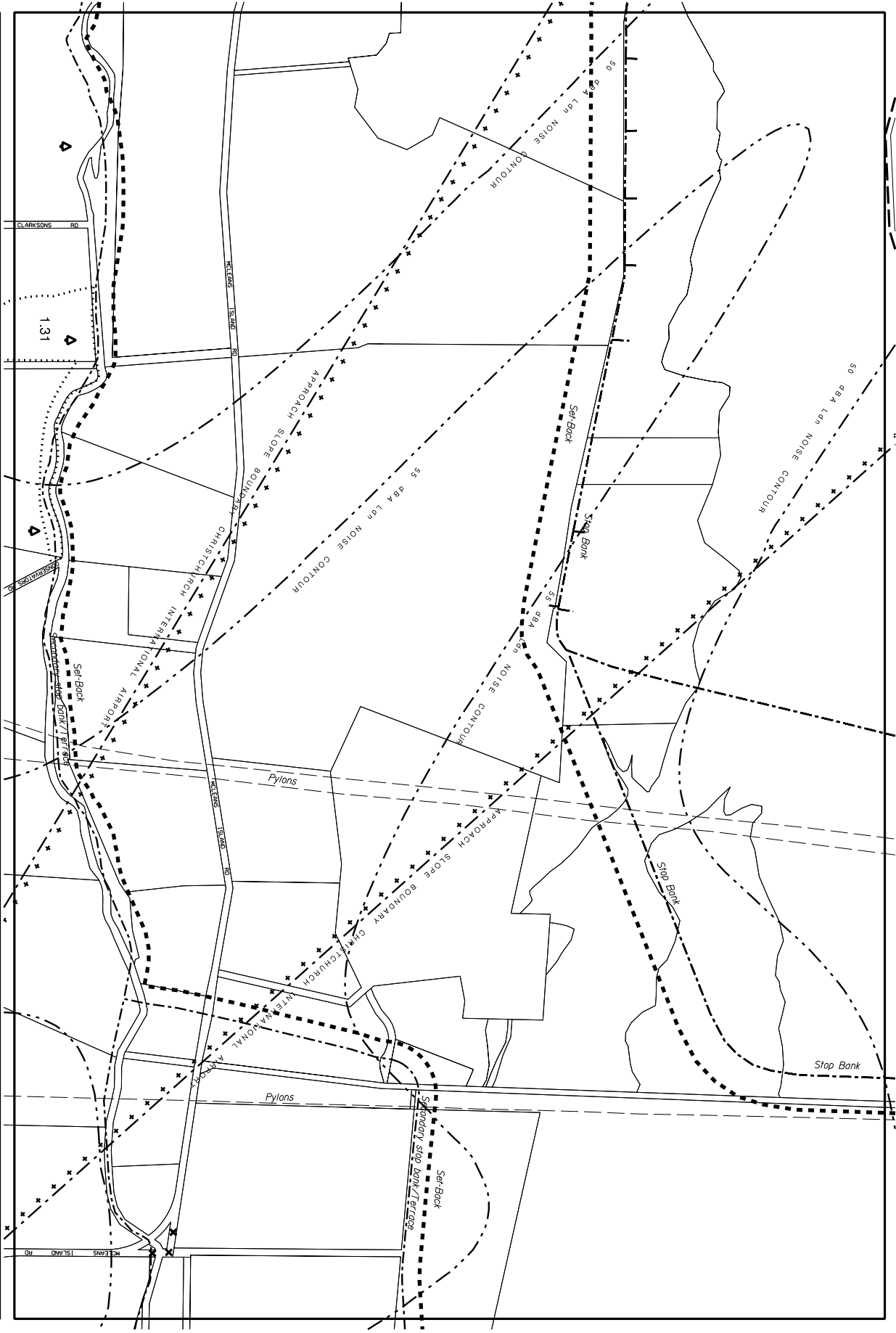
**City of Christchurch**

**City Planning Maps**

13	<b>14B</b>	15	6
21			

Scale 1:15,000





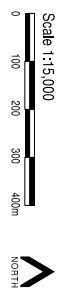
**Key .... cont'd**

- City Boundary
- Summit Road Protection Act
- Airport/Airfield Approach Slope Boundaries
- Airport/Airfield Noise Control Boundaries
- Pylons
- Hazard line 1
- Esplanade Reserve or silp required
- Scheduled Activity
- Mean High Water Springs
- Road to be stopped
- Limited Access Roads
- Indicative Roads
- Protected Object, Place or Building
- Protected Tree
- Group of Protected Trees
- Non-Operative Area
- Wainakariri River stopbank floodplain (pc32 non-operative)
- High hazard area (pc32 non-operative)
- Area exempted from Wainakariri River Stopbank Floodplain flood protection provisions (pc32 non-operative)
- Flood Ponding Area
- Flood Management Area
- Special Amenity Area
- Community Footprint
- Ecological Heritage "A" Sites
- Comprehensive Housing Improvement Area

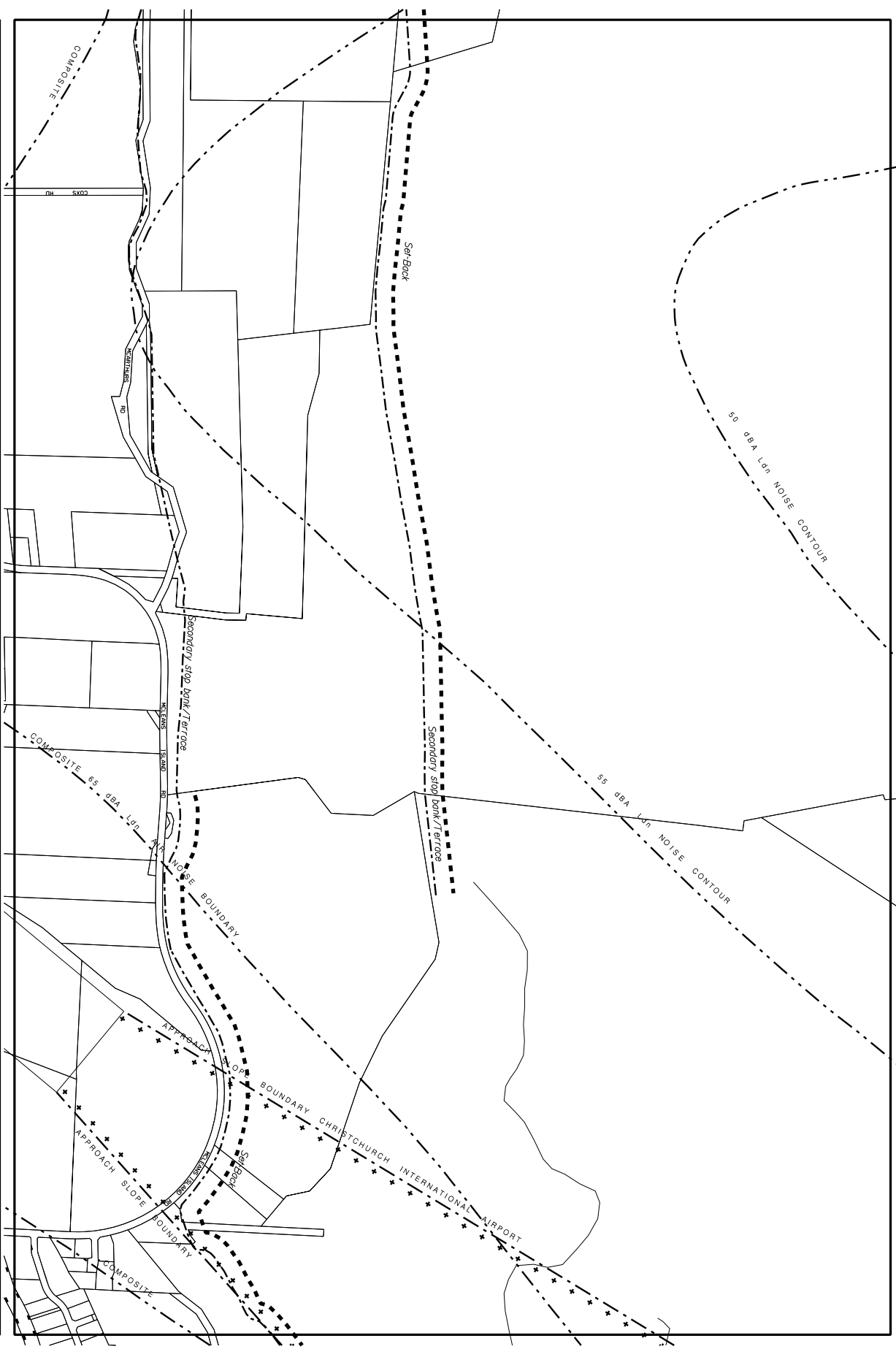
**Proposed Plan Change 74 - Airport Noise Contour**

**City of Christchurch**  
**City Planning Maps**

7	14	<b>15B</b>	16
			22



# Proposed Plan Change 74 - Airport Noise Contour



## Key .... cont'd

- City Boundary
- Summit Road Protection Act
- Airport/Airfield Approach Slope Boundaries
- Airport/Airfield Noise Control Boundaries
- Pylons
- Hazard line 1
- Esplanade Reserve or strip required
- Scheduled Activity
- MHW-S, Mean High Water Springs

- xxx Road to be stopped
- xxx Limited Access Roads
- Protective Roads
- ▲ Protected Object, Place or Building
- ▲ Protected Tree
- ▲ Group of Protected Trees
- Non-Operative Area

- Waimakariri River stopbank floodplain (pc32 non-operative)
- High hazard area (pc32 non-operative)
- Area exempted from Waimakariri River Stopbank Floodplain flood protection provisions (pc32 non-operative)
- Flood Ponding Area
- Flood Management Area

- SAm# Special Amenity Area
- Community Footprint
- Ecological Heritage "A" Sites
- Comprehensive Housing Improvement Area

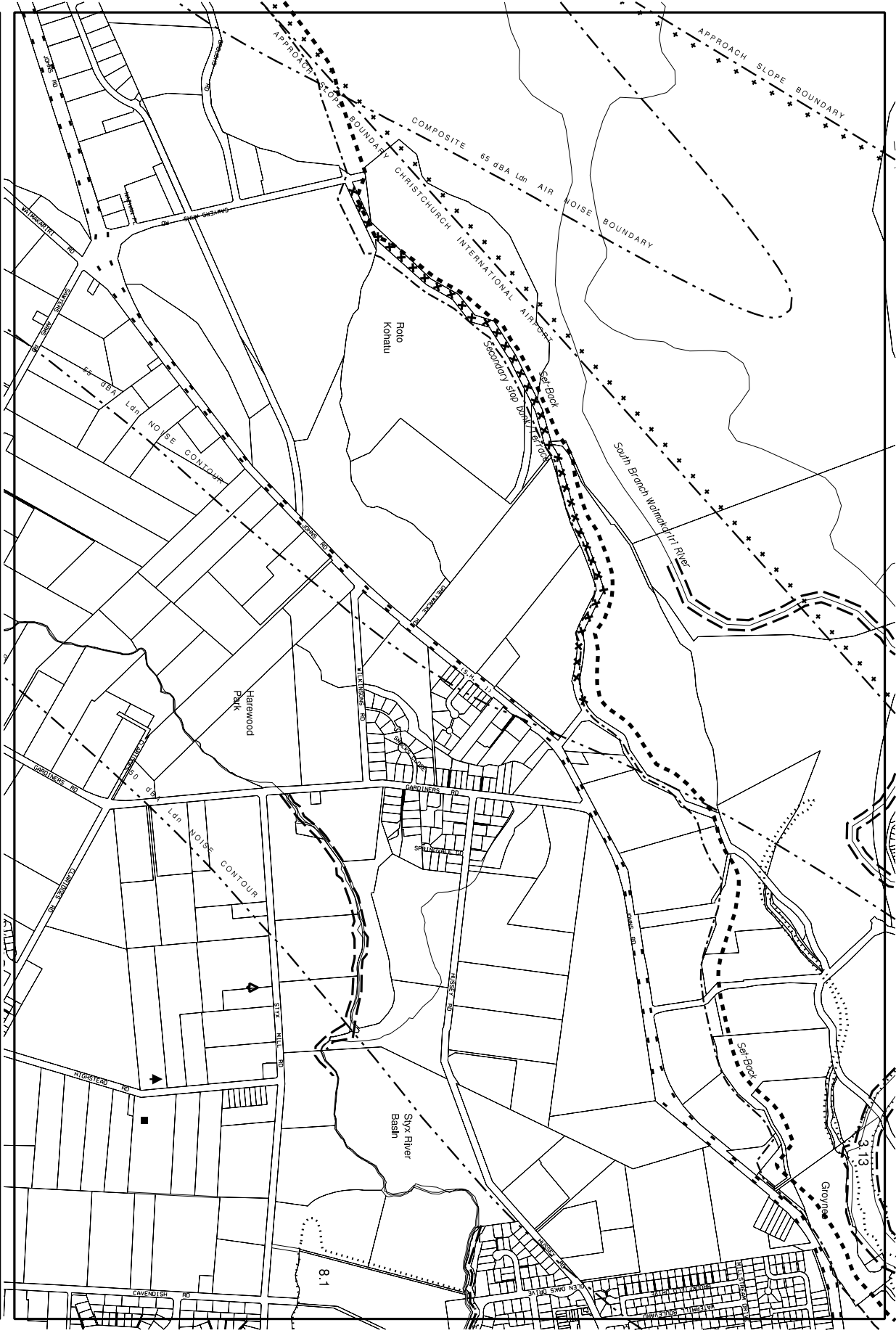
**City of Christchurch**  
 City Planning Maps

Scale 1:15,000

0 100 200 300 400m

NORTH

8	15	16B	17	23
---	----	-----	----	----



**Key .... cont'd**

- City Boundary
- Summit Road Protection Act
- Airport/Field Approach Slope Boundaries
- Airport/Field Noise Control Boundaries
- Pylons
- Hazard line 1
- Explanade Reserve or silp required
- Scheduled Activity
- Mean High Water Springs
- Road to be stopped
- Limited Access Roads
- Protected Roads
- Protected Object, Place or Building
- Protected Tree
- Group of Protected Trees
- Non-Operative Area
- Waimakariri River stopbank floodplain (pc32 non-operative)
- High hazard area (pc32 non-operative)
- Area exempted from Waimakariri River Stopbank Floodplain flood protection provisions (pc32 non-operative)
- Flood Ponding Area
- Flood Management Area
- Same Special Amenity Area
- Community Footprint
- Ecological Heritage "A" Sites
- Comprehensive Housing Improvement Area

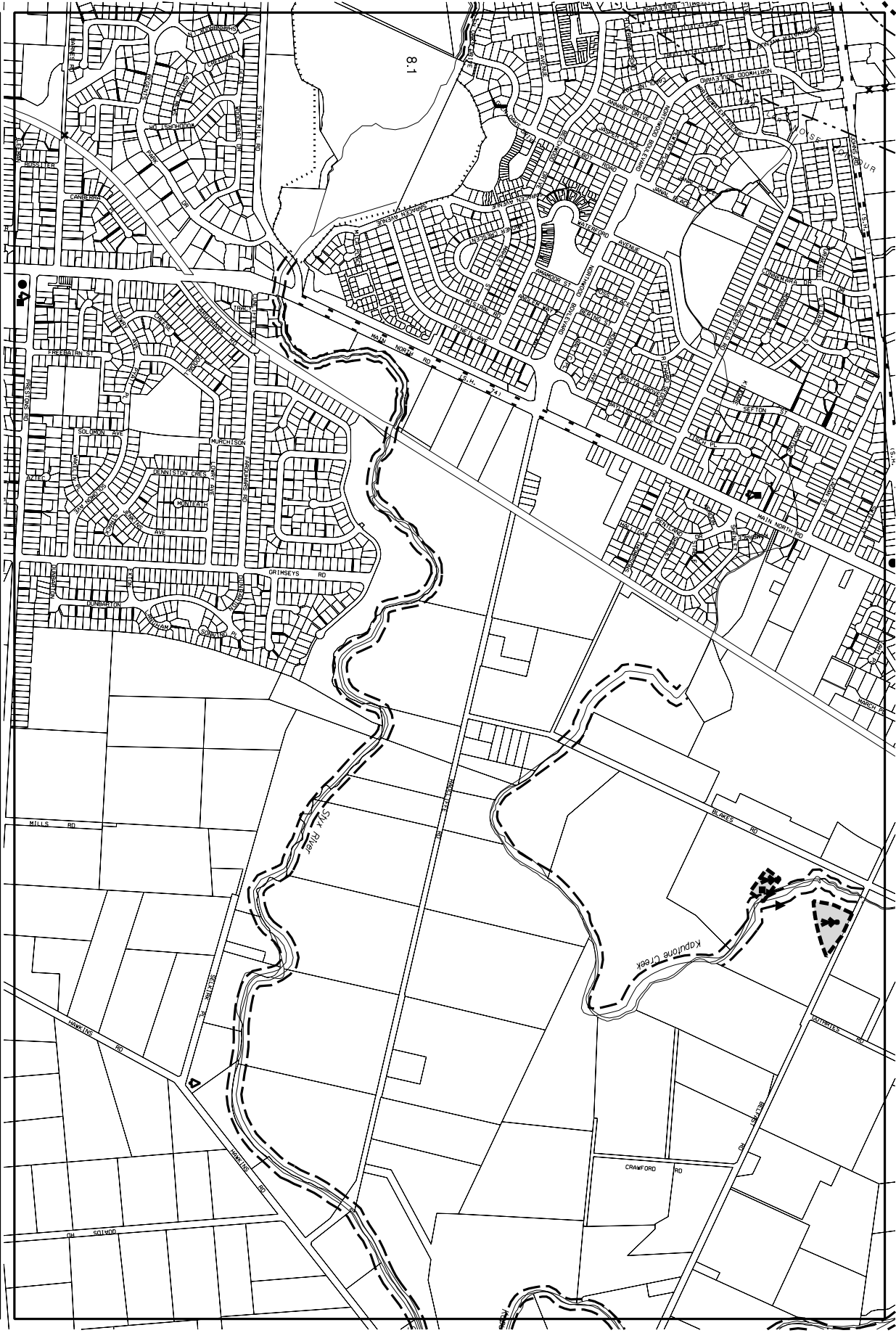
**City of Christchurch**  
**City Planning Maps**

9	16	17B	18
			24

Scale 1:15,000  
 0 100 200 300 400m  
 NORTH

**Proposed Plan Change 74 - Airport Noise Contour**

# Proposed Plan Change 74 - Airport Noise Contour



## Key .... cont'd

- City Boundary
- Summit Road Protection Act
- Airport/Airfield Approach Slope Boundaries
- Airport/Airfield Noise Control Boundaries
- Pylons
- Hazard line 1
- Esplanade Reserve or strip required
- Scheduled Activity
- Mean High Water Springs
- Road to be stopped
- Limited Access Roads
- Indicative Roads
- Protected Object, Place or Building
- Protected Tree
- Group of Protected Trees
- Non-Operative Area
- Waiharakiri River stopbank floodplain (pc32 non-operative)
- High hazard area (pc32 non-operative)
- Area exempted from Waiharakiri River Stopbank Floodplain flood protection provisions (pc32 non-operative)
- Flood Ponding Area
- Flood Management Area
- Special Amenity Area
- Community Footprint
- Ecological Heritage "A" Sites
- Comprehensive Housing Improvement Area

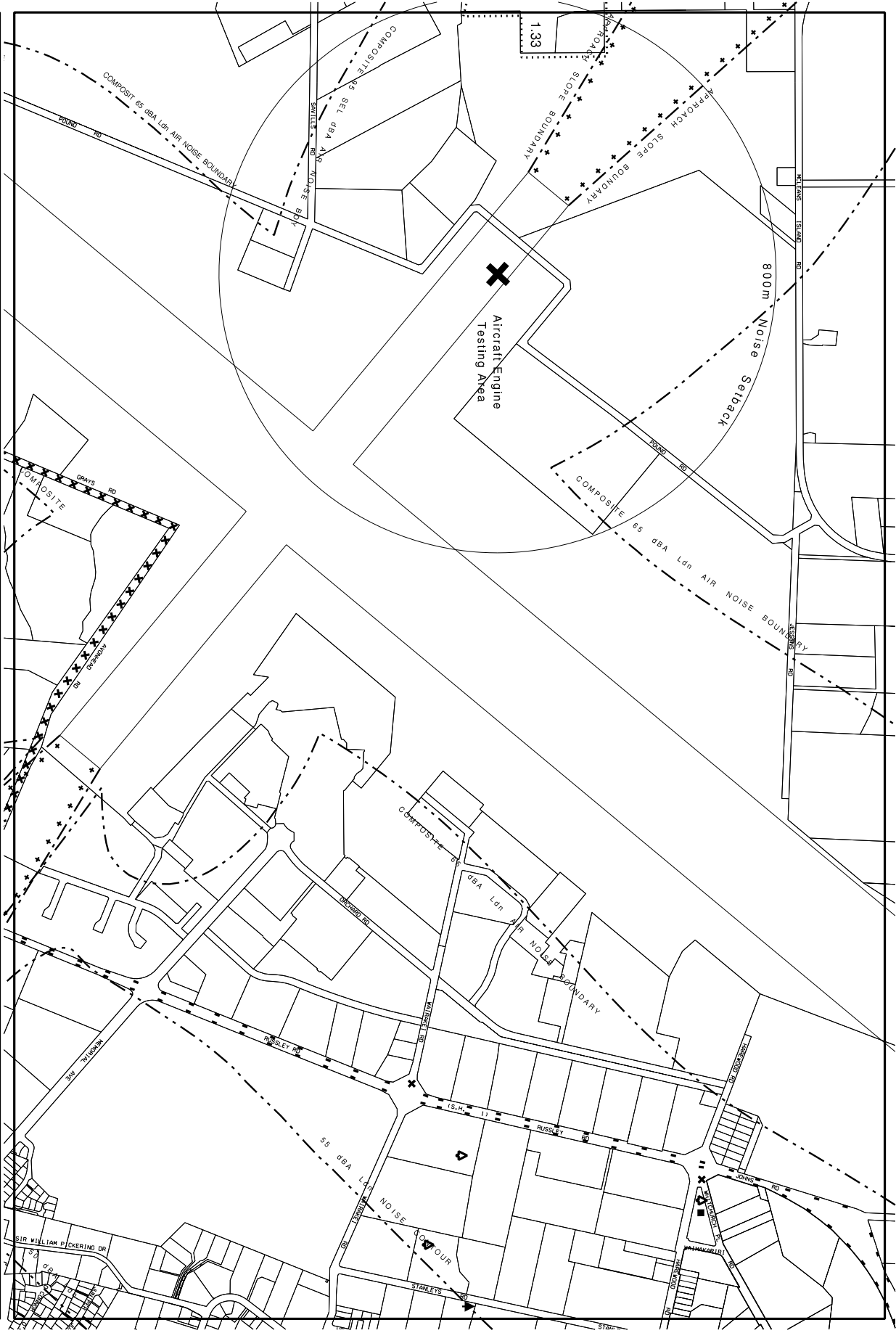
**City of Christchurch**

**City Planning Maps**

Scale 1:15,000  
 0 100 200 300 400m

10	17	18B	19
			25





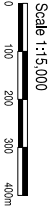
**Key .... cont'd**

- City Boundary
- Summit Road Protection Act
- Airport/Airfield Approach Slope Boundaries
- Airport/Airfield Noise Control Boundaries
- Pylons
- Hazard line 1
- Esplanade Reserve or silp required
- Scheduled Activity
- MHW-S, Mean High Water Springs
- Road to be stopped
- Limited Access Roads
- Indicative Roads
- Protected Object, Place or Building
- Protected Tree
- Group of Protected Trees
- Non-Operative Area
- Waimakariri River stopbank floodplain (pc32 non-operative)
- High hazard area (pc32 non-operative)
- Area exempted from Waimakariri River stopbank floodplain flood protection provisions (pc32 non-operative)
- Flood Ponding Area
- Flood Management Area
- Special Amenity Area
- Community Footprint
- Ecological Heritage "A" Sites
- Comprehensive Housing Improvement Area

**Proposed Plan Change 74 - Airport Noise Contour**

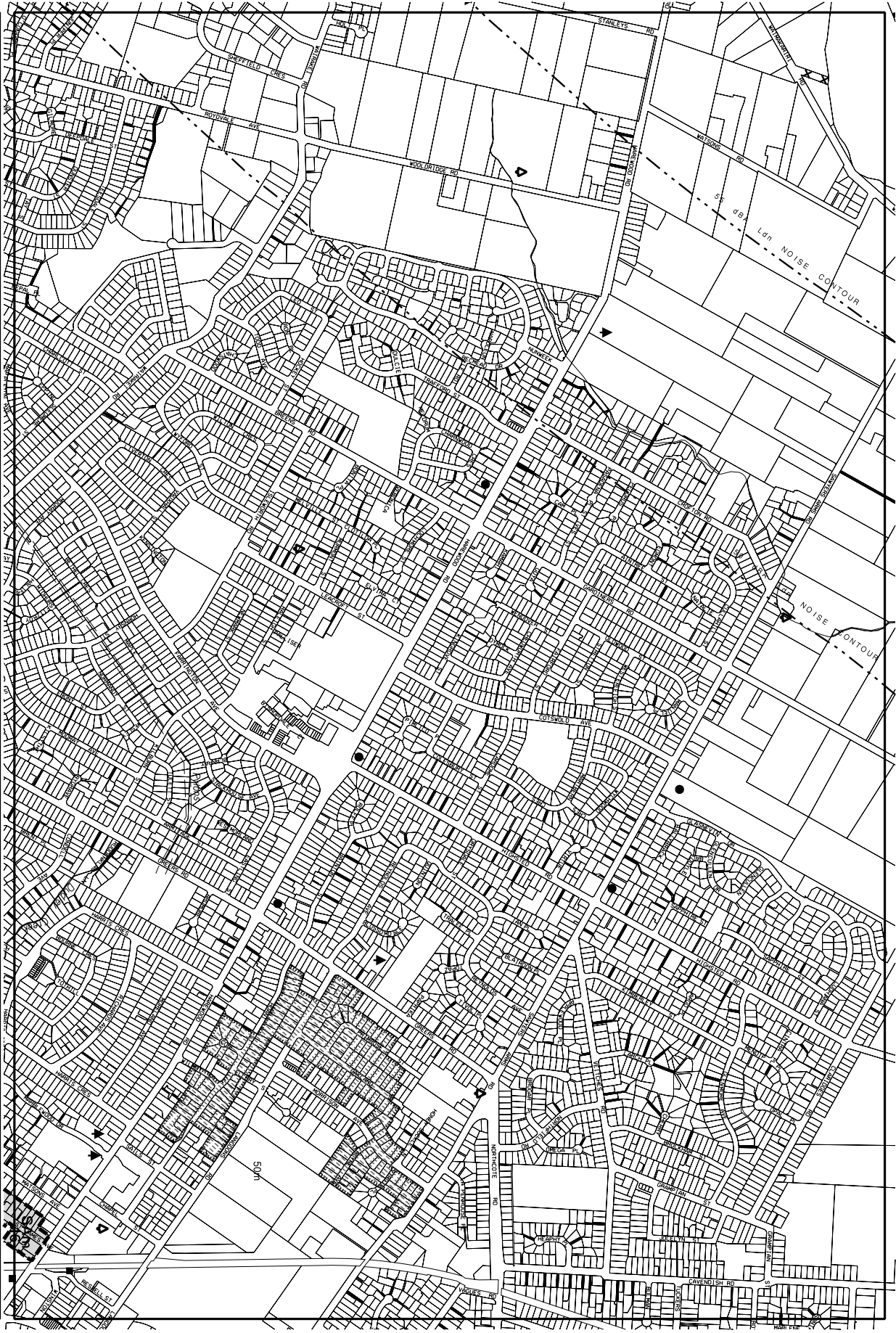


City Planning Maps



16	22	24
16	<b>23B</b>	24
16	24	30





**Key .... cont'd**

- City Boundary
- Summit Road Protection Act
- Airport/Airfield Approach Slope Boundaries
- Airport/Airfield Noise Control Boundaries
- Pylons
- Hazard line 1
- Esplanade Reserve or strip required
- Scheduled Activity
- MHW-S, Mean High Water Springs
- Road to be stopped
- Limited Access Roads
- Indicative Roads
- Protective Object, Place or Building
- Protected Tree
- Group of Protected Trees
- Non-Operative Area
- Wainmaki River stopbank floodplain (p3c2 non-operative)
- High hazard area (p3c2 non-operative)
- Area exempted from Wainmaki River Stopbank Floodplain flood protection provisions (p3c2 non-operative)
- Flood Ponding Area
- Flood Management Area
- Same# Special Amenity Area
- Community Footprint
- Ecological Heritage 'A' Sites
- Comprehensive Housing Improvement Area



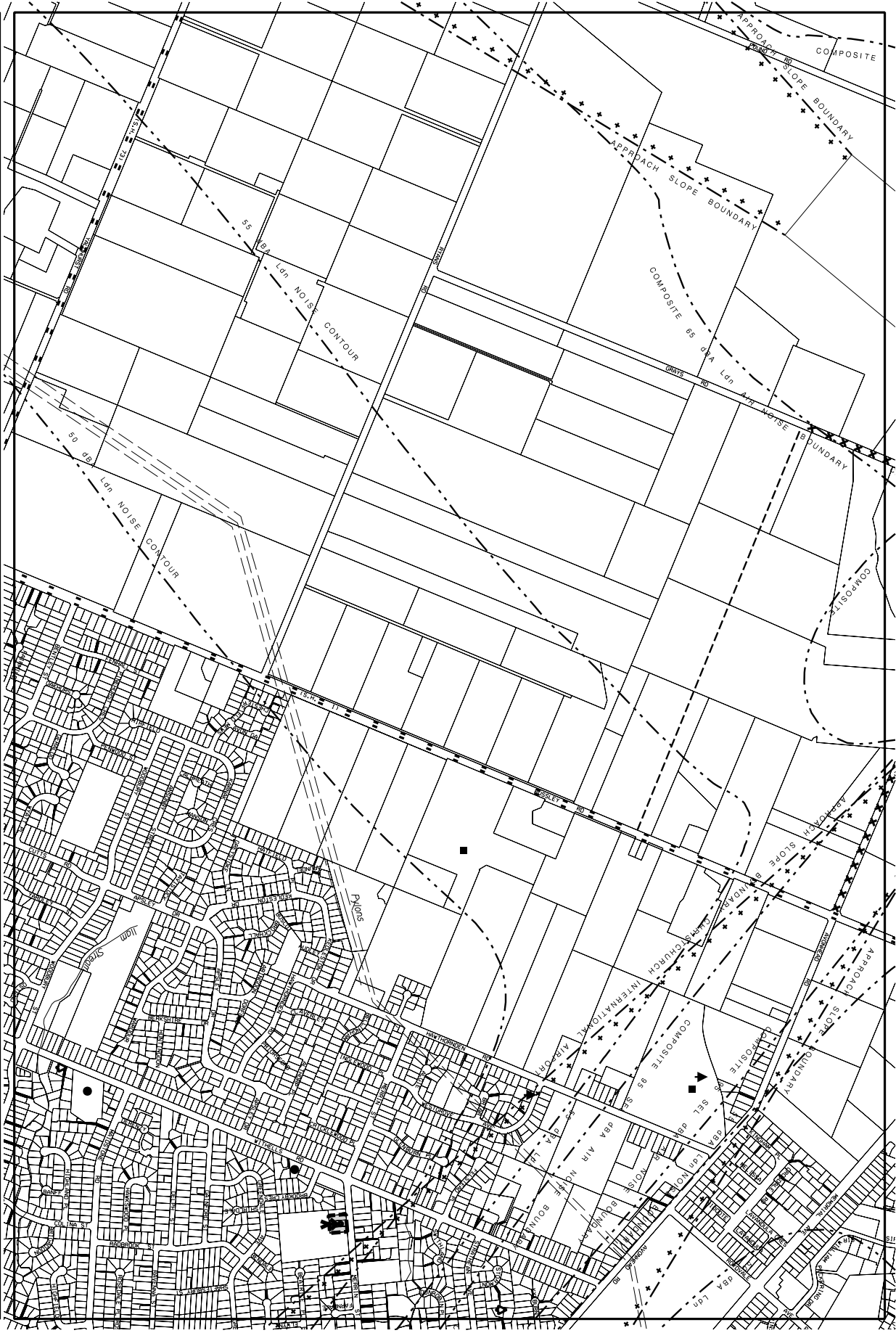
**City Planning Maps**

Scale 1:15,000  
 0 100 200 300 400m  
 NORTH

17	23	24B	25
			31

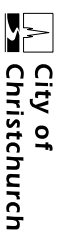
**Proposed Plan Change 74 - Airport Noise Contour**





**Key .... cont'd**

- City Boundary
- Summit Road Protection Act
- Airport/Airfield Approach Slope Boundaries
- Airport/Airfield Noise Control Boundaries
- Pylons
- Hazard line 1
- Esplanade Reserve or strip required
- Scheduled Activity
- MHW-S. Mean High Water Springs
- Road to be stopped
- Limited Access Roads
- Indicative Roads
- Protected Object, Place or Building
- Protected Tree
- Group of Protected Trees
- Non-Operative Area
- Waihakariti River stopbank floodplain (pc32 non-operative)
- High hazard area (pc32 non-operative)
- Area exempted from Waihakariti River Stopbank Floodplain flood protection provisions (pc32 non-operative)
- Flood Ponding Area
- Flood Management Area
- Special Amenity Area
- Community Footprint
- Ecological Heritage "A" Sites
- Comprehensive Housing Improvement Area

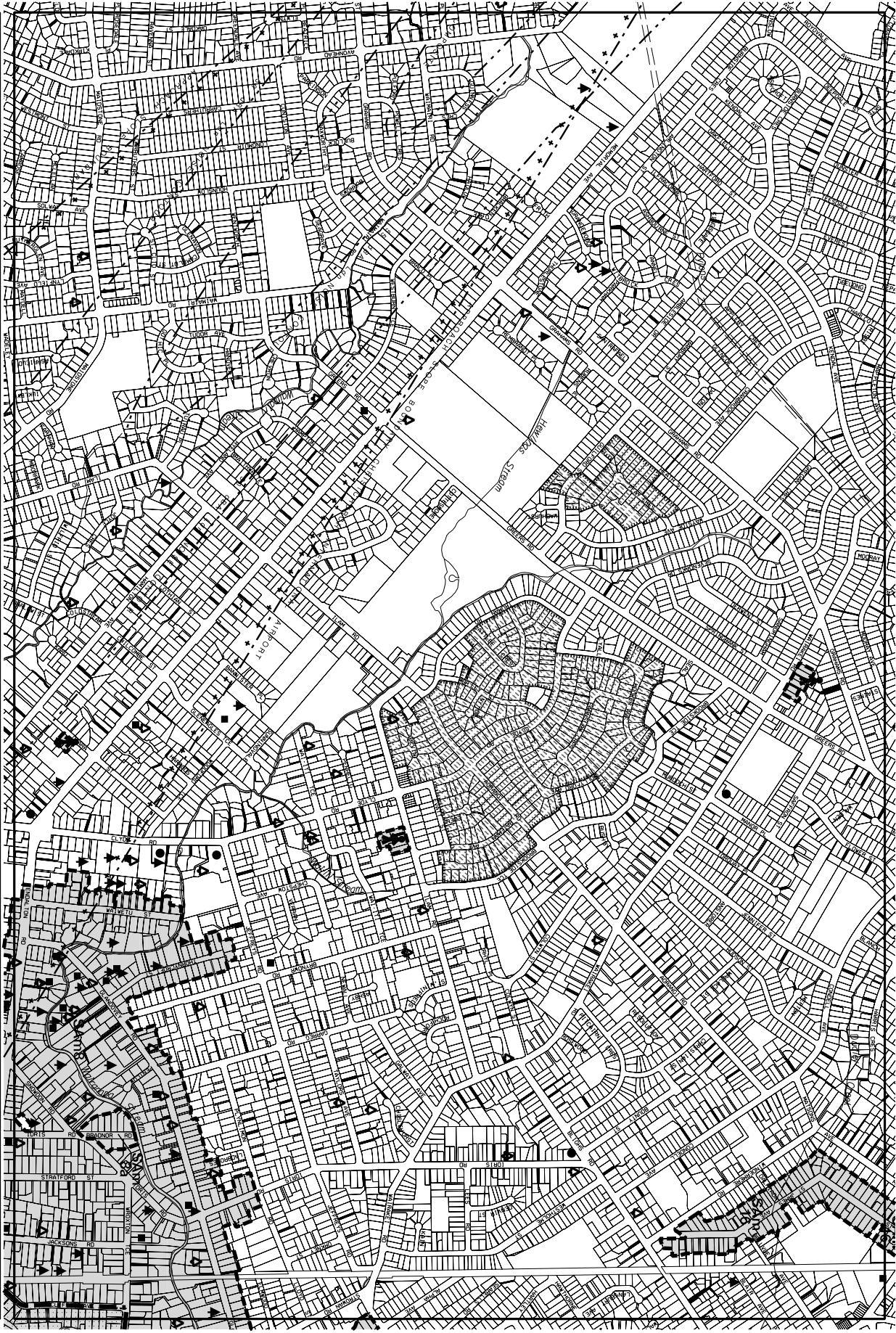


**City Planning Maps**

Scale 1:15,000  
0 100 200 300 400m  
NORTH

23	29	30B	31
			37

**Proposed Plan Change 74 - Airport Noise Contour**



**Key .... cont'd**

- City Boundary
- Summit Road Protection Act
- Airport/Airfield Approach Slope Boundaries
- Airport/Airfield Noise Control Boundaries
- Pylons
- Hazard line 1
- Esplanade Reserve or strip required
- Scheduled Activity
- Mean High Water Springs
- ✕✕✕ Road to be stopped
- ✕✕✕ Limited Access Roads
- Indicative Roads
- Protected Object, Place or Building
- ▲ Protected Tree
- ▲ Group of Protected Trees
- ▨ Non-Operative Area
- ▨ Waimakariri River stopbank floodplain (pc32 non-operative)
- ▨ High hazard area (pc32 non-operative)
- ▨ Area exempted from Waimakariri River Stopbank Floodplain flood protection provisions (pc32 non-operative)
- ▨ Flood Ponding Area
- ▨ Flood Management Area
- ▨ Special Amenity Area
- ▨ Community Footprint
- ▨ Ecological Heritage "A" Sites
- ▨ Comprehensive Housing Improvement Area



**City Planning Maps**

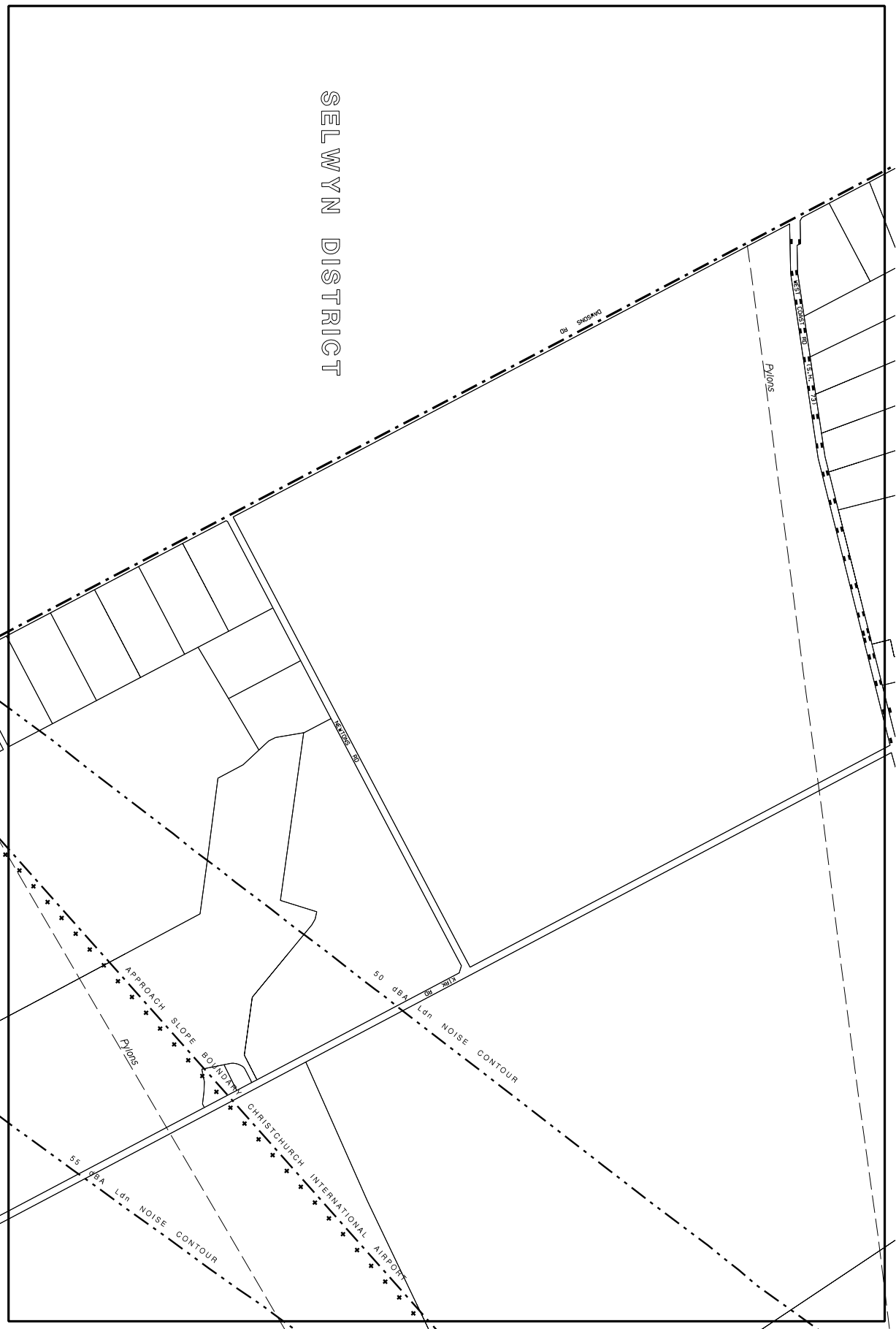
Scale 1:15,000  
0 100 200 300 400m  
NORTH

24

**31B**

38

**Proposed Plan Change 74 - Airport Noise Contour**



SELWYN DISTRICT

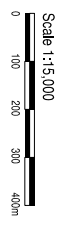
Key .... cont'd

- City Boundary
- Summit Road Protection Act
- Airport/Airfield Approach Slope Boundaries
- Airport/Airfield Noise Control Boundaries
- Pylons
- Hazard line 1
- Esplanade Reserve or strip required
- Scheduled Activity
- MHW-S. Mean High Water Springs
- Road to be stopped
- Limited Access Roads
- Indicative Roads
- Protected Object, Place or Building
- Protected Tree
- Group of Protected Trees
- Non-Operative Area
- Waimakariri River stopbank floodplain (PC32 non-operative)
- High hazard area (PC32 non-operative)
- Area exempted from Waimakariri River Stopbank Floodplain flood protection provisions (PC32 non-operative)
- Flood Ponding Area
- Flood Management Area
- Special Amenity Area
- Community Footprint
- Ecological Heritage "A" Sites
- Comprehensive Housing Improvement Area

Proposed Plan Change 74 - Airport Noise Contour

**City of Christchurch**  
City Planning Maps

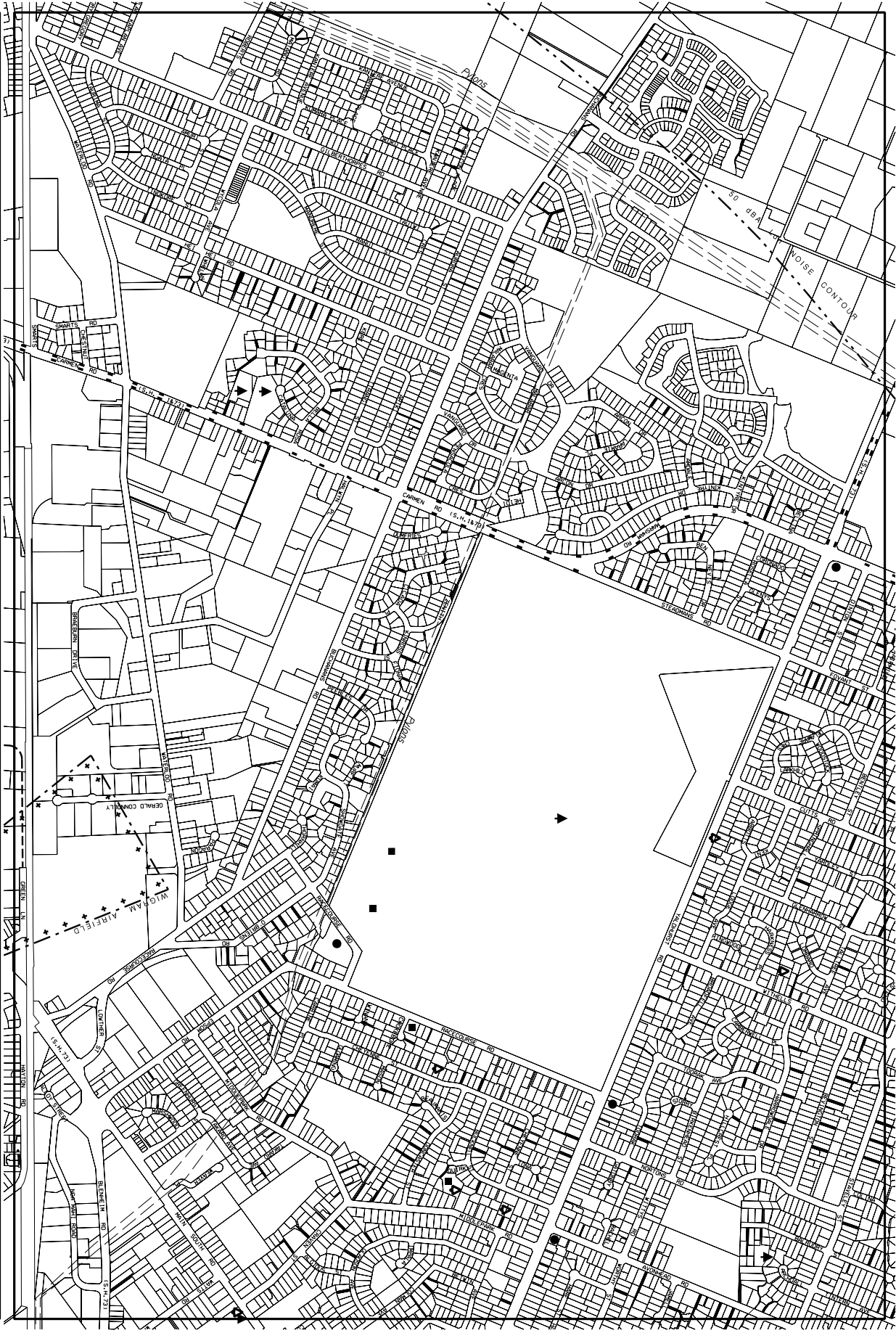
28	35B	36
42		





# Proposed Plan Change 74 - Airport Noise Contour

Key .... cont'd



- City Boundary
- Summit Road Protection Act
- Airport/Airfield Approach Slope Boundaries
- Airport/Airfield Noise Control Boundaries
- Pylons
- Hazard line 1
- Explained Reserve or strip required
- Scheduled Activity
- MHW-S, Mean High Water Springs

- ✕✕✕ Road to be stopped
- ✕✕✕ Limited Access Roads
- ✕✕✕ Indicative Roads
- ▲ Protected Object, Place or Building
- ▲ Protected Tree
- ▲ Group of Protected Trees
- ▨ Non-Operative Area

- ▨ Waimakariri River stopbank floodplain (pc32 non-operative)
- ▨ High hazard area (pc32 non-operative)
- ▨ Area exempted from Waimakariri River Stopbank Floodplain flood protection provisions (pc32 non-operative)
- ▨ Flood Ponding Area
- ▨ Flood Management Area

- ▨ Special Amenity Area
- ▨ Community Footprint
- ▨ Ecological Heritage "A" Sites
- ▨ Comprehensive Housing Improvement Area

**City of Christchurch**  
 City Planning Maps

Scale 1:15,000

0 100 200 300 400m

North

30	36	38
30	<b>37B</b>	38
30	36	44





**Key .... cont'd**

- City Boundary
- Summit Road Protection Act
- Airport/Airfield Approach Slope Boundaries
- Airport/Airfield Noise Control Boundaries
- Pylons
- Hazard line 1
- Esplanade Reserve or strip required
- Scheduled Reserve
- Mean High Water Springs
- Road to be stopped
- Limited Access Roads
- Indicative Access Roads
- Protected Object, Place or Building
- Protected Tree
- Group of Protected Trees
- Non-Operative Area
- Waimakariri River stopbank floodplain (pc32 non-operative)
- High hazard area (pc32 non-operative)
- Area exempted from Waimakariri River Stopbank Floodplain flood protection provisions (pc32 non-operative)
- Flood Ponding Area
- Flood Management Area
- Special Amenity Area
- Community Footprint
- Ecological Heritage "A" Sites
- Comprehensive Housing Improvement Area
- Protected Trees Area

**Proposed Plan Change 74 - Airport Noise Contour**

Business & Information Services  
Corporate Support  
Christchurch City Council

PC 74-38B.dgn  
Date 05/11/2012

**City of Christchurch**  
**City Planning Maps**

31	37	38B	39
			45

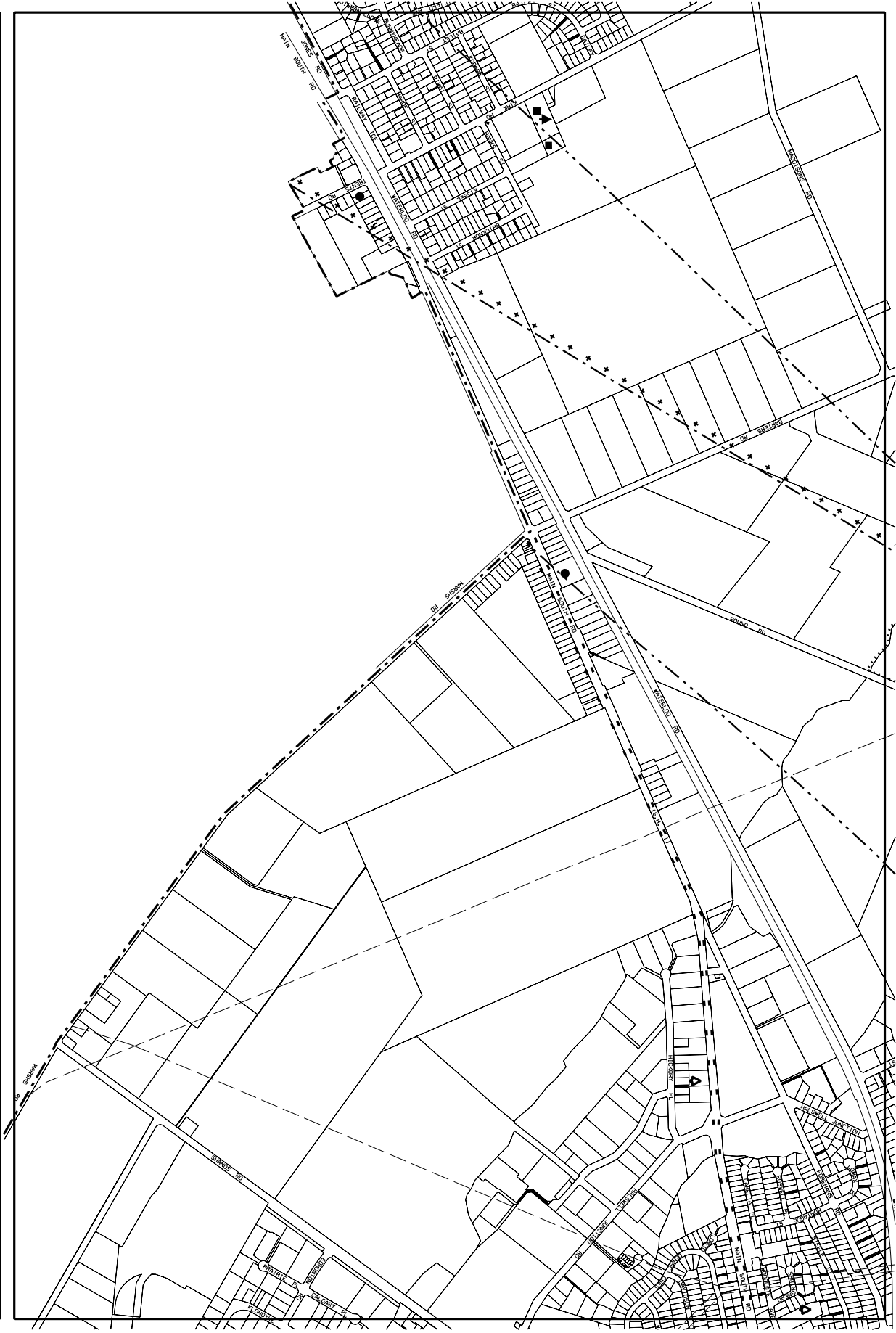
Scale 1:15,000

0 100 200 300 400m

NORTH







**Key .... cont'd**

- City Boundary
- Summit Road Protection Act
- Airport/Airfield Approach Slope Boundaries
- Airport/Airfield Noise Control Boundaries
- Pylons
- Hazard line 1
- Esplanade Reserve or silp required
- Scheduled Activity
- MHW-S, Mean High Water Springs
- Road to be stopped
- Limited Access Roads
- Protective Roads
- Protected Object, Place or Building
- Protected Tree
- Group of Protected Trees
- Non-Operative Area
- Waimakariri River stopbank floodplain (pc32 non-operative)
- High hazard area (pc32 non-operative)
- Area exempted from Waimakariri River Stopbank Floodplain flood protection provisions (pc32 non-operative)
- Flood Ponding Area
- Flood Management Area
- Special Amenity Area
- Community Footprint
- Ecological Heritage "A" Sites
- Comprehensive Housing Improvement Area

**City of Christchurch**

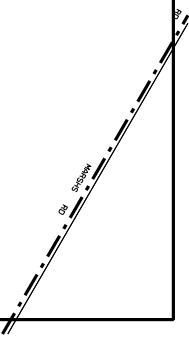
**City Planning Maps**

Scale 1:15,000 Date 29/02/2012



36	42	44
36	<b>43B</b>	44
36	42	44

# SELWYN DISTRICT



## Key .... cont'd

- City Boundary
- Summit Road Protection Act
- Airport/Airfield Approach Slope Boundaries
- Airport/Airfield Noise Control Boundaries
- Pylons
- Hazard line 1
- Esplanade Reserve or strip required
- Scheduled Activity
- MHW-S. Mean High Water Springs
- Road to be stopped
- Limited Access Roads
- Protective Roads
- Protected Object, Place or Building
- Protected Tree
- Group of Protected Trees
- Non-Operative Area
- Waimakariri River stopbank floodplain (pc32 non-operative)
- High hazard area (pc32 non-operative)
- Area exempted from Waimakariri River Stopbank Floodplain flood protection provisions (pc32 non-operative)
- Flood Ponding Area
- Flood Management Area
- Special Amenity Area
- Community Footprint
- Ecological Heritage "A" Sites
- Comprehensive Housing Improvement Area

**City of Christchurch**  
 City Planning Maps

Scale 1:15,000



	43	
-	<b>50B</b>	51

## Plan Change 71

**POLICIES AND RULES FOR A FUTURE URBAN DEVELOPMENT AREA (FUDA) AND FOR AN OUTLINE DEVELOPMENT PLAN FOR THE UPPER STYX (R6) AREA**

Plan Change 71 places a “Future Urban Development Area” (FUDA) notation on Planning Maps 17A and 24A, to indicate the extent of the R6 Area (Upper Styx) that Chapter 6 of the Regional Policy Statement (RPS) as amended by the Land Use Recovery Plan (LURP) has identified for Greenfields Residential purposes. The area will retain the existing zoning of Rural 3 with a small area of Cultural 3 but the FUDA notation gives a clear signal that this land is expected to be urbanised predominantly for residential purposes during the 2012-2041 period covered by the RPS.

Plan Change 71 also introduces an Outline Development Plan into the City Plan for the Upper Styx (R6) area. This Outline Development Plan (ODP), which is a requirement of Chapter 6 of the RPS as amended by the LURP will guide future urban development for the area as and when it is rezoned for urban purposes. ODPs aim to ensure that land use change is supported by the provision of infrastructure and community services, that required housing densities are achieved overall, and that the principles of good urban planning and design are woven into new growth areas. These are essential for ensuring that the location, sequencing and funding of development and supporting infrastructure is co-ordinated, particularly where there are multiple landowners involved, as in this area. The ODP for R6 will ensure connectivity in the design and location of networks such as principal transport linkages, stormwater systems, and open space.

This plan change also introduces policies and rules to require that future plan changes to rezone land within the R6 Future Urban Development Area implement the principles of the corresponding Outline Development Plan and the provisions of Chapter 6 of the RPS as amended by the LURP. This includes, for example:

- a requirement to specify location, size and function of all stormwater treatment and detention facilities;
- a requirement for rules on ground treatment and building foundation design for all land identified by geotechnical investigations as TC2 or TC3; and
- a requirement to demonstrate how the proposed distribution of different residential densities generally achieves the minimum net density of 15 households per ha.

There is also a specific policy requiring a Master Plan that implements the ODP to be contained within any Plan Change for urban land uses.

This Plan Change also introduces a rule (as a critical standard) protecting the implementation of the ODP while the land is still zoned for rural purposes. This rule specifies that no new building or structure shall be located within 20 metres of key elements shown on the ODP, in order that their future location is not compromised and that integrated development can be achieved across the R6 area as a whole. In addition, any complying rural subdivision in the Future Urban Development Area will be assessed as a restricted discretionary activity. Subdivision creating allotments below 4 hectares is already a non-complying activity in the Rural 3 zone.

The purpose of these additional rules is to avoid the possibility of the establishment of land use activities or subdivision patterns which might otherwise comply with the Plan rules, but which would compromise or preclude an effective and efficient pattern of urban subdivision and development in future decades.

Note that Plan Change 72 which is being notified at the same time as this plan change, proposes to rezone part of the R6 area to urban purposes (predominantly residential purposes) as Living G.

**Date Publicly Notified:**

**Date Operative:**

Planning Maps: 17A, 17B and 24A

## CITY PLAN AMENDMENTS

Note: For the purposes of this plan change, any text proposed to be added by the plan change is shown as **bold underlined** and text to be deleted as ~~**bold strikethrough**~~. The numbering of policies and rules may change in accordance with the order which other Plan Changes become operative.

Amend the City Plan as follows:

### *1. Volume 3, Planning Maps*

*Amend Planning Maps 17A, 17B and 24A:*

Show “Future Urban Development Area” (FUDA) notation over the Residential Greenfields Area R6 from the Regional Policy Statement (refer to Planning Maps 17A, 17B and 24A on pages 22, 23 & 24 of this plan change document).

Note for Clarification: The area shown as FUDA notation continues to be predominantly zoned Rural 3 with a small area of Cultural 3.

### *2. Volume 2, Objective 6.3A Peripheral Urban Growth*

*Amend the Reasons for Objective 6.3A as follows:*

As indicated in the objective on urban consolidation, some provision for peripheral growth must be allowed as a component of total growth, to provide housing choice and to avoid excessive intensification of development with subsequent loss of amenity in suburban areas.

Any such peripheral growth however, has to be assessed in terms of the range of policies accompanying this objective. This will often entail a balancing exercise between different factors, for example the merits of a particular location in terms of servicing costs, in contrast to protection of versatile soils, or enhancement of a compact urban form. The Act contains no inherent weighting of the value of particular natural or physical resources, such as land, soil, water, air or infrastructure. The weighting given to any one of these resources will therefore be assessed according to the circumstances of each locality, and a balancing of the matters outlined in the following policies. These policies do not apply in isolation, but in conjunction with each other.

**The locations in which peripheral urban growth is to occur have been set out in Chapter 6 to the RPS as amended by the Land Use Recovery Plan. The Greenfields Residential Area Upper Styx (R6) is shown on the Planning Maps as a “Future Urban Development Area”.**

An overriding matter remains the objective of urban consolidation, and the maintenance of a compact urban form. Accordingly, notwithstanding other factors, the rate at which land is released for peripheral urban growth is subject to achieving a gradual increase in population density within the urban area, and not at a rate exceeding the rate at which vacant land is taken up for urban purposes. The objective and policies intervene in the land market to an extent that effects on natural and physical resources are anticipated and managed, rather than merely reacted to after the consequences of urban growth have already become apparent.

### *3. Volume 2, Policy 6.3A.1 Urban Boundary*

*Amend Policy 6.3A1 as follows (changes shown in **bold underlining**)*

**(a)** To ensure peripheral urban growth does not occur in a form detached from current urban boundaries, or which promotes a dispersed and uncoordinated pattern of development

**(b) To ensure that the area identified as a “Future Urban Development Area”- Upper Styx (R6) in the Planning Maps facilitates urban development (primarily residential) in the 2012-2041 period**

Explanation and reasons

Peripheral urban growth where appropriate, is favoured adjacent to the existing urban edge of the City, rather than creating isolated pockets of development, which subsequently provide a pretext for infilling of adjoining or intervening rural land.

The maintenance of a compact urban form, with the associated benefits of protection of rural resources, energy conservation and the cost effective provision of services, is best achieved by modest growth at the urban boundary. This avoids a ready rationale for further development on adjoining or intervening land. It also promotes better utilisation of existing infrastructure and services, and assists in the forward planning and staging of utility provision. Dispersed development has a strong potential to create a situation where services have to be provided subsequent to development at the community's cost, to catch up with the consequences of previous urban growth.

Some detached urban activity is provided for in the Open Space 3D (Clearwater) and Open Space 3D Zone (Christchurch Golf Resort). The Open Space 3D Zone at Clearwater includes residential units, hotel development, limited commercial activity and related facilities is provided for in defined areas within the Open Space 3D (Clearwater) zone. While the urban activity in this zone is in a location that is detached from the urban boundary it is appropriate in that it enables extensive open space that provides for the ecological enhancement of the associated waterways, high quality private and public open space and recreation facilities. It also facilitates the continued



operation of an existing international golf course. The urban activity includes the transfer of the residential development rights accruing to the land within the adjoining Isaac Conservation Park. This is to allow for what is a unique situation and constitutes a true exception to the general provisions of the plan that development of noise sensitive activities within the 50 dBA contour is to be discouraged. In addition there are physical links to the open space and amenities of the proposed Isaac Conservation Park and the existing Groynes reserve. 95% of the zone will remain free of built development. This will consolidate a green edge barrier to future urban growth in this area of the city.

Similarly, the Christchurch Golf Resort provides for an integrated resort community within an open space and recreation (principally golf) environment with substantial ecological restoration. The resort is to incorporate a golfing academy and associated education and sports facilities that is expected to attract local, national and international students. The academy will be part of a wider resort community which will house visitors as well as a local resort community. The Styx River is a key feature of the resort and its margin is zoned as Conservation 3 and restored with indigenous plantings for the public use and enjoyment. Likewise the golf course is to be set in a network of wetland and habitat restoration.

**Locations for future urban development have been set out in Chapter 6 of the RPS as amended by the LURP. One of those areas is Upper Styx (R6). It is important that it is signalled on the Planning Maps that the R6 land is to be used for future urban development.**

#### *4. Volume 2, Policy*

*Insert new policy as follows:*

##### **Policy 6.3A.21 Outline Development Plan for Future Urban Development Area – Upper Styx( R6).**

- (a) **To ensure that development of land for urban activities within the Future Urban Development Area (R6) only occurs in general accordance with the Outline Development Plan for the area as shown in Appendix 7A and 7B to the Rural Zones and in accordance with the supporting rules, which reflect the following principles:**
- i. **To achieve a mix of residential densities which increases the minimum net residential density to 15 households per hectare in the R6 area as a whole**
  - ii. **To locate higher density housing adjacent to public transport routes , a local or mixed use business centre ,Tulett Park and/or neighbourhood parks**
  - iii. **To achieve good quality urban design outcomes in all residential development, especially in the higher density residential development areas**
  - iv. **To recognise Tangata Whenua’s traditional and contemporary relationship with land and water.**

- v. To acknowledge the variable geotechnical characteristics of the land, to ensure that residential allotments can be provided as Technical Category 1 and Technical Category 2, and to recognise and mitigate the risk of lateral spread in the location of buildings and structures and the design of stormwater facilities
  - vi. To ensure stormwater management operates in an environmentally sustainable manner in accordance with the Styx River /Purakaunui Area Stormwater Management Plan , August 2012 ,including an element of retrofitting for the wider Bishopdale area.
  - vii. To ensure that development complements and does not adversely affect the amenity ,recreational and ecological values of the Styx Mill Conservation Reserve and the Styx River.
  - viii. To ensure that one neighbourhood retail shopping centre of a maximum 2,000m2 gross floor area ,for the convenience needs of the area is provided adjacent to Tulett Park , public transport routes and high density housing,with a high standard of amenity and visual character when viewed from the street.
  - ix. Accessible and linked public open space including an extension to the Tulett Park sportsfields, distributed neighbourhood parks and walkway/cycleways that are integrated with stormwater facilities.
  - x. A movement network that is well connected both internally and externally and that includes safe and efficient provision for public transport, and vehicle, pedestrian and cycle movements.
- (b) To ensure that while rurally zoned, that development of the area identified for Future Urban Development Area -Upper Styx(R6) is not precluded or compromised by the establishment of incompatible activities, or by subdivision below the minimum rural lot size.

### Explanation and Reasons

Locations for future urban development have been set out in Chapter 6 of the RPS as amended by the LURP. The Upper Styx (R6) area is one of those areas.

The Future Urban Development Area (R6) is to be developed in accordance with an Outline Development Plan (ODP) as required by Policy 8 of Chapter 6 of the RPS as amended by the LURP. Accompanying rules ensure that, while the land remains in a rural zoning , ongoing use of the land does not frustrate the eventual development of the land in accordance with the Outline Development Plan-Upper Styx(R6).

The Outline Development Plan for the Future Urban Development Area –Upper Styx(R6) at Appendix 7A and 7B to the Rural zones, shows a number of structural elements including:

- A blue (stormwater) network
- A green (parks and open spaces) network
- A movement (transportation) network
- A land use pattern including an indicative local commercial centre

The Blue Network refers to the surface water system, and shows how stormwater will be managed to meet future stormwater quality and quantity requirements. The Blue Network will complement the Green Network in providing an opportunity to enhance the natural environment, natural ecology, landscape and recreational opportunities across the Upper Styx area.

It is important for the Blue Network to recognise the local or physical conditions of a site within a wider integrated network. Best engineering practice including low impact techniques and natural materials is considered an appropriate approach for stormwater management. Providing fewer, larger sized detention and retention facilities is more efficient than a number of smaller facilities and reduces on-going maintenance costs of the stormwater system. The retrofitting of stormwater treatment facilities for some of the Bishopdale area will also be undertaken in this area by Council.

The Green Network refers to the system of public open space provision throughout the site. These spaces offer a wide range of amenity and recreational experiences and their location and alignments are often intrinsically linked to the Blue and Movement Networks in respect of stormwater management and public access. Open space areas should be distributed to be conveniently located and accessible to residential units in accordance with the Green Network.

The Movement Network refers to the system of public roads, cycle ways, pedestrian pathways, and public transportation and their linkages with surrounding areas. This system often has a strong correlation with the Green and Blue Networks, especially for pedestrian and cycle way linkages. Appendix 7B shows the road hierarchy cross sections of roads for the Outlier Development Plan Area .

Development in R6 should provide one appropriately sized local convenience retail and service centre, to provide for the day to day commercial needs of the residents. This will reduce the number of out of zone vehicle trips required to reach services.

A minimum net residential density of 15 households/ha will be achieved by providing a range of housing densities across the area which will provide diverse living environments for a variety of household types.

The area identified for future urban development for R6 must also be subject to an interim subdivision regime which ensures that the efficient urban development of the area in the future is not compromised or precluded by the earlier establishment of incompatible activities or incompatible subdivision layouts under the rural zoning provisions.

## *5. Volume 2*

*Insert new policy as follows:*

Policy 6.3A.22 Master Plan(s) – Future Urban Development Area – Upper Styx - R6

- (a) Development and future Plan Changes for urban activities within the Future Urban Development Area-Upper Styx(R6) shall include a Master Plan and associated rules (s) which are in general accordance with the Outline Development Plan –Upper Styx shown in Appendix 7A and 7B to Part 4 Rural Zones and with the principles set out in Policy 6.3A.21; and shall show/include:**
- i. The distribution of different residential densities within the development or Plan Change site(s), and evidence, of how the mix of residential densities generally achieves a minimum net density of 15 households per hectare as shown in the Outline Development Plan –Upper Styx.**
  - ii. The location, size and detention/treatment functions of all stormwater facilities (detention basins, wetlands, swales and pipework) in terms of the “Blue Network” of the Outline Development Plan – Upper Styx and also to meet the terms of the discharge consent application CRC131249 which implements the Stormwater Management Plan for the Styx River /Puruakanui Area, dated August 2012.**
  - iii. The location and nature of the provision for transportation including walking, cycling and public transport in terms of the “Movement Network” of the Outline Development Plan – Upper Styx (R6) including Appendix 7B**
  - iv. The location and nature of the provision of public reserves and other public open spaces for active sports use and neighbourhood reserves in terms of the “Green Network” of the Outline Development Plan – Upper Styx(R6).**
  - v. Identification and proposed protection/enhancement of natural and heritage features**
  - vi. Provisions and methods implementing urban design best practice.**
  - vii. Details of how the area will connect to existing sewerage, and water services.**
  - viii. Where ground treatment and building foundation design is required for all Technical Category 2 and Technical Category 3 lands as identified by geotechnical investigations, and consequently the nature and location of proposed set backs from the blue network for buildings and structures.**
  - ix. Provisions ensuring that new allotments for residential and commercial use are provided in either Technical Category 1 or Technical Category 2 condition.**
  - x. Provision of a neighbourhood retail business centre to a maximum gross floor area of 2,000m<sup>2</sup>**

### **Explanation and Reasons**

**The Outline Development Plan for the Future Urban Development Area-Upper Styx (R6), and the supporting rules provide for future urban development in a comprehensive and integrated manner. Future zone changes will need to be in accordance with the Outline Development Plan – Upper Styx (R6) and key structural elements. The ODP will be the basis for the preparation of a Master Plan or Plans which will implement the detail of the ODP.**

**A key requirement for urban growth within the Future Urban Development Area for R6 is the provision for a mixed density zoning that generally provides for the minimum net residential density of 15 residential units per hectare across the R6 area The Master Plan or Plans will need to show and define how minimum net density can be achieved within the future zone change areas. Definitions of “net**

---

definitions.

The Stormwater Management Plan for the Styx River /Purakaunui Area, August 2012 must be taken into account in developing the Master Plan or Plans required for this zone.

The Master Plan or Plans should provide for an efficient network in accordance with the ODP Movement Network, to effectively manage and control traffic, encourage sustainable use of a variety of transportation modes, connectivity with strategic transportation infrastructure, and minimise the impact of new development on surrounding areas. They should ensure that new greenfield residential growth in the Upper Styx area is integrated with and connected to the surrounding environment.

Sound traffic engineering is required in the Master Plan or Plans through the design and layout of the Movement Network to minimise potential conflict between various transport modes ie to reduce traffic accidents. This should be done in conjunction with strategies to reduce traffic speeds in the local traffic environment, while allowing for integration where required, or separation between pedestrians and cyclists, and cars, where it can be achieved.

The Master Plan or Plans will need to identify any significant natural, historic or heritage features and values. Measures will need to be included to show how such features will be protected and/or enhanced in accordance with best practice.

The Council is a signatory to the New Zealand Urban Design Protocol (2005). This means that the principles of the Urban Design Protocol have been taken account of in the Outline Development Plan – Upper Styx (R6) and will also need to be taken account of in the Master Plan or Plans.

The Master Plan or Plans will also need to address and show how water and sewer infrastructure is to be provided, taking into account key structural elements in the ODP and any constraints.

As a result of the Canterbury earthquakes, revised Department of Building and Housing guidelines for the geotechnical investigation and assessment of subdivisions in the Canterbury region, and revisions to CCC subdivision guidance (Geotechnical Assessment to satisfy Section 106 RMA Matters), rezoning Plan Changes for R6 will need to require site specific geotechnical assessments at the subdivision stage. The Master Plan should indicate where ground will be treated and building foundations designed to ensure that residential lots in new subdivisions can be provided as either Technical Category 1 or Technical Category 2 land.

Any land considered not physically suitable for development, or which may not be able to be made TC1 or TC2 compliant in a cost-effective manner (ie TC3 land with potential for moderate to significant damage from liquefaction in any future significant earthquake), should be indicated, and will be excluded from density calculations.. TC1 land is land where future damage from liquefaction is unlikely and where standard foundations can generally be used. TC2 land is land where minor to moderate land damage from liquefaction is possible in future significant earthquakes, and where buildings require either enhanced concrete foundations or

where standard timber piles can be used if houses have lightweight cladding and roofing or suspended timber floors. It should be noted that technical categories are an imposed simplification for investigation and design, and in reality, ground conditions in Christchurch are very variable laterally and vertically over short distances. Liquefaction assessments do not measure bearing capacity, and even TC1 and TC2 lands may require special foundation design because of the presence of peat.

For consistency with the ODP and for certainty, future plan changes for rezoning require that development is in accordance with the Master Plan for that area. Collaboration between landowners will be encouraged by Council to facilitate Plan Changes that cover significant proportions of the Future Urban Development Area-Upper Styx (R6) area.

## *6. Volume 3 Part 1, Definitions*

*Add the following definitions:*

Net density in the Future Urban Development Area – Upper Styx (R6);

means the number of lots or household units per hectare (whichever is the greater).

The area (ha) includes land for:

- Residential purposes, including all open space and on-site parking associated with residential development;
- Local roads and roading corridors, including pedestrian and cycle ways, but excluding State Highways and major arterial roads; and
- Local (neighbourhood) reserves.

The area (ha) excludes land that is:

- Stormwater retention and treatment areas;
- Geotechnically constrained (such as land subject to subsidence or inundation);
- Set aside to protect significant ecological, cultural, heritage or landscape values;
- Set aside for esplanade reserves or access strips that form part of a larger regional or sub-regional reserve network; and
- For local community services and retail facilities, or for schools, hospitals or other district, regional or sub-regional facilities.

Urban activities in the Future Urban Development Area – Upper Styx (R6) and Rural 3 – Zone Outline Development Plan – Upper Styx (R6);

means

- i. Residential units (except rural residential activities) at a density of more than one household unit per 4 ha of site area;
- ii. Business activities, including industrial and commercial activities;
- iii. Sports fields and recreation facilities; and
- iv. Any other land use within the urban limits.

7. *Volume 3, Part 2, Living Zones*

*Insert new rules as follows:*

**14.0 Rules – Upper Styx (R6) and Living G (Highsted) Zone**

**14.2 Development Standards – Upper Styx (R6)**

**14.2.1 Outline Development Plan – Upper Styx(R6)**

**Any use or development of land for urban activities, shall be in general accordance with the Outline Development Plan in Appendix 7A and 7B to the Rural Zones, and in accordance with a relevant Master Plan.**

**14.2.2 Alternative Locations of Housing Density**

**Where housing densities proposed are not in general accordance with the locations shown on the Outline Development Plan–Upper Styx (R6) and Master Plan, the developer may, as an alternative provide such housing at the nominated densities in other locations within the R6 area so as to comply with the overall density of 15 houses per hectare, provided there is written legal agreement from the relevant landowners and such relocations ensure that the location of higher density housing complies with the principles of Policy 6.3A.21 (a).**

*Add new Critical Standard as follows:*

**14.5 Critical Standards – Upper Styx (R6)**

**14.5.1 Residential Site Density - Outline Development Plan – Upper Styx (R6) area:**

**(a) The following densities shall be achieved for residential units within the ODP – Upper Styx (R6) area:**

**Density A Minimum net site area 150m<sup>2</sup>, maximum net site area 300m<sup>2</sup>**

**average net site area 225m<sup>2</sup> (+-5%)**

**Density B Minimum net site area 300m<sup>2</sup>, maximum net site area 450m<sup>2</sup>**

**average net site area 375 m<sup>2</sup> (+-5%)**

**Density C Minimum net site area 450m<sup>2</sup>, maximum net site area 1000m<sup>2</sup>**

**average net site area 625 m<sup>2</sup> (+-5%)**

**(b) Rule 14.5.1 (a) shall not apply to residual lots. Residual lots are those lots which are not subject to immediate development but are held over for future urban development. Future development of the lots can only occur if it is in accordance with the densities set in Rule 14.5.1 (a).**

## *8. Part 2 Living Zones*

### 15.0 Assessment Matters for Resource Consents

#### 15.2 Living 1, 1F, H, RS, RV, TMB, 2, 3, 4A, 4B, 4C and G Zones

*Insert new assessment matters clause as follows:*

#### **15.2.68 Non-Compliance with Outline Development Plan – Upper Styx (R6)**

**For activities not in general accordance with the Outline Development Plan –Upper Styx ( R6) contained in Part 4, Appendix 7A and 7B, or not in accordance with the relevant Master Plan :**

- (a) The extent to which comprehensive, integrated development would continue to be achieved across the area eg with respect to roading, sewer, water, stormwater and reserves infrastructure;**
- (b) The ability of the proposal to integrate with the surrounding context;**
- (c) The nature and degree of any adverse effects caused by proposals not in accordance with the Outline Development Plan Upper Styx– R6 or the relevant Master Plan**
- (d) The relationship of proposals to any other existing development within the block;**
- (e) The extent to which the proposal does or does not meet Policy 6.3A.21 and 22;**
- (f) Any environmental benefits created by development not being in general accordance with the Outline Development Plan –Upper Styx(R6) or the relevant Master Plan , eg the ability to avoid geotechnically constrained land or the ability to better enhance the natural or heritage features of the area.**

## *9. Part 2 Living Zones*

### *16.1.33 Reasons for Rules – Outline Development Plans*

*Add the following paragraphs at the end of this clause:*

**An Outline Development Plan –Upper Styx (R6) applies to all of the land contained within the Upper Styx area identified as R6 in Chapter 6 of the RPS as amended by**



**the LURP. The area is generally bounded by Styx Mill Road, and Cavendish Road in the north and east, and extends to Claridges Road and Sawyers Arms Road in the south and to Gardiners Road and the 50 dBA Ldn airport noise contour in the west. The Outline Development Plan – Upper Styx (R6) is also supported by a Future Urban Development Area notation over R6.**

**The Outline Development Plan – Upper Styx (R6) will guide future urban development for the area as it is rezoned for urban purposes. Further explanation of the purpose of the Outline Development Plan is provided in Part 4 Rural zones, Clause 5.1.25.**

**In the Upper Styx (R6) Outline Development Area minimum, maximum and average site areas are specified for residential allotments in order that the minimum 15 households per hectare specified in Chapter 6 of the RPS as amended by the LURP can be achieved, provided that residual lots held for future development are not required to meet these standards until development occurs.**

## *10. Volume 3, Part 4, Rural Zones*

*Amend Rural 3 Zone Description as follows:*

### **1.4 Rural 3 (Styx – Marshland) Zone**

#### **Zone description and purpose**

...

The zone surrounds the northern edge of the urban area and is potentially subject to pressures for urban expansion particularly in the western part of the zone. **Within the Future Urban Development Area – Upper Styx, the provisions of the Rural 3 Zone will continue to apply, but additional controls are in place to ensure activities do not preclude or compromise future urban growth opportunities. The FUDA also applies to the Cu3 (Emmanuel Christian School) zone, as Rural 3 zoning applies in accordance with Part 7, Cultural zones, if this land was to be used for activities other than educational activities. The R6 area is also subject to an Outline Development Plan which will guide future urban development for the area as and when it is rezoned for urban purposes.**

As with the Rural 2 Zone, **the balance of** this zone has as its main purpose the maintenance of primary production.

#### **Environmental results anticipated**

- (a) The management of versatile resources in the zone for activities which will support and encourage their present and future productive potential.
- (b) Avoidance of adverse physical and economic effects arising from ground settlement and artificial drainage systems in such areas by controls over the scale and location of building activity.

- (c) Maintenance and enhancement of the rural landscape and visual amenities within the Styx River catchment and encouragement of appropriate public access to that area.
- (d) Recognition of the spatial separation needs and other operational effects of existing and potential agricultural and horticultural activities located or likely to locate in this zone because of its soil qualities.
- (e) Avoidance or mitigation of flooding effects in the Styx River catchment.
- (f) The presence of appropriately located rural selling places of a scale consistent with the economic well-being of the community, traffic safety and the protection of visual amenity.
- (g) Recognition and protection of ecological heritage sites within the zone
- (h) **Future urban growth in areas identified as Future Urban Development Areas, in accordance with Outline Development Plans.**

## *11. Volume 3 Part 4, Rural Zones*

### *Add new Critical Standard*

#### **2.5 Critical Standards**

##### **2.5.16 Outline Development Plan – Upper Styx - Interim Activities**

##### **New buildings or structures shall not be located within 20 metres of:**

- **the elements of the proposed stormwater network;**
- **the indicative proposed roads and pedestrian/cycle accessways;**
- **the indicative local commercial centre; and/or**
- **the proposed extension to Tulett Park**

**as shown on the Outline Development Plan for the Upper Styx Area,**

## *12. Part 4, Clause 5.1 Reasons for Rules – Rural 1 -7 and Rural Hills Zones*

*Amend Part 4, Clause 5.1 by inserting a new clause 5.1.25 as follows:*

#### **5.1.25 Future Urban Development Area/Outline Development Plan – Upper Styx**

**In addition, the location of new buildings or structures should not compromise the elements required for the future urban development of the Upper Styx area, as shown in the Outline Development Plan in Appendix 7A and 7B to the Rural Zones.**

**In this instance there are numerous landowners involved and development may occur via several separate rezonings and over a lengthy time period. It is therefore especially**

**important to include an ODP in the Plan to ensure that the location, sequencing and funding of development and supporting infrastructure is co-ordinated across the area as a whole, that required housing densities are achieved overall, and that the principles of good urban planning and design are woven into the area. The ODP for R6 will ensure connectivity in the design and location of networks such as principal transport linkages, stormwater systems, and open space, while ensuring that existing historic or heritage features, natural, cultural or ecological values are protected or enhanced so far as possible.**

*13. Volume 3 Part 4 Rural 1-7, Appendices*

*Add Outline Development Plan – Upper Styx as Appendix 7A.*

*Add Movement Networks- Upper Styx as Appendix 7B.*



APPENDIX 7B - MOVEMENT NETWORKS

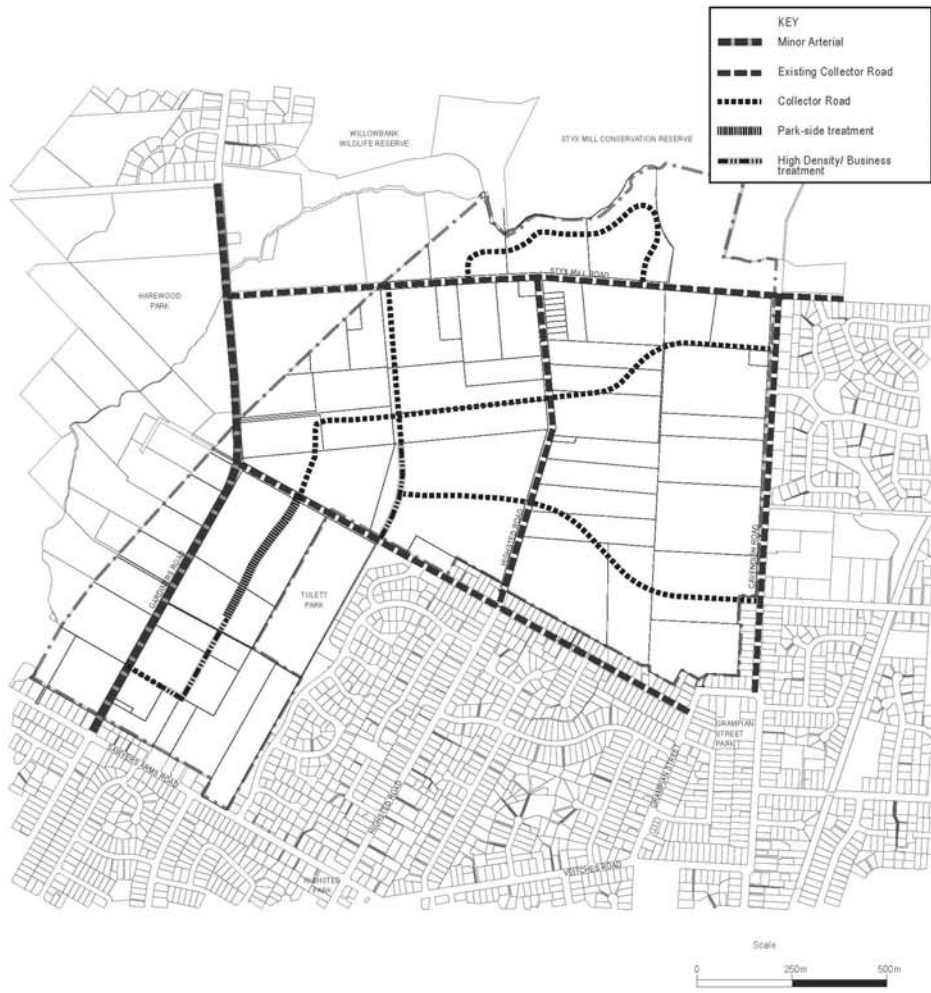


Figure 1: Internal proposed Collector Road - Roadway elements



Figure 2: Highest Road existing Collector Road within site - Roadway elements



Figure 3: Park-side treatment - Roadway elements



Figure 4: Collector Road - High Density/ Business Area - Roadway elements

REVISION | DATE  
L | 17.12.12

*14. Part 14 Subdivision Rule 4.2 Development standards - Allotment sizes and dimensions*

*Add the following:*

**4.2.5 – Subdivision in Future Urban Development Area – Upper Styx (R6)**

**4.2.5.1 Any complying subdivision in the Future Urban Development Area (R6) while it is zoned Rural 3 or Cultural 3 shall be a restricted discretionary subdivision activity.**

**4.2.5.2 Any subdivision into allotments less than 4 hectares in the Future Development Area – Upper Styx ( R6) while it is zoned Rural 3 or Cultural 3 is a non-complying activity in accordance with Rule 4.3.1.**

*15. Part 14, Clause 4.4 Assessment matters*

*Amend Part 14, Clause.4.4 as follows:*

**4.4 Assessment matters for resource consents**

In considering whether or not to grant consent or impose conditions in respect to allotment sizes and dimensions, the Council shall have regard to the following assessment matters.

...

**(h) whether the size and dimensions of the proposed allotments and roading would compromise or preclude the integrated development of the Upper Styx Future Urban Development Area including that shown on an Outline Development Plan, both internally and with adjoining urban zonings, and in particular the ability to provide for effective and efficient layouts within the whole Future Urban Development Area for:**

- i. Land use (including density of development);**
- ii. Movement networks (roading, cycleways and pedestrian routes);**
- iii. Blue networks (surface water management);**
- iv. Green networks (parks, open spaces and any other green areas);**
- v. Other network infrastructure; and**
- vi. Provision of convenience shops.**

*16. Part 14 Subdivision*

*Add the following new Development Standards:*

**Rule 32.0 Subdivision in the Outline Development Plan – Upper Styx (R6) area and Living G (Highsted zone).**

**32.1 Development Standards – Subdivision in the Outline Development Plan – Upper Styx (R6) Area**

**32.1.1 Any subdivision for urban activities shall be in general accordance with the Outline Development Plan in Appendix 7A and 7B to the Rural Zones, and in accordance with a relevant Master Plan.**

**32.3 Critical Standards – Outline Development Plan Upper Styx (R6) Area**

*Add new Critical Standard:*

**32.3.1 - Residential Allotment Size and Site Density -Outline Development Plan – Upper Styx(R6) area:**

**(a) The following residential allotment sizes and site densities shall be achieved within the ODP – Upper Styx (R6) area:**

**Density A Minimum net site area 150m<sup>2</sup>, maximum net site area 300m<sup>2</sup>  
average net site area 225m<sup>2</sup> (+-5%)**

**Density B Minimum net site area 300m<sup>2</sup>, maximum net site area 450m<sup>2</sup>  
average net site area 375 m<sup>2</sup> (+-5%)**

**Density C Minimum net site area 450m<sup>2</sup>, maximum net site area 1000m<sup>2</sup>  
average net site area 625m<sup>2</sup> (+-5%).**

**(b) Rule 32.3.1 (a) shall not apply to residual lots. Residual lots are those lots which are not subject to immediate development but are held over for future urban development.. Future development of the lots can only occur if it is in accordance with the densities set in Rule 32.3.1(a).**

*17. Part 14, Subdivision*

*33.0 Reasons for Rules*

*Add the following wording to end of Part 14, Subdivision: 33.3 Allotment sizes, numbers and dimensions:*

**In the Future Urban Development Area for R6 the minimum lot size is as for the rural zoning of the area (generally 4 ha). However subdivision is a restricted discretionary activity in the Future Urban Development Area- Upper Styx, to ensure that the size and dimensions of the proposed allotments and roading do not compromise the integrated development of the area, including that shown on the Outline Development Plan –Upper Styx (R6) in Appendix 7 to the Rural Zones.**

*18. Part 14 Reasons for Rules*

*Add the following new clause:*

**33.38 – Residential Allotment Size and Site Density -Outline Development Plan – Upper Styx (R6) area:**

**In the Upper Styx (R6) Outline Development Area minimum, maximum and average site areas are specified for residential allotments in order that the minimum 15 households per hectare specified in Chapter 6 of the RPS as amended by the LURP can be achieved, provided that residual lots held for future development are not required to meet these standards until development occurs.**

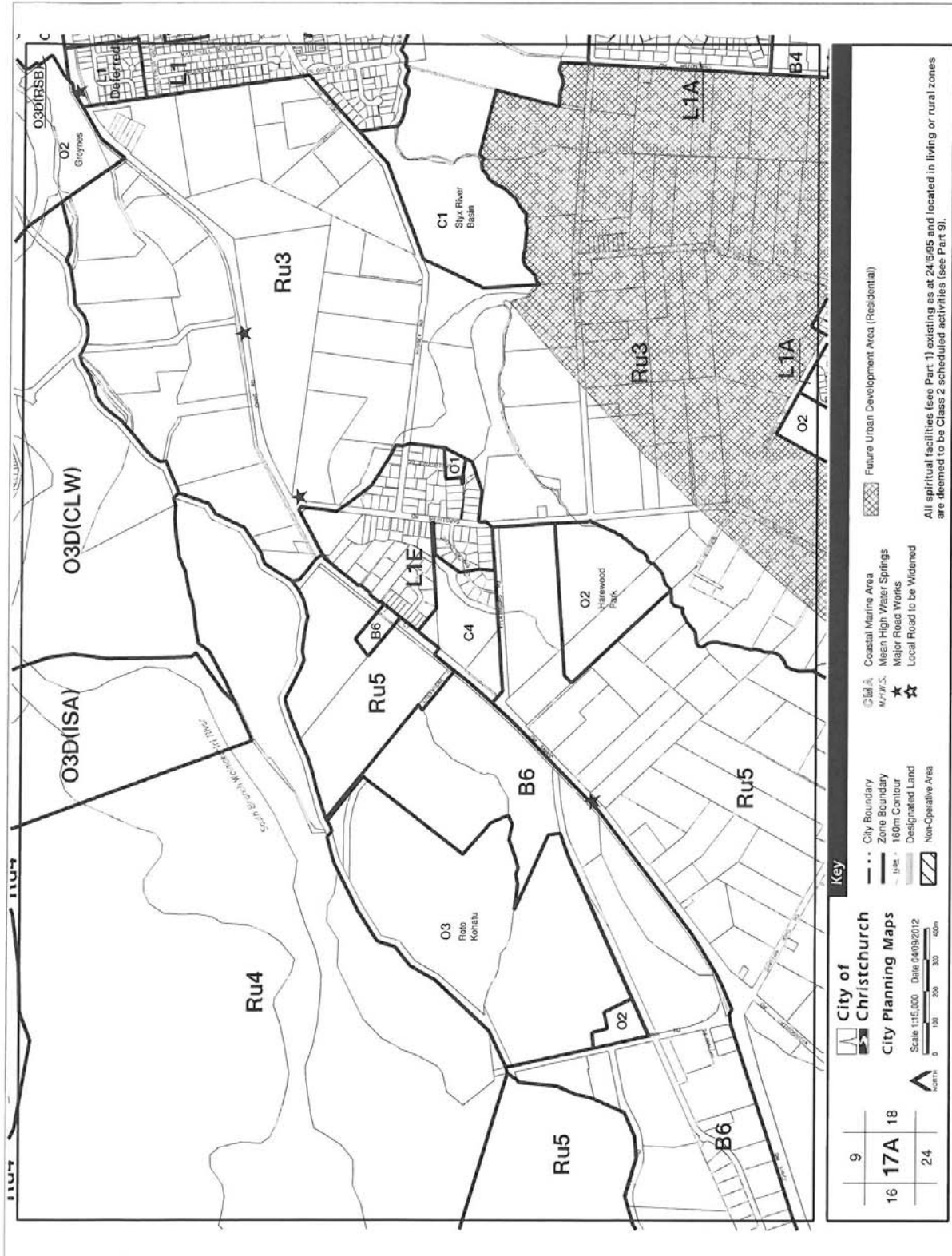


**19. Part 14, Appendix 1 – Esplanade Reserve and Strip Schedule**

**Include the following new entry in the table:**

<b>Water Body</b>	<b>Reserve or Strip</b>	<b>Location</b>	<b>Column A</b> (Development standard) (metres)
<u>Styx River (middle section)</u>	<u>Reserve</u>	<u>True right back, commencing at the west boundary of the Styx River Basin Reserve, thence downstream to the point where the Styx River heads north into the Reserve.</u>	<u>20</u>

**Amend Planning Map 17B to extend the notation for esplanade reserve required as described above.**



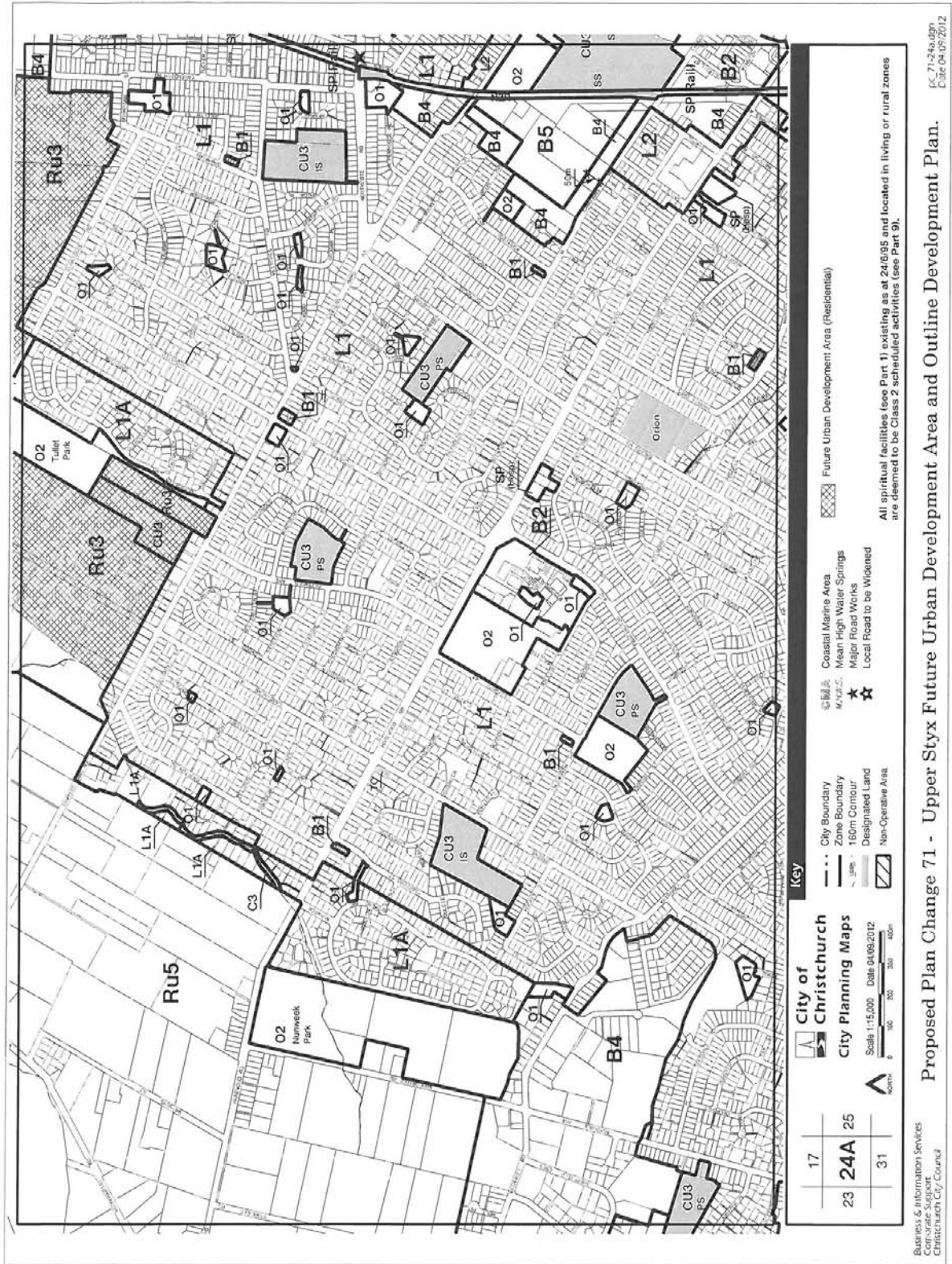
All spiritual facilities (see Part 1) existing as at 24/6/95 and located in living or rural zones are deemed to be Class 2 scheduled activities (see Part 9).

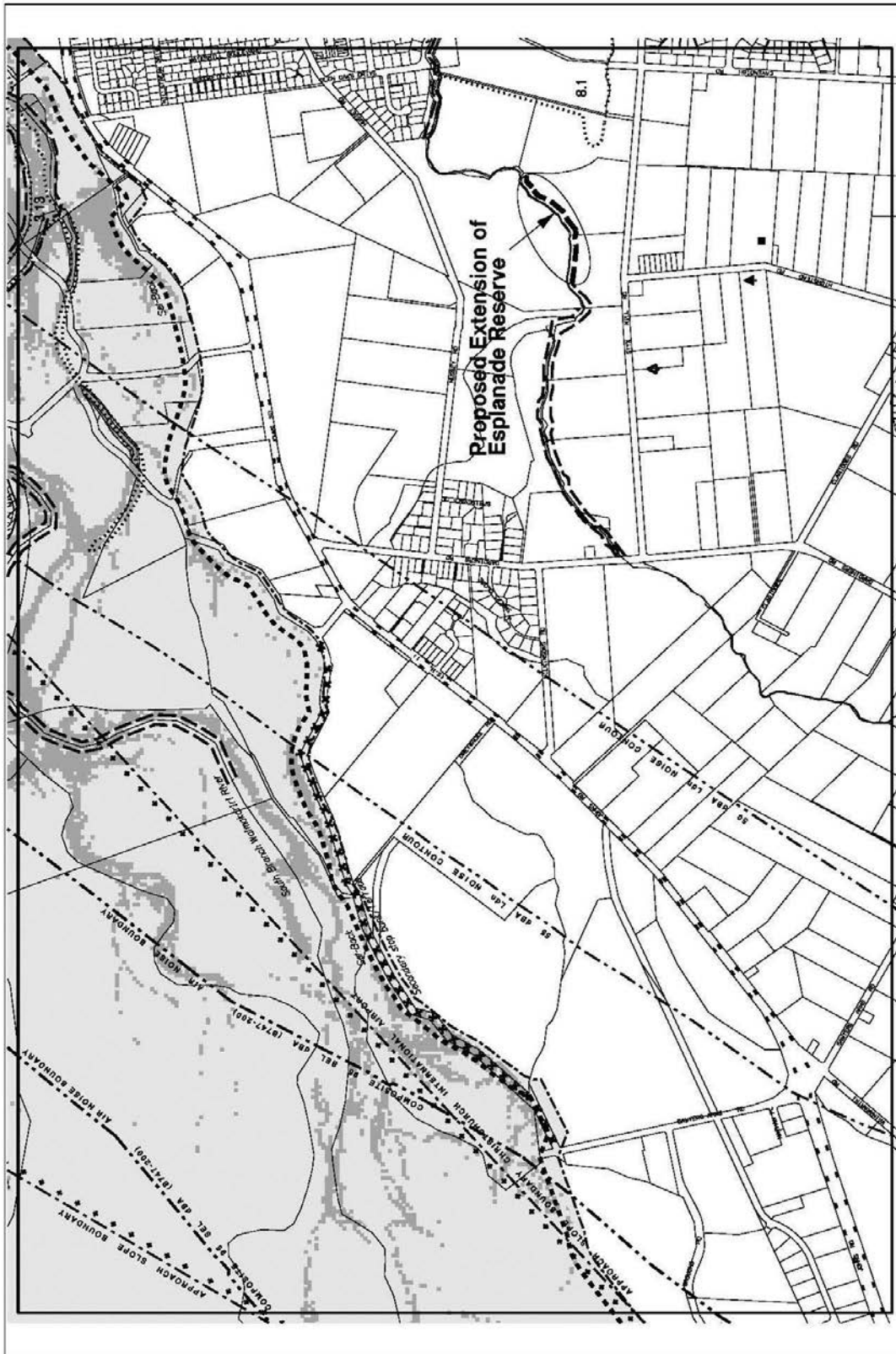
pc 71-17a.dgm  
Date 04/07/2012

Proposed Plan Change 71 - Upper Styx Future Urban Development Area and Outline Development Plan.

Business & Information Services  
Corporate Support  
Christchurch City Council

9	City of Christchurch
16	City Planning Maps
17A	Scale 1:15,000 Date C4/09/2012
18	North
24	Key





**Key**

- City Boundary
- Summit Road
- Airport/Field Approach Slope Boundaries
- Airport/Field Noise Control Boundaries
- Pylons
- Hazardous Area 1
- Esplanade Reserve or strip required
- Scheduled Activity
- M.P.R.S. Mean High Water Springs
- Road to be stopped
- Limited Access Roads
- Indicative Roads
- Protected Object, Place or Building
- Protected Tree
- Group of Protected Trees
- Non-Operative Area
- Waimakariri River stopbank floodplain (p02 non-operative)
- High hazard area (p02 non-operative)
- Area exempted from Waimakariri River Stopbank Floodplain flood protection (p02 non-operative)
- Flood Ponding Area
- Flood Management Area
- Special Amenity Area
- Community Footprint
- Ecological Heritage 'A' Sites
- Comprehensive Housing Improvement Area

**City of Christchurch**  
**City Planning Maps**  
 Scale 1:15,000 Date 25/04/2012  
 0 50 100 200 300 400m  
 North

9
16
17B
18
24

Business & Information Services  
 Corporate Support  
 Christchurch City Council

**Proposed Plan Change 71 - Upper Styx Future Urban Development Area and Outline Development Plan.**

pc 71-17b.dgn  
 Date 11/12/2012

## Plan Change 72

**REZONING OF LAND IN UPPER STYX (R6) AREA FROM RURAL 3 TO LIVING G (HIGHSTED)**

**Explanation**

The purpose of Plan Change 72 is to facilitate urban development on land at 100, 130/132 & 135 Claridges Road; 225 & 266 Highsted Road; 195 Cavendish Road and 129 & 163 Styx Mill Road, being the land owned and associated with Highsted Properties Limited (the Applicant). The land is held in eight Computer Freehold Registers, made up of four discrete blocks of land which collectively are to be known as “Highsted”. Highsted is some 35 hectares in area, and is in proximity to Northlands, Bishopdale and Northwood commercial centres.

Highsted is shown on Planning Maps 17A and 24A, currently zoned Rural 3 under the City Plan. The land is within the “Future Urban Development Area” (FUDA) introduced by Plan Change 71, and located within the Upper Styx (R6) Area that has been identified for Greenfield Residential Development by Chapter 6 of the Regional Policy Statement (RPS) as amended by the Land Use Recovery Plan (LURP). Other land surrounds Highsted within the Plan Change 71 FUDA notation, however it is not owned by the applicant and therefore is not part of Plan Change 72.

Plan Change 72 provides for development and supporting infrastructure for urban Greenfield development through the introduction of two policies, associated rules and a Master Plan for Highsted. The Master Plan shows the broad pattern of land use and roading development and demonstrates compliance with the Upper Styx (R6) Outline Development Plan (ODP) introduced by Plan Change 71.

Plan Change 72 provides for a range of housing options, with a mixture of densities specified. The Plan Change will also provide an area of Business land which will form a neighbourhood centre in close proximity to the existing Tulett Park.

Whilst the area will be zoned for Living G, there will be two different types of activities provided for:

*Continued....*

**Date Publicly Notified:**  
**Council Decision:**

**Plan Details:** Planning Maps 17A, 24A

**Date Operative:**

**File No:** PL/CPO/3/72

*Continued...*

**Residential**

The majority of the site will be suitable for residential development in addition to the existing residential properties that exist on the land. Of this area, in addition to residential uses, the land will be used for roading, stormwater treatment and disposal and public open space in general accordance with the ODP introduced by Plan Change 71.

Within the Living G (Highsted) Zone, three different densities ranges are proposed these being: Residential Density C (450m<sup>2</sup> - 1,000m<sup>2</sup>), Residential Density B (300m<sup>2</sup> - 450m<sup>2</sup>) and Residential Density A (150m<sup>2</sup> - 300m<sup>2</sup>). Similar rules are proposed to other Living G zones in the City, with some simplifications.

**Commercial**

2000m<sup>2</sup> of gross floor area will be available for commercial use as a local neighbourhood/business node. The proposed commercial area will be zoned Living G at this stage but be subject to the Business 1 zone provisions (Local Centre / District Centre Fringe). There are two changes proposed to the Business Zone rules, which prevent residential use establishing at ground floor level and require urban design and amenity assessment for larger sites within the centre.

# Plan Change 72 - Schedule of Amendments to the City Plan

Note: For the purposes of this plan change, any text amended as a result of other decisions is shown as "normal text". Any text added by the plan change as notified is shown as **bold underlined** and text deleted as ~~**bold strikethrough**~~.

Amend the City Plan as follows:

## **Volume 2, Section 10, Subdivision and Development**

Add new policy after Policy 10.3.9

### **10.3.10 Policy: Sustainable subdivision design (Highsted)**

**(a) To ensure subdivision and development of land occurs in a comprehensive and integrated manner with sustainable and energy efficient outcomes in general accordance with the pattern of development shown on the Highsted Master Plan in Appendix 3Z, Part 2, Volume 3.**

**(b) To achieve a mix of residential densities that gives effect to the minimum net residential densities shown on the Outline Development Plan - Upper Styx (R6).**

**(c) To ensure integration of the Green, Blue and Movement Networks takes place within the zone and to adjoining areas.**

**(d) To avoid subdivision for development until such time as sites are able to be serviced by stormwater facilities in accordance with discharge consent application CRC131249 and the Styx River/Puruakanui Area Stormwater Management Plan.**

**(e) To avoid subdivision for development until risks from site contamination are removed or appropriately mitigated.**

**(f) To avoid subdivision for development unless sites are provided as Technical Category 1 and Technical Category 2 and buildings and structures are not exposed to an unacceptable risk of damage from lateral spread.**

### **Explanation and Reasons**

**Highsted provides for a mixed density residential community with a primary emphasis on urban consolidation and sustainable urban development. A Master Plan provides the framework for future development and seeks to ensure development takes place in an integrated and comprehensive manner.**

**Flexibility in the final design and location of key elements at the time of subdivision is provided to ensure an efficient and effective environmental outcome. For example the exact location of lower order roads will be determined at subdivision**



stage and where densities are proposed that are different to the Master Plan, alternative locations within the zone will need to be identified to achieve compliance with the overall density requirements and the principles of good urban design.

There are a number of existing constraints to the development of Highsted. Rules are provided to ensure these are adequately addressed and while the constraints may influence the pattern and timing of development they can be resolved through the subdivision and land development processes.

## Volume 2, Section 11, Living

Add new Policies after Policy 11.7.16

### 11.7.17 Highsted

#### To ensure Highsted:

(a) provides a diverse range of housing and household choice with energy efficient outcomes.

(b) fosters a strong sense of community identity and all residential areas are developed in accordance with the principles of good urban design. In particular, development of high density residential areas (Density A) shall:

- (i) consider the amenity of residents, neighbours and the wider community;
- (ii) ensure that residential units are designed to enable their engagement with the street ensuring community safety, social interaction, and visual interest;
- (iii) avoid excessive bulk or repetition and is of a domestic appearance, human scale, visually interesting, and not dominated by car parking and garaging;
- (iv) be softened by trees and other landscaping on-site;
- (v) provide accessible and integrated utility areas and accessible, usable and attractive outdoor living spaces that achieve levels of privacy, access to sunlight and insulation from traffic noise.

(c) delivers sustainable outcomes in general accordance with the Highsted Master Plan that enables:

- (i) the creation of high quality open spaces, including the enhancement of district sport park facilities through an extension of Tulett Park, neighbourhood parks, and pedestrian and cycle links.
- (ii) the integrated management of stormwater and waterways in accordance with discharge consent application CRC131249 and the Styx River/Puruakanui Area Stormwater Management Plan, and where

appropriate, the realignment and naturalisation of waterways, the retention of features of heritage value relating to drainage, and recognition of tangata whenua values through the enhancement of water quality and the use of indigenous vegetation.

(iii) A well-connected, safe and efficient movement network that establishes an integrated road hierarchy and provides for shared pedestrian and cycle pathways.

(d) provides a small scale neighbourhood retail centre with a maximum gross floor area of 2,000m<sup>2</sup> located adjacent to high density housing, public transport routes and Tulett Park that provides a high standard of amenity and visual character when viewed from the street.

#### Explanation and Reasons

The above elements are central to creating a sustainable and efficient integrated mixed residential development.

The Council is a signatory to the New Zealand Urban Design Protocol (2005). This means that the principles of the Urban Design Protocol are to be taken into account of. In the Density A residential area the bulk and scale of new buildings will often be greater than in lower density areas and accordingly, it is particularly important to ensure that new development is designed in accordance with principles of good urban design and amenity.

The Master Plan includes a 'green' network which refers to areas of public open space. These areas offer a wide range of amenity and recreational experiences and their location and alignments on the Master Plan are intrinsically linked to surrounding land uses, public access and stormwater management. The watercourses on the site, which form part of the stormwater network, are integral components of the open space network.

Effective stormwater management has the potential to enhance the natural environment, ecology, tangata whenua values, landscape and recreational opportunities as well as provide for heritage values. The policy requires stormwater management to be consistent with discharge consent application CRC131249 and the Styx River/Puruakanui Area Stormwater Management Plan to facilitate a catchment wide approach.

There is a need to establish an attractive, safe and efficient network for all forms of movement. This includes pedestrians, cyclists, and motor vehicles, including public transport.

To meet the day-to-day commercial needs of the local community the policy provides for one local convenience retail and service centre. To maximise accessibility and amenity the policy requires the centre to be located in close

proximity to high density housing, public transport routes and Tulett Park and to provide a high standard of visual character.

### Volume 3 Statement of Rules: Part 2, Living Zones

Insert in Volume 3: Part 2 Living zones a new clause after Clause 1.20 Living G (Highfield) Zone

#### 1.21 Living G (Highsted) Zone

##### Zone description

The Living G (Highsted) Zone provides a mixed residential zone in the north west of the city. The zone comprises four blocks of land that collectively adjoin Gardiners Road, Claridges Road, Highsted Road, Cavendish Road and Styx Mill Road and are connected by existing waterways that drain the wider area.

Development is to take place in general accordance with the Highsted Master Plan which facilitates a range of integrated outcomes within the zone and with surrounding land, as generally provided for by the Upper Styx Outline Development Plan.

##### Environmental outcomes anticipated:

- An urban form which creates a sense of place and encourages a community to develop.
- A safe, comfortable and healthy living environment.
- A development that meets City Plan and Regional Policy Statement objectives to achieve an overall increase in residential density, urban consolidation and a compact urban form.
- Opportunities for a wide variety of residential development forms and scales.
- Higher density development in close proximity to open space, community facilities, primary movement routes and public transport networks.
- A small scale business centre to meet the day-to-day needs of the local community.
- A high quality open space network focused around waterways, an extension to Tulett Park recreational park and neighbourhood parks.
- Integration of new roads within the site and with the existing road network.
- A road network that has been designed to provide for public transport.
- An efficient and effective cycle and pedestrian network that utilises careful design to ensure the provision of a usable and safe pedestrian and cycle network.
- A sustainable and attractive stormwater disposal system that is fully integrated with the open space network, enhances ecological values and connections with downstream indigenous habitats.

- Tangata whenua traditional and contemporary relationship with the development area and surrounds is recognised and provided for in a way that strengthens cultural identity and wellbeing.

Insert in Volume 3: Part 2 Living Zones after clause 11, Rules Living G (Highsted) Zone:

#### 14. RULES – [Upper Styx (R6) and] Living G (Highsted) Zone

##### 14.1 Categories of activities

###### 14.1.1 Residential activities

###### (a) Any residential activity which complies with:

- all of the development standards under Clause 14.2 and 14.3; and
- all of the community standards under Clause 14.4; and
- all of the critical standards under Clause 14.5 and 14.6  
and is not a prohibited activity, shall be a permitted activity.

(b) Any residential activity which complies with all of the critical standards under Clause 14.5 and 14.6, but does not comply with any one or more of the development standards in Clause 14.2 and 14.3 shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any residential activity that does not comply with any one or more of the community standards in Clause 14.4 shall be a discretionary activity.

(d) Any residential activity which does not comply with any one or more of the critical standards in Clause 14.5 and 14.6 shall be a non-complying activity.

###### (e) Clarification of categories of activities:

The standards may also specify that an activity is discretionary or controlled (where there is a non-compliance with development standards) with the exercise of the Council's discretion limited to the matter(s) subject to that standard.

###### 14.1.2 Other activities

###### (a) Any other activity which complies with:

- all of the development standards under Clause 14.2 and 14.3; and
- all of the community standards under Clause 14.4; and
- all of the critical standards under Clause 14.5 and 14.6  
and is not a prohibited activity, shall be a permitted activity.

(b) Any other activity which complies with all of the community standards and critical standards, but does not comply with any one or more of the development standards in Clause 14.2 and 14.3 shall be a restricted discretionary activity with

the exercise of the Council's discretion limited to the matter(s) subject to that standard.

(c) Any activity other than a prohibited activity, which complies all of the critical standards, but does not comply with any one or more of the community standards in Clause 14.4 shall be a discretionary activity.

(d) Any other activity other than a prohibited activity, which does not comply with any one or more of the critical standards in Clause 14.5 and 14.6, shall be a non-complying activity.

#### 14.3 Development Standards – Living G (Highsted) - All Residential Areas

(a) Any application arising from the following clauses will not require the written consent of other persons and shall be non-notified:

- 14.3.4 Street scene – residential and other activities.
- 14.3.8 Outdoor living space – residential activities.
- 14.3.11 Service and storage spaces for Density A Residential Sites.
- 14.3.12 Fencing on sites adjoining green and blue networks – residential and other activities.
- 14.3.15 Ground floor habitable room and dwelling orientation to the street.
- 14.3.16 Urban design and amenity for Density A residential sites – residential and other activities.

(b) The Development Standards do not apply to the land identified as Business 1 Commercial Area on the Master Plan (Highsted)(Appendix 3Z). For this area the Business 1 Zone rules shall apply.

#### 14.3.1 Open space – residential and other activities

The maximum percentage of:

(a) The maximum percentage of the net area of the site covered by buildings shall be:

	<u>Residential activities with garage provided</u>	<u>Other activities and, residential activities without garage provided</u>
<u>Density A residential areas</u>	<u>40%</u>	<u>40% less 18m<sup>2</sup></u>
<u>Density B</u>	<u>40%</u>	<u>40% less 18m<sup>2</sup></u>

residential area

Density C

35%

35% less 18m<sup>2</sup>

residential area

- (b) The percentage of the site covered by paved impermeable surfaces (excluding garage and dwelling) shall be no more than 25%.

Refer also to critical standards for open space – Clause 14.6.1

#### 14.3.2 Building height – residential and other activities

The maximum height of any buildings shall be:

- Density A residential areas: 11m
- Density B and C residential area: 8m

Except that where there is an internal boundary to a site that is within a different density area as specified in Clause 14.5.1 [Note: Clause 14.5.1 is introduced by Plan Change 71] the more restrictive maximum height shall apply to both sites other than where that part of the building that exceeds 8m in height is more than 8 metres from the boundary.

#### 14.3.3 Sunlight and outlook for neighbours – residential and other activities

- a) Buildings shall not project beyond a building envelope constructed by recession planes from points 2.3m above ground level on internal boundaries, as shown in Part 2, Appendix 1, as follows:

Density A Residential areas where they adjoin Density B and Density C areas only - Part 2, Appendix 1, Diagram D

Density B Residential areas – Part 2, Appendix 1, Diagram D

Density C Residential area - Part 2, Appendix 1, Diagram A

except that:

- Where an internal boundary of a site immediately adjoins an access or part of an access the recession planes shall be constructed from points 2.3m above the far side of the access.
- Where buildings on adjoining sites have a common wall along an internal boundary or a zero building setback boundary wall the recession planes shall not apply along that part of the boundary covered by such a wall.
- Other than where (ii) applies, where there is an internal boundary between sites that are in different density areas as specified in Clause

14.5.1 [Note: Clause 14.5.1 is introduced by Plan Change 71] the more restrictive recession plane shall apply to both sites.

- b) The level of internal boundaries shall be measured from filled ground level except where the site on the other side of the internal boundary is at a lower level, then that lower level shall be adopted.

#### 14.3.4 Street scene – residential and other activities

(a) Minimum building setback from road boundaries shall be as follows:

Density A residential area 2m

Density B residential area 2m

Density C residential area 3m

except that:

- (i) Where a garage has a vehicle door generally facing a road or shared access, the minimum setback of the garage door shall be 5.5m from the road boundary or shared access; and
- (ii) In Density A areas, garages, carports and other accessory buildings (excluding basement carparking and swimming pools) shall be located no further forward than the front façade of any ground level habitable room of a residential unit.

(b) Any fence located on the road boundary or in the minimum building setback from road boundaries shall have a maximum height of 1m, except that where a fence or other screening structure is over 1m in height then the whole of that structure shall be at least 50% visually transparent. No fencing or other screening structure shall exceed a height of 2m.

(c) Garage doors and carport entrance ways shall not comprise more than 50% of any ground floor elevation viewed from any road boundary and shall not be more than 6m wide.

#### 14.3.5 Separation from neighbours – residential and other activities

The minimum building setback from internal boundaries shall be 1.8m, except that:

- (a) In Density B and C areas, accessory buildings may be located within 1.8m of internal boundaries where the total length of walls or parts of accessory buildings facing, and located within 1.8m of each internal boundary, does not exceed 10.1m in length.

(b) In Density A areas, terraced or semi-detached residential units, including units with attached garages, may be built to the internal side boundaries (i.e. boundaries other than the road and rear boundaries).

except that:

- (i) Where the end facade of a row of terraced residential units face internal boundaries no part of the building shall be located within the applicable setbacks for those internal boundaries;
- (ii) There shall be no windows on the wall at the internal boundary permitted in any such building unless windows are non-opening and glazed w with opaque glass.

(c) Where an internal boundary of a site immediately adjoins an access or part of an access, the minimum building setback (except accessory buildings) from that internal boundary shall be 1m. For Density A areas, no setback is required where a building adjoins an access lot or access strip on the same site provided any windows on the ground storey facade facing the access and in 1m of the access lot or access strip are non-opening.

(d) For all residential activities any part of any balcony or any window of a living area at first floor level or above shall not be located within 4m of any internal boundary provided that:

- (i) this shall not apply to a window at an angle of 90° or greater to the boundary; and
- (ii) first floor level shall not include any part of a window or balcony within 1.2m of ground level (such as above a garage which is partly below ground level. For an explanation see the diagram in relation to Clause 2.2.6 in this part of the City Plan).

(e) For all residential activities, where a window of a ground floor living area of a residential unit faces an internal boundary, the window shall be set back a minimum of 3m from the internal boundary provided that:

- (i) where an internal boundary of a site immediately adjoins an access or part of an access, the setback shall be 1m measured from the internal boundary; and
- (ii) this shall not apply to a window at an angle of 90° or greater to the boundary. For an explanation see diagram in relation to Clause 2.2.6 in this part of the City Plan.

(f) No setback is required for basements, provided that any part of a basement located in 1.8m of an internal boundary is wholly below ground level.



**14.3.6 Continuous building length – ridgelines and parapets – residential and other activities**

**No length of any ridgeline/s and/or horizontal parapet/s of a building, or buildings separated by a length of less than 3.6m (from ridgelines and/or parapets to ridgeline and/or parapet), combined with the length of any distance/s between the ridgeline/s and/or horizontal parapet/s shall exceed 20m without providing either a horizontal step of at least 2m, or a vertical step of at least 1m. The minimum length of all steps shall be 6m**

**except that:**

**(i) This rule shall not apply to any part of a ridgeline and/or horizontal parapet which is more than 10m from every internal boundary and more than 6m from every road boundary;**

**(ii) Where a step occurs within 6m of the end of the ridgeline and/or horizontal parapet at the end of the building, the length of that step need equal only the remaining length of the ridgeline and or horizontal parapet.**

**Refer to Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule.**

**This rule does not apply to any development in the Density A Residential area subject to Rule 14.3.16.**

**14.3.7 Continuous building length – exterior walls – residential and other activities**

**(a) Subject to (b) below, steps shall be provided along the length of exterior walls in accordance with the following table:**

<b><u>Length of exterior wall</u></b>	<b><u>Minimum number of steps</u></b>
<b><u>≤20m</u></b>	<b><u>0</u></b>
<b><u>&gt;20m ≤ 24m</u></b>	<b><u>1</u></b>
<b><u>&gt;24m ≤ 28m</u></b>	<b><u>2</u></b>
<b><u>&gt;28m ≤ 32m</u></b>	<b><u>3</u></b>
<b><u>&gt;32m</u></b>	<b><u>4 + 1 for every additional 10m of length over 32m</u></b>

**(b) Where steps are required by (a) above:**

**(i) One step shall have a minimum depth of 2m. Any steps required thereafter shall have a minimum depth of 1m.**

- (ii) One step shall have a minimum length of 2m. Any steps required thereafter shall have a minimum length of 4m.
- (iii) No length of any exterior wall shall exceed 20m without a step of the required dimension having commenced.
- (iv) The required steps shall be provided at all levels of the exterior wall,

except that:

- This rule shall not apply to any part of an exterior wall which is more than 10m from every internal boundary and more than 6m from every road boundary.
- Where no part of a building exceeds 5.5m in height, this rule shall not apply to any exterior wall of less than 28m in length.

Refer to Appendix 1A and the definitions of step, length and ridgeline for further clarification of this rule.

This rule does not apply to any development in the Density A Residential area subject to Rule 14.3.16.

#### 14.3.8 Outdoor living space – residential activities

- (a) Each residential unit with a room or garage on the ground floor shall be provided with an outdoor living space in a contiguous area, contained in the net area of the site with a minimum area and dimension as follows:

	<u>Minimum area</u>	<u>Minimum Dimension</u>
<u>Density A</u>	<u>30m<sup>2</sup></u>	<u>4m</u>
<u>Density B</u>	<u>50m<sup>2</sup></u>	<u>4m</u>
<u>Density C</u>	<u>70m<sup>2</sup></u>	<u>4m</u>

- (b) The required minimum area shall be readily accessible from a living area of each unit. At least half of the required minimum area shall be able to receive sunshine on the shortest day of the year.

Note for clarification: This rule applies only to structures on the same site. Outdoor living spaces in the Density A area are also subject to assessment criteria under Rule 14.3.16.

- (c) The required minimum area shall not be occupied by any building, access or parking space, other than:
  - An outdoor swimming pool; or
  - An accessory building of less than 8m<sup>2</sup>; or

- Any building or parts of a building without walls (other than a balustrade) on at least a quarter of its perimeter, and which occupies no more than 30% of the area of the outdoor living space.

#### 14.3.9 Family flats – residential activities in Density B and C only

- (a) Family flats shall have a maximum gross floor area, excluding terraces, garages, sundecks and verandahs, of 65m<sup>2</sup>.
- (b) Once the building is no longer being used as a family flat and where the family flat does not comply with all the standards for a residential unit:
  - (i) the family flat shall be relocated from the site; or
  - (ii) the family flat shall have the kitchen removed so that the flat is no longer a self-contained residential unit.

#### 14.3.10 Screening from neighbours – other activities

Parking and outdoor storage areas shall be screened from adjoining sites by landscaping, wall(s), fence(s) or a combination thereof to a height of at least 1.5m along the length of the parking or storage area. Where the screening is to be provided by way of landscaping, the 1.5m minimum height standard is to be achieved at the time of planting.

#### 14.3.11 Service and storage spaces for Density A Residential Area – residential activities

- (a) Each residential site in Density A residential area shall be provided with:
  - (i) outdoor service, rubbish, and recycling space of 5m<sup>2</sup> with a minimum dimension of 1.5m; and
  - (ii) a single, indoor storage space of 4m<sup>2</sup> with a minimum dimension of 1m. Except that if a communal outdoor service, rubbish, and recycling space with a minimum area of 10m<sup>2</sup> is provided in the site, the outdoor service, rubbish and recycling space may reduce to 3m<sup>2</sup> for each unit.
- (b) Each outdoor service, rubbish, and recycling space shall not be located between the road boundary and any habitable room and shall be screened to a height of 1.5 metres from adjoining sites, conservation or open space zones, roads, and adjoining outdoor living spaces.

#### 14.3.12 Fencing on sites adjoining the Green and Blue Network – residential and other activities

Fencing of sites that adjoin the green and blue network shown on the Highsted Master Plan shall have a maximum height of 1m, except that where a fence is over 1m in height, then the whole of that fence shall be at least 50% visually transparent. No fencing shall exceed a height of 2m.

#### 14.3.13 Restrictions on outdoor activities - other activities

All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out inside a building.

#### 14.3.14 Other activities – Noise from pre-schools

Pre-schools shall be a restricted discretionary activity with the exercise of the Council's discretion limited to consideration of the effects of noise from the location of outdoor activities and facilities associated with this activity.

#### 14.3.15 Ground floor habitable room and orientation to the street - residential activities

- (a) Each residential building shall have a habitable room located at the ground level which is internally accessible to the rest of the unit.
- (b) The ground floor habitable rooms shall provide a total window area of at least 3m<sup>2</sup> that overlook the setback, if any, from the road boundary.

#### 14.3.16 Urban design and amenity for Density A Residential Area - residential and other activities.

- (a) Except where new buildings have been included as part of subdivision consent granted pursuant to Part 14, Volume 3, Rule 32.2.1, the erection of new buildings, including accessory buildings, shall be a restricted discretionary activity with the exercise of the Council's discretion limited to matters of urban design and amenity of the site and development thereon as set out in Assessment Matters 15.2.70.
- (b) Alterations or additions to existing buildings, including accessory buildings, shall be a restricted discretionary activity with the exercise of the Council's discretion limited to the urban design and amenity of the site and development thereon as set out in Assessment Matters 15.2.70.

#### 14.3.17 Retailing - other activities

Retail activities involving the sale of goods grown or produced on the site shall be a discretionary activity with the exercise of the Council's discretion limited to the impact on the surrounding living environment.

(Refer also to the critical standards for retailing – Clause 14.6.4 which means that the sale of goods other than those grown or produced on the site is a non-complying activity).

#### 14.3.18 Geotechnical Setbacks from Stormwater Facilities

The erection of buildings or structures shall be a restricted discretionary activity within the geotechnical setbacks specified below. These setbacks and the point of origin of their measurement are not the same as waterway setbacks required under Clause 9.5.2.4 of the City Plan.

The Council's discretion will be limited to the assessment matters specified in Clause 15.2.71 below.

	<u>Setback Distance</u>	<u>Point of origin of measurement</u>
<u>Waterway corridors, stormwater basins/facilities</u>	<u>30m</u>	<u>Crest of slope</u>

#### References to other development standards

##### Clarification of rules

(refer Part 9, Clause 2)

##### Excavation and filling of land

(refer Part 9, Clause 5)

##### Financial contributions on land use activities

(refer Part 9, Clause 7)

##### Outdoor advertising

(refer Part 10, Clause 30)

##### Sale of liquor

(refer Part 10, Clause 4)

##### Relocated buildings

(refer Part 10, clause 6)

##### Transport (parking, access and manoeuvring)

(refer Part 13)

14.4 Community Standards – Living G (Highsted) zone

The community standards do not apply to the land identified as being Business 1 Commercial Area on the Master Plan (Highsted) (Appendix 3Z). For those areas, the Business 1 Zone rules shall apply.

14.4.1 Scale of activity – other activities

(a) The maximum gross floor area of buildings plus the area of any outdoor storage, used for activities other than residential activities, shall be 40m<sup>2</sup> or 30% of the gross floor area of all buildings on the site, whichever is the larger, except where an activity is an educational, spiritual, day-care, or health facility.

(b) No more than one full-time equivalent person, who resides permanently elsewhere than on the site may be employed in undertaking any activity on the site except where the activity is an educational, spiritual, day-care, or health facility.

14.4.2 Site size – other activities

The maximum net area of any site for activities other than residential activities shall be 1100m<sup>2</sup> except:

(a) Where the activity occupies not more than 40m<sup>2</sup> of floor space and at least one person engaged in the activity resides permanently on the site, the maximum net area of any site for activities other than residential activities shall be 1375m<sup>2</sup>.

14.4.3 Hours of operation - other activities

(a) The maximum total number of hours the site shall be open to visitors, clients or deliveries for any activity other than a residential activity shall be 50 hours per week.

(b) Hours of operation, including all related visitors, clients and deliveries to the site, shall be limited to between the hours:

0700 – 2300 Monday to Friday, and

0800 – 2300 Saturday, Sunday and public holidays

except that:

(i) where the activity occupies not more than 40m<sup>2</sup> of floor space, and

- (ii) where each person engaged in the activity outside the above hours resides permanently on the site, and
- (iii) there are no visitors, clients or deliveries to or from the site outside the above hours.

Refer also to city rules – (Part 11, Clause 1 – Noise)

#### 14.4.4 Traffic generation – other activities

(a) The maximum number of vehicle trips per site shall be:

(i) Sites where access is shared with at least one other site:

Heavy vehicles 2 per week

Other vehicles 16 per day

(ii) Sites with frontage to local roads, other than (i) above:

Heavy vehicles 2 per week

Other vehicles 32 per day

(iii) All other sites:

Heavy vehicles 4 per week

Other vehicles 50 per day

except that for educational, spiritual, day-care and health facilities the maximum number of vehicle trips per site shall be:

Collector and arterial roads: 100 per day

(b) Vehicles, other than heavy vehicles, associated with any residential activity on the site shall be included in determining the number of vehicle trips to and from any site. Vehicles parking on the street or on any other site, in order that their occupants can visit the site, shall also be included in determining the number of vehicle trips to and from any site.

#### 14.4.5 Building size and separation – Density B and C Residential Areas residential and other activities

(a) The maximum gross floor area of any single residential unit shall be 550m<sup>2</sup>.

(b) Where buildings located on the same site each have a gross floor area of greater than 100m<sup>2</sup>, they shall be separated from each other by not less than 3.6 metres.

14.4.6 Residential coherence – other activities

At least one person engaged in the activity shall reside permanently on the site, except where the activity is an educational, spiritual, day-care or health facility and is located:

- (a) On a front site with frontage to a collector or arterial road.
  
- (b) Any residential activity on an adjoining front site or front site separated by an access with the frontage to the same road is left with at least one residential neighbour. For the purpose of this clause, the residential neighbour shall be on an adjoining front site or front site separated by an access and have frontage to the same road.
  
- (c) The residential block is not left with more than two non-residential activities in that block (for an explanation of this Clause, see the diagram in Part 2, Clause 2.3.7).

Reference to other community standards

Noise

(refer Part 11, Clause 1)

Glare

(refer Part 11, Clause 2)

Hazardous substances

(refer Part 11, Clause 3)

Transport (parking, access and manoeuvring)

(refer Part 13)

14.6 Critical standards – Living G (Highsted) zone

14.6.1 Open space – residential and other activities

- (a) The maximum percentage of the net area of the site covered by buildings shall be:

	<u>Residential activities with garage provided</u>	<u>Other activities and Residential activities without garage provided</u>
<u>Density A</u>	<u>50%</u>	<u>50% less 18m<sup>2</sup></u>



<u>Density B</u>	<u>45%</u>	<u>45% less 18m<sup>2</sup></u>
<u>Density C</u>	<u>40%</u>	<u>40% less 18m<sup>2</sup></u>

(i) For elderly persons housing complexes the percentage coverage by buildings shall be calculated over the net area of the site of the entire complex, rather than over the net area of the site of any part of the complex.

(b) In Density B and C residential areas the maximum percentage of the site covered by paved impermeable surface (excluding garage and dwelling) shall be 30%.

(c) In Density A residential areas the maximum percentage of the site covered by paved impermeable surface and buildings shall be 80%.

Refer also to the development standards for open space – Clause 14.3.1

#### 14.6.2 Boarding of animals – other activity

Boarding of animals on a site shall be limited to a maximum of four animals in the care of a registered veterinarian for medical or surgical purposes only.

#### 14.6.3 Dismantling or repair of motor vehicles – other activities

There shall be no dismantling or repair of motor vehicles, including the storage of such vehicles.

#### 14.6.4 Retailing – other activities

Retail activities shall be limited to the sale of grown or produced on the site.

(Refer also to the development standards for retailing – Clause 14.3.17 which means that the sale of goods grown or produced on the site is a discretionary activity in respect of that standard.)

#### Reference to other critical standards

##### Excavation and filling of land

(refer Part 9, Clause 5)

##### Outdoor advertising

(refer Part 10, Clause 3)

##### Fortified sites

(refer Part 10, Clause 5)

**Noise**

(refer Part 11, Clause 1)

**Subdivision (including prohibited activities)**

(refer Part 14)

**Hazardous Substances**

(refer Part 11 Clause 3.3.5)

## 15.0 Assessment matters for resource consents

Amend clause as follows:

### 15.2 Living 1, 1F, H, RS, RV, TMB, 2, 3, 4A, 4B, 4C, and G Zones

#### 15.2.1 Site density and open space

(...)

- (l) In the Living G (Yaldhurst) (Awatea) (Wigram) (Prestons) (Halswell West) **and** (East Belfast) **and (Highsted)** Zones, the extent to which the site density and 'green network' provisions indicated in the Outline Development Plan **and for Highsted the Master Plan** and supporting principles for these zones are given effect to.
- (m) In the Living G (Yaldhurst) Zone, and the Living G (Awatea) Zone, and the Living G (Wigram) Zone, and the Living G (Prestons) Zones, and the Living G (East Belfast) Zone, and the Living G (Halswell West) Zones, **and the Living G (Highsted) Zone** the extent to which high density (A) or (B) (Yaldhurst) areas, and Density A areas and residential activities in the Urban Village (Prestons), Density A areas (Awatea), and Density A and B areas (Wigram), and Density A areas (East Belfast), and Density A and B areas (Halswell West), **and Density A areas (Highsted)** are located adjacent to areas of green space so as to provide for compensating open space amenity.

#### 15.2.2 Building height, and outlook for neighbours

(...)

- (l) In the Living G (Yaldhurst) Zone and the Living G (East Belfast) Zone and the Living G (Awatea) Zone, and the Living G (Wigram) Zone and the Living G (Prestons) Zone and the Living G (Halswell West) Zones, **and the Living G (Highsted) Zone** the extent to which the character of the living areas surrounding high density (A) or (B) (Yaldhurst) and the High Density A (Awatea), and the Density ATC and A (Wigram) and Density A areas and residential activities in the Urban Village (Prestons) and

Density A and B (Halswell West), and Density A areas (Highsted) Zone development remains reasonably open rather than being dominated by buildings.

### 15.2.3 Street scene

(a) All Street scene resource consents.

(i) - (xv)

(xvi) **In the Living G (Highsted) Zone:**

- **The extent to which species are included in Appendix 2B – Plant Species for Living G (Highsted) Zone.**
- **The extent to which a reduction in visual transparency may be more visually appropriate or suited to the character of the site or area.**
- **The extent to which a reduction in visual transparency or use of non-transparent materials may be appropriate to provide levels of privacy or security.**
- **The extent to which the front fence is varied in terms of incorporating steps, changes in height, variety in materials, incorporates landscaping, and avoids presenting a blank, solid façade to the street.**
- **The extent to which any reduction in public surveillance over public open space areas may lead to or promote unsafe or insecure environments.**

### 15.2.5 Separation from neighbours

(...)

(n) In the Living G (Yaldhurst) Zone and the Living G (East Belfast) Zone and the Living G (Awatea) Zone, and the Living G (Wigram) Zone and the Living G (Prestons) Zone and the Living G (Halswell West) Zones, ~~and the Living G (Highsted) Zone~~ the extent to which buildings designed to achieve High Densities (A) or (B) (Yaldhurst) and High Density A (Awatea) and Density ATC, A or B (Wigram) and Density A areas and residential activities in the Urban Village (Prestons) and High Density A and B (Halswell West) **and High Density A (Highsted)** may dictate that setbacks are either unnecessary and/or may be dispensed with. Provided that this clause shall not apply in the case of the 9.5m setback from Halswell Junction Road required under Rule 8.2.5 and Rule 11.4.3.

#### **15.2.14 Outdoor living space**

(...)

- (f) In the Living G (Yaldhurst) (East Belfast) (Awatea) (Wigram) (Prestons) **and** (Halswell West) **and (Highsted)** Zones, the extent to which any outdoor living space or fenced court area intrudes in front of any residential unit to the detriment of the street scene.
- (g) In the Living G (Yaldhurst) (East Belfast) (Awatea) (Wigram) (Prestons) **and** (Halswell West) **and (Highsted)** Zones, the ability of any outdoor living space or fenced court area to receive a minimum of 2 hrs continuous sunlight, measured on the winter solstice between the hours of 10.00 am and 2.00 pm. When assessing the adequacy of sunlight access, regard should be had to the bulk and height of any building that could be constructed as of right on any adjoining site.

#### **15.2.25 Residential coherence**

(...)

- (b) In the Living 1, H, RS, RV, 2, 3 and G (Yaldhurst) (Awatea) (Wigram) (Prestons) **and** (Halswell West) **and (Highsted)** Zones, the extent to which the activity provides a local function by meeting the needs of residents principally within the surrounding residential environment.

#### **15.2.69 Fencing on sites adjoining the Green and Blue Networks – Living G (Highsted) Zone**

- (a) The extent to which a reduction in visual transparency may be more visually appropriate or suited to the character of the site or area.**
- (b) The extent to which a reduction in visual transparency or use of non-transparent materials may be appropriate to provide levels of privacy or security.**
- (c) The extent to any reduction in public surveillance over open space areas may lead to or promote unsafe or insecure environments.**

## 15.2.70 Urban Design and amenity – Density A residential areas within the Living G (Highsted) Zone

### General matters

General matters set out expectations for design of new residential development. They provide an assessment framework for consenting officers and expert advisers when considering resource consent applications.

General matters allow for assessment to be undertaken of each development on a case by case basis. This allows flexibility of design whilst controlling developments to avoid poor design. It is expected that as a minimum, developments will fulfil the matters that are 'shoulds', except where some competing or conflicting design objectives arise, in which case compromises may have to be made between assessment matters to achieve a better overall balance of development outcomes.

Under each section heading a brief explanation provides additional information on meaning and intent behind the assessment matters. Applicants are also encouraged to provide written and graphic evidence of their design rationale to accompany site specific proposals.

Any proposal shall be assessed against the extent to which the development achieves the following principles:

- (i) Site and context
- (a) Developments should consider local environmental conditions including but not limited to the position of the sun and prevailing winds.
- (b) Developments are encouraged to support any prominent vistas and view shafts.
- (c) Developments are encouraged to provide a high degree of passive surveillance.
- (d) The extent to which high density sites are located to provide convenient access to public transport routes, a local commercial centre, Tulett Park and/or neighbourhood parks.
- (e) The extent to which the number of households will contribute to an overall minimum yield of 15 households a hectare in the Outline Development Plan area as a whole.

### Explanation

Proposals will need to demonstrate how the development responds to constraints and opportunities within and beyond the site. Developments should consider amenity for residents, neighbours and the wider community.

Christchurch's climate is temperate with distinctive weather patterns (e.g. prevailing winds and cool, damp winters). Building design should respond to these conditions to ensure comfort for residents. Subdivision and building design should allow for utilisation of passive solar energy.

In higher density residential areas, in particular in respect of shared access ways and lanes, consideration should be given to the provision of passive surveillance.

This can be achieved by locating first floor dwellings, windows and balconies that overlook access ways and lanes.

The location of high density areas close to public transport routes, a local commercial centre, Tulett Park and/or neighbourhood parks is central to the integrated, attractive and sustainable living environment identified by the Outline Development Plan – Upper Styx and the Highsted Master Plan.

(ii) Relationship with street, lanes and public open spaces

- (a) The appropriateness of the depth and consistency of setback from the road boundary taking into account the setback from the road boundary of buildings on adjacent sites.
- (b) Buildings should be oriented toward the street and positioned close to the road boundary.
- (c) Developments should place active areas of buildings, such as habitable rooms and entrances, along the street and public open spaces, particularly at ground level.
- (d) Buildings should have pedestrian entrances that are identifiable, well-articulated and directly accessible from the street or, in the case of rear units, shared access ways.
- (e) Facades of buildings facing the street should have a high degree of glazing that is evenly distributed.
- (f) Fences and landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views.
- (g) Fences should complement the building design.
- (h) Building design and location provide opportunities for passive surveillance particularly in relation to shared access ways and lanes.
- (f) To minimise the extent of vehicle crossings and/or garages that face the street and to maximise building frontage and on-street parking, regard should be had to:
  - Avoiding extensive use of rear lanes
  - The use of shared access.

Explanation

Boundary treatments have an impact on adjacent streets and public open spaces. A coordinated approach to buildings, landscaping and boundary edges is important to help set the overall appearance for the neighbourhood. It is also important that developments enhance the definition of the street through the continuity of the building edge and height to promote a sense of enclosure and establish a comfortable, well-structured public space. Minor modulation and variance of the building frontage is acceptable to retain site features or avoid architectural monotony, provided that the overall continuity of the frontage is not compromised.

The positioning of main entrances and primary activities (e.g. habitable rooms) along street frontages and public open spaces increases pedestrian safety, visual interest and social interaction. This is most effective at ground level where views and access points are most direct. Large windows and balconies will maximise the opportunities for surveillance of the street, lanes and public open spaces. Generally, a minimum of 25% glazing across these building frontages is envisaged.

Streets, lanes and public open spaces, front fences, walls and gates should discourage illegitimate entry but maximise surveillance and safety. The location of fully private outdoor living spaces or dense planting along road boundaries and reserves is discouraged.

Fences should complement the development and avoid inappropriate materials like razor wire or broken glass.

(iii) Corner sites

(a) Buildings on corner sites should orientate toward all adjacent streets and public open spaces and emphasise these corners.

(b) Pedestrian entrances are encouraged to be located along main pedestrian routes.

Explanation

Poor building location and design at street corners can undermine the overall structure and legibility of an urban area. Poor building location and design of buildings at corner sites can result in visual imbalance and disinterest of built form when forming a relationship with multiple street frontages. Corner sites are important as they orientate people and aid decision making for those moving around a neighbourhood, particularly when viewed across a public open space or at the end of a street.

Primary pedestrian entrances should be located along main pedestrian routes linking to key destinations to help improve their safety and vitality.

(iv) Building form and articulation

(a) Buildings should be of a domestic scale.

(b) Buildings in series should avoid excessive repetition of building forms.

(c) Buildings should avoid façades and elevations whose length or bulk is visually excessive or blank.

(d) Roofs should be designed to limit continuous ridgelines and minimise the visual bulk of a building.

(e) The separation of buildings on sites is encouraged to reduce perceived building bulk.

- (f) Architectural features and a variety of materials and colours are encouraged to provide human scale and visual interest.
- (g) The extent to which the orientation, size and shape of buildings establishes connectivity with prominent vistas and view shafts.
- (h) The extent to which the overall design and orientation encourages the minimisation of energy use.

Explanation

Accepting a variety of building styles, developments should have facade lengths and separation between buildings that create and maintain a high degree of amenity. Overly repetitive building forms ought to be avoided with the design of each building creating a distinctive and varied environment.

Blank facades, particularly those facing the street or open spaces, can be avoided through the addition of architectural features (i.e. entrance porches, bay windows and shade screens) which provide relief, texture or colour. Architectural features, integrated roofs and landscaping can all contribute to breaking up and softening the visual bulk of a development. Separating large buildings to allow views through sites can make new development less intrusive, particularly for neighbours. A general rule for the maximum length of a building facade is 15m before a recess of at least two metres or separation of buildings is needed.

Developments are encouraged to use high quality, durable materials and fixings. Use of these materials and fixings will contribute to reduced maintenance costs and responsibilities for residents and foster a sense of ownership by residents.

(v) Landscaping and site amenity

- (a) Car parking, garages, side boundaries, shared access ways, lanes and service areas should be softened by landscaping.
- (b) Lighting, planting, fences and other structures on sites and shared accessways, lanes and service areas should be designed to maximise safety of occupants and visitors.
- (c) For lanes and shared accessways, fences and gates at the rear of properties should provide varying degrees of solidity and transparency, while maximising occupants' safety and providing opportunities for passive surveillance.
- (d) Landscape design is encouraged to use endemic or locally appropriate plants, including those that minimise water and maintenance requirements, promotes biodiversity and healthy ecosystems, such as those plants in the species list at Appendix 2B to Part 14.
- (e) The extent to which crime prevention through environmental design (CPTED) principles have been included in the design, orientation, size and shape of buildings, the provision of hard and soft landscaping, and the location of street lighting.



### Explanation

Safety is a key consideration throughout developments and should conform to Crime Prevention Through Environmental Design (CPTED) principles. A clear hierarchy of spaces, from public through to private, with well-defined transitions between them and no "left-over" spaces, need to be established in developments.

Fencing and soft and hard landscaping should be designed in a way that does not prevent informal surveillance of lanes, common or public areas and maintains clear sightlines by avoiding blind corners, hiding places or dark recesses.

Lighting for safety and amenity purposes should be an integral part of the development that is carefully designed and positioned to light all common areas and building entrances without creating a nuisance for adjoining properties. A balanced landscape coverage adds to the Garden City image and the visual outlook of residents and neighbours. Vegetation softens building bulk and boundary fencing, breaks up large paving areas and improves screening for privacy. Use of deeper planting borders allows for larger vegetation, including trees.

Use of locally appropriate plants is encouraged to enhance the neighbourhood character and establish planting which is robust and easily maintained in local climatic conditions. The use of locally sourced native plants is encouraged to promote indigenous biodiversity.

### (vi) Outdoor Living Spaces

- (a) Outdoor living spaces should be located on sites in a way that will optimise useable space and provide a pleasant outlook for unit occupants.
- (b) Private outdoor living spaces, including balconies and terraces, should link directly to main living areas in the residential unit.

### Explanation

The sensitive location and screening of outdoor living spaces, including balconies and terraces, is important to maximise the solar aspect and shelter from predominant winds.

It is important that outdoor living spaces are accessible and complementary to the main living areas in each unit. Linking outdoor and indoor living areas together encourages their use, improves outlook and provides greater flexibility for smaller private spaces.

Where communal spaces are provided, they should be easily accessible from each unit, while minimising disturbance to adjacent residents. Where possible, they should offer an area of open space that is sited and developed to provide a positive amenity outlook for residents.

Communal spaces should be of a size and dimensions that is appropriate to the total number of residential units and residents in the development and incorporate facilities that make them attractive, inviting and safe to use (e.g. outdoor seating area, barbecue area, play area, tennis court), while being cost-effective to manage and maintain.

(vii) Service Areas and Utilities

- (a) Service areas should be positioned in a development to minimise adverse visual, noise or odour amenity effects and to enable practical use.
- (b) Rubbish storage areas, letter boxes, utility boxes and other service facilities required to be accessible from the street should be visually integrated into the development frontage.
- (c) Building services such as external access ways and mechanical, electrical and communications equipment should be integrated in the building to minimise their visual impact, particularly from streets or public open spaces.
- (d) Storage space should be easily accessible to residents.

Explanation

Service areas (e.g. clothes lines, wheelie bin storage) are often unsightly and can generate adverse noise and odours. The screening or location of these areas away from primary views, along with consideration for containment of noise and odours, is important. The configuration of these areas should enable site facilities that are adequately sized, have a practical use and are conveniently located to each residential unit and service providers.

Any service facilities in close proximity to a street or public open space, which cannot be placed elsewhere, need to be concealed or of a complementary design to building and streetscape to minimise the visual impact.

Other building service elements (e.g. drainage pipes, lift plant) can add to the visual clutter of developments and should be integrated within the overall building design or screened, yet allow for servicing access and future additions. This includes external stairs and access decks which should generally be avoided.

Elements which could be added post-completion (i.e. satellite dishes, heat exchangers) should be allowed for through provision of communal facilities at the outset of development or via appropriate provision of space for these additions at a later stage.

The provision of storage space should accommodate a range of recreational and maintenance equipment, particularly those related to children's toys, sports equipment, bicycles and gardening tools, and be positioned as close to their end use as is possible.

(viii) Residential Amenity

- (a) The location, orientation and internal design of residential units should balance outlook and sunlight with the privacy of internal occupants and neighbouring residential units.
- (b) Windows and balconies on upper levels should be orientated and screened to limit direct overlooking of adjacent dwellings, their outdoor living space and the private outdoor living space of other units in the same development.
- (c) Developments are encouraged to provide a variety of unit types and sizes to accommodate a range of households.

Explanation

All residential units should provide a high standard of amenity with regard to size, purpose, layout, acoustic insulation and privacy. This includes the configuration of balconies to minimise views between upper level residential units and down to ground level private spaces.

Residential accommodation in the City needs to cater for a diversity of living types in order to maintain a variety of housing choice and the vitality of the City. This mix of unit sizes could include studio or one bedroom units through to multi bedroom units in detached, semi-detached, terraced or apartment housing types.

(ix) Treatment of Lanes

- (a) Define the identity of, and entrance to, a right of way through both landscaping and built form elements such as location of residential dwellings close to the street or where they are visible from the street.
- (b) Provision of shared vehicle and pedestrian access with no defined footpath.
- (c) Variation in a right of way clearway through design by tightening, extending and terminating views in a lane.
- (d) Provision of permanent passive surveillance for all parts of the lane.
- (e) Establish a consistent character for a right of way with complementary architectural features on the right of way and adjacent buildings.

Explanation

The purpose of providing residential units in close proximity to a right of way entrances is to provide a gatekeeper function, promote activity and provide passive surveillance in the a right of way. The use of landscaping can also act as a visual cue clearly defining their identity and entrance.

Sharing the space between pedestrians and vehicles by not defining footpaths or carriageways promotes awareness of each other's presence in a confined space. This has the effect of reducing vehicle speeds and improving pedestrian safety in a right of way.

Variation in the design of a right of way provides visual interest and can be achieved through variation in width, the location of the elements and landscaping textures thereby ensuring they are not viewed on the same vertical plane or appear overly long.

A safe streetscape can be achieved through design that considers the composition of garages, lofts, carports, uncovered spaces, entrance ways, lighting and landscaping. Design should avoid areas on a right of way and accessways that are not subject to passive surveillance from overlooking first floor dwellings or studio windows and by providing sufficient transparency from private yards to a right of way.

An interesting streetscape can be established through the use of a limited range of complementary architectural features, for example garage doors, fences, and paving. They could be constructed of varying materials to suit each residential unit design and provide variation to the right of way.

#### **15.2.71 Geotechnical Setbacks from Stormwater Facilities**

In the Living G (Highsted) zone, the extent to which specific geotechnical assessment, detailed design of stormwater facilities or ground strengthening of the setback area indicate that setbacks can be reduced. Setbacks must be assessed as appropriate by a Chartered Professional Engineer with competence in geotechnical engineering.

#### **16.0 - Reasons for rules**

Amend clause 16 as follows:

##### **16.1 Living 1, H, RS, TMB, 2, 3, 4A, 4B, 4C and G Zones**

###### **16.1.1 Site density and open space**

These two standards are closely related to one another, and are major determinant of the character of the living areas of the city. (...). In the Living 4C Zone (Avon Loop) an open space standard rather than a site density standard applies to promote the retention of green spaces in this area and to provide certainty as to the degree of spaciousness. Within the Living G (Yaldhurst) and Living G (East Belfast) Zone, an outline development plan, and the Living G (Awatea) (Wigram) (Prestons) and (Halswell West) Zones, an outline development plan, **and the Living G (Highsted) Zone the Outline Development Plan - Upper Styx (R6) and the Highsted Master Plan**, stipulates the density and development principles, including the pattern and location of principal open spaces (the 'green network') to be achieved within that zone.

(...)

In some cases the minimum site size standard has been increased at the boundary with rural land. (...). In other cases site density standards provide for medium - high density development within large greenfield sites enabling greater housing choice and variety. That is the case with the Living G (Yaldhurst) (East Belfast) (Awatea) (Wigram) (Prestons) (Halswell West) Zones. These zones are intended to achieve a comprehensively planned mixture of primarily medium to high-density housing and ancillary commercial activities. **The Living G (Highsted) Zone also provides a comprehensively planned mixed residential environment with ancillary commercial activities. In this zone the Outline Development Plan - Upper Styx (R6) stipulates the pattern of density; this is also shown on the Highsted Master Plan.** These areas are to be closely integrated with the adjoining urban area and its transport and infrastructure networks to better achieve the consolidation objectives and policies for Living zones. \_

However, the overall general pattern set is a progressive increase in building densities toward the central city and toward consolidation focal points.

In accordance with this, the Plan has the following standards.

(a) (...)

(...)

(j) Primarily medium to high density in the Living G (Yaldhurst) and the Living G (East Belfast) Zone, Living G (Awatea) Zone, and the Living G (Wigram) Zone and the Living G (Prestons) Zone and (Halswell West) Zone based on a comprehensive outline development plan integrating transport and open-space networks with the existing adjoining peripheral urban areas. **In the Living G (Highsted) Zone the pattern of density shown on the Master Plan integrates transport, open space and the blue network with adjoining urban areas in general accordance with the Outline Development Plan - Upper Styx (R6).** (...)

#### **16.1.2 Building height and sunlight and outlook for neighbours**

These two standards are closely related to (...) environments, and to some extent, levels of privacy.

(...)

The maximum heights of buildings have been set at levels which are in keeping with the existing general scale and character of the residential areas within the zones and within some special amenity areas. (...). In the Living G (East Belfast) (Awatea) (Wigram) **and** (Halswell West) **and (Highsted)** Zones, height provisions vary depending on the density of development provided for in different parts of the zone. In the Living 3 Zone and the Density A areas in the Living G (Wigram) Zone, the maximum height is lowered for buildings with a low pitched roof both in recognition that at least 2m (...).

### 16.1.3 Street scene

The street scene or setback of buildings from road boundaries is an important determinant of the visual character of the living areas of the city. ...

(...)

In the Avon Loop a range of street scene or setback provisions have been included to reflect the different character, history and outlook from sites. (...). In the Living G (Awatea) **and** (Halswell West) **and (Highsted)** Zones, a range of street scene or setback provisions have also been applied to encourage a variety of living environments to be developed. Smaller setback provisions allow for high density residential development clustered around open space promoting vehicle access from the rear of each property. (...).

(...)

**In the Living G (Highsted) Zone, solid, high screening structures such as fences and walls that are erected on road boundaries of properties have potential to cause adverse visual impacts along with other associated effects such as disconnection and reduction in the potential for passive security. Provisions are provided to ensure a minimum level of visual transparency where screening structures exceed 1.0m in height. There is consideration in the assessment matters for situations where a different type of screening structure may be necessary or appropriate due to the location or orientation of the application site.**

### 16.1.5 Separation from neighbours

A standard separation distance of buildings (...) reflect and enhance the architectural form of buildings.

(...)

The setback is such as to enable efficient and practical use of the remainder of the site, whilst mitigating adverse effects of buildings on adjoining sites. (...). The total length of all accessory buildings on a site is limited to 10.1m in the L3, L4C, Living G (Yaldhurst) (Awatea) (Prestons) **and** (Halswell West) **and (Highsted)** Zones in recognition of the anticipated character and density of these zones and to accommodate three garages side by side. The height of the accessory buildings will also be limited by the recession plane standards in the lower density zones.

(...)

In the Living G (Yaldhurst) (Awatea) (Wigram) (Prestons) **and** (Halswell West) **and (Highsted)** Zones, provision is made for zero building setback from internal boundaries within those areas of the zone identified as catering for developments at 'High Density (a) or

(b)' or 'Density A' respectively, or Density ATC, A, or B and Density A area and residential activities in the Urban Village (Prestons). Such developments may in some circumstances share common party walls, but provisions also enable individual dwellings to be contemplated at these higher densities. In such cases, a limit is placed on the extent of the length of walls on intervening boundaries along such adjoining sites, so as to enable a more open outlook and visual amenity to be provided. Where adjoining sites in areas of different density (medium/high) area involved, while zero building setback is still enabled in the higher density area, provision is made for the more stringent of the relative recession plane requirements to apply to buildings in the intervening boundary with the higher density site, so as to ensure a reasonable visual transition between such neighbouring properties.

#### **16.1.12 Outdoor living space**

A minimum area and shape of outdoor (...) compromise the use and purpose of that space.

(...)

A progressively smaller amount of outdoor living space is required for residential units in the Living 2, 3, 4A, 4B, 4C, G (Yaldhurst) (East Belfast) (Awatea) (Wigram) (Prestons) ~~and~~ (Halswell West) and (Highsted) Zones, reflecting the likely size of the units erected in the respective zones and the consequent likely occupancy levels. At Riverlea Estates, (...)

The alternative provision of a balcony is offered for residential units in the Living 2, G (Yaldhurst) and G (Wigram) and the Living G (Prestons) Zones without rooms on the ground floor. This reflects the practical difficulties for residents of such units of using outdoor living spaces at ground level and the unlikelihood that such spaces would be used. For the Living G (Awatea) ~~and~~ (Halswell West) and (Highsted) Zones, the requirement for an outdoor living space provides for important public/private interface and interaction between the street and private property. The purpose is to achieve good urban design outcomes by promoting outdoor activity and interaction at street level and avoiding a predominance of hard stand areas and building.

#### **16.1.24 Retailing**

Retail activities on a site are considered to be a (...) incompatible with a residential area.

(...)

Exemption from this standard is provided for certain sites in the L4C Zone (Avon Loop) in recognition of the history and location of these sites and the capacity of the immediate environment to absorb the effects of limited non-residential activity. In addition, in the Living G (Yaldhurst), Living G (Awatea) and Living G (Wigram) and the Living G (Prestons) Zones, provision is made for retail activity in that part of the zone shown as 'Commercial' in Appendix 3N Development plan (Yaldhurst), Business 1 in Outline Development Plan

(Awatea) (Appendix 3T, Part, Volume 3), ~~for those zones~~ and Urban Village/Commercial, Commercial, Commercial A & B in Appendix 3V/1 Outline Development Plan, and Town Centre in Appendix 3U/1 Outline Development Plan (Wigram) Part 2 Volume 3, and Business 1 in Outline Development Plan (Halswell West) (Appendix 3W, Part 2 Volume 3) and neighbourhood centre/business node (Business 1) in Master Plan (Highsted) (Appendix 3Z, Part 2 Volume 3) for those zones. While Business 2 Zone and Business 1 rules are to apply in ~~that those~~ areas, they have been retained within the overall Living G (Yaldhurst) and Living G (Prestons) Zones so as to distinguish the scale and extent of their essentially local retail function from District centres elsewhere in the City.

#### **16.1.26 Scale of activity and site size**

These standards are closely related to one another and (...), rather than non-residential, activity.

In recognition of the generally smaller residential site sizes in the Living 4 Zones, Living G (Awatea), ~~and~~ Living G (Wigram), ~~and~~ Living G (Halswell West) and Living G (Highsted) Zones, a smaller maximum site size has been specified. For the lower density living zones (Living 1A, 1B, 1D, HA and HB) the standards are different reflecting the more sensitive nature of these zones. There is no standard (...).

#### **16.1.64 Geotechnical Setbacks – Living G (Highsted) zone**

Changes in ground level at the edge of stormwater facilities could result in a degree of lateral spread of the ground during earthquakes.

To mitigate against this possibility, the Master Plan (Highsted) and subdivision consent plans must incorporate setbacks between buildings and structures and key stormwater facilities. These setbacks may be reduced on a restricted discretionary resource consent application, if the assessment criteria in 15.2.71 can be met. Once agreed, setbacks are to be implemented via building line restrictions registered on titles.

Insert in Volume 3: Part 2 Living zones new Appendix 3Z – Master Plan (Highsted). See attached Appendix.



### **Volume 3: Part 3, Business Zones**

Insert new rules in **Section 3.4 Development standards - Business 1 and 2 Zones** as follows:

#### **3.4.8 Residential activities - Outline Development Plan (Awatea)(Appendix 3T, Part 2) and (Halswell West)(Appendix 3W, Part 2) and Master Plan (Highsted)(Appendix 3Z)**

In the Business 1 Commercial Area, as identified on Outline Development Plan (Awatea)(Appendix 3S, Part 2) and (Halswell West)(Appendix 3W, Part 2) and Master Plan (Highsted)(Appendix 3Z, Part 2) residential activity shall not be located on the ground floor of any building.

#### **3.4.9 Urban design and amenity for development in the Business 1 Commercial Area - Outline Development Plan (Awatea)(Appendix 3T Part 2), and (Halswell West)(Appendix 3W, Part 2) and Master Plan (Highsted)(Appendix 3Z, Part 2)**

The erection of new buildings, and additions exceeding 100m<sup>2</sup> in floor area to existing buildings, shall be a restricted discretionary activity, with the exercise of the Council's discretion limited to the design and amenity of the site and development thereon.

Insert new rule in **Section 3.5 Community standards – Business 1 and 2, and 2P (Fendalton Mall) Zones**

#### **3.5.8 Special provision – Highsted Business 1 Commercial Area Land and/or buildings shall be made available to accommodate a Business 1 Commercial Area of 2,000m<sup>2</sup> gross floor area in the location shown on the Highsted Master Plan and Outline Development Plan – Upper Styx (R6).**

Insert new assessment matters in **Part 3 Business Zones: Section 6 Assessment matters for resource consents** as follows:

#### **6.3.16 Design and amenity for development in the Business 1 and Community Footprint Area - Outline Development Plan (Halswell West)(Appendix 3W and 3W(a), Part 2) and in the Business 1 Commercial Area on Master Plan (Highsted)(Appendix 3Z)**

- (a) The quality of architectural treatment of main elevations including building design, architectural features and details, use of colour and building materials.
- (b) The extent to which active rooms are positioned in relation to the street to maximise passive surveillance.

(c) The extent to which tree planting, including species, height and calibre achieves a high quality landscaping outcome and mitigates adverse visual effects and scale of commercial buildings and business activities.

(d) The extent to which landscaping is used in preference to sealed areas, solid fencing and walls along road boundaries.

(e) The position of security fencing to reduce the dominance of the streetscape and avoid compromising landscape areas.

(f) The extent to which any signage on buildings is integrated with a buildings' architectural details.

(g) The extent to which the location of outdoor storage, loading, and parking areas are located behind buildings away from public areas.

(h) The extent to which measures are used to minimise stormwater runoff and potable water use from buildings and sites such as rainwater collection tanks, permeable paving, rain gardens and swales.

#### **6.3.17 Residential Activities - Outline Development Plan (Halswell West) and Master Plan (Highsted)**

(a) The impact of any additional residential accommodation on the ability of existing or future permitted commercial activities to operate or to establish without undue constraint.

(b) The effects of establishing any residential accommodation on the amenity, safety and convenience of on-site residents, having regard to existing or future potential business activities.

(c) The effect of any residential buildings or units on the development scope of the site or adjoining sites.

(d) Any beneficial effects of residential units as a buffer for adjoining living, rural, cultural, conservation or open space zones, while still permitting commercial development on the site or adjoining sites.

(e) The site layout, building specifications, nature and/or purpose of the proposed residential accommodation, and the need or likely demand for residential accommodation of that kind in the general area.

Insert new **Reasons for Rules in Part 3 Business Zones: Section 7** as follows.

#### **7.1.15 Residential activities - Outline Development Plan (Awatea) ~~and~~ (Halswell West) and Master Plan (Highsted)**

A limitation has been imposed on residential units seeking to establish in this commercial area. Residential activity is permitted to establish above a commercial activity. There is a shortage of commercially zoned land available for the establishment of retail and

convenience type shopping in south west **and north west** Christchurch. The purpose of this rule is to ensure that the Business 1 zoned land is primarily developed for commercial purposes thereby serving the day-to-day convenience needs of the community, as well as promoting the opportunity for mixed use development to occur.

**7.1.17 Design and amenity for development in the Business 1 and Community Footprint Areas Area - Outline Development Plan (Halswell West) and Master Plan (Highsted)**

In the Business 1 and Community Footprint Areas at the Halswell West area **and in the Business 1 Commercial Area Master Plan (Highsted)** all new buildings, alterations or additions requires resource consent as a restricted discretionary activity with the Council's discretion limited to the design and amenity of the development. This provision has been inserted to address concerns over the quality of development occurring in close proximity to areas of high density residential development and/or areas of significant open space. This provision includes assessment matters to act as guidance for developers and for those assessing applications, as to the appropriate level of amenity anticipated for commercial development in this area

**7.1.28 Special provision – Highsted Business 1 Commercial Area**

**This standard requires a small scale commercial area to be made available in the location shown on the Highsted Master Plan consistent with the Outline Development Plan – Upper Styx (R6). The scale and location of this commercial area is intended to meet the day-to-day commercial needs of the local community while maximising accessibility and amenity.**

**Volume 3: Part 13, Transport**

**Clause 2.2.1 Parking Space Numbers**

Amend **Table 1b. Minimum parking required in all other zones**, as follows:

Insert below "**Residential activities generally**": -

Living G <b>(Highsted)</b> Zone: residential area only.	For a site of 400m <sup>2</sup> or less: 1 car-parking space , otherwise 2 spaces/unit	N/A	Nil	
---	---	-----	-----	--

**Volume 3: Part 14, Subdivision**

**Part 14, 1.0 Statement**

Add to the 'Guide to using these rules' steps 3-6 as follows:

(...)

Step 4 If the proposed subdivision complies with all of the relevant critical and development standards and is not specified as a prohibited activity, it shall be a controlled activity, subject to conditions relating to any relevant matters set out in Clauses 4-~~30~~ 32.

Step 5 If the subdivision does not comply with any one or more of the relevant development standards in Clauses 4-10, 12, 14, 17-~~30~~ 32 or the community standards in Clause 18 -~~30~~ 32, application must be made for a resource consent, assessed as a discretionary activity, but only in respect to the matter(s) not complied with, except that any application for an activity under Rule 27.2.2 shall be assessed as a fully discretionary activity.

Step 6 If the subdivision does not comply with any one or more of the relevant critical standards in Clauses 4, 5, 7 or 17-~~30~~ 32, then application must be made for a resource consent, assessed as a non complying activity.

Step 7 No application can be made for a subdivision which is a prohibited activity under the relevant provisions of Clauses 4, 6, 7 or 18 – ~~30~~32.

(...)

Amend **Rule 5.2.4 New Roads in 5.2 Development standards – Property Access** as follows

**5.2.4 New roads**

All new roads shall be laid out, constructed and vested in accordance with the standards set out in Appendix 5, except that

(a)(...)

(b) where the road is within the area of land to which the Master Plan (Highsted) in Appendix 3Z, Part 2, Volume 3 applies, then the cross-sections detailed in Appendix 3ZA shall apply in place of the requirements of Appendix 5 should there be any conflict.

Insert after Clause 31 the following:

**32.0 Subdivision in the [Outline Development Plan – Upper Styx (R6) area and] Living G (Highsted) zone**

**32.2 Development Standards – Subdivision in the Living G (Highsted) zone**

**32.2.1 Density A Residential Area. Comprehensive subdivision and land use development**

**Any subdivision shall be accompanied by comprehensive building and allotment design detailing the nature, character, scale and form of development associated with proposed allotments and shall be a restricted discretionary activity with the Councils' discretion limited to the design and layout of the subdivision and associated land-use development.**

**For the purpose of this rule, associated land use development means:**

- **Buildings, including accessory buildings;**
- **Driveways and entrances;**
- **Fences and gates;**
- **Landscaping;**
- **Pedestrian paths and entrances;**
- **Shared access ways and lanes;**
- **Outdoor living areas;**
- **On-site car parking;**
- **Lighting**
- **Service areas;**
- **Utilities.**

**32.2.2 The Business 1 zone subdivision rules shall apply to subdivision in the area shown as Business 1 Commercial Area on the Master Plan (Highsted) (Appendix 3Z, Part 2).**

**32.4 Critical Standards – Living G (Highsted) zone**

**32.4.1 Special Provision - Allotment with existing building**

**The net area provisions in 14.5.1 shall not apply, where a larger allotment is to be created that includes the existing building on Pt Lot RS1600 (266 Highsted Road CFR CB29B/808), and a subdivision concept plan is able to demonstrate that a feasible future subdivision (inclusive of all legal access) that gives effect to 14.5.1, can take place on that larger allotment.**

**32.4.2 Allotment sizes - Residential activity**

No allotment, vacant at the time of subdivision, shall be created such that it is unable to accommodate a rectangle of the dimensions specified below:

Density C     16m x 16m

Density B     10m x 10m

Density A     6m x 8m

Notwithstanding the above, minimum allotment dimensions shall not apply to allotments created for access, utilities, roads, open space and/or reserves.

#### 32.4.3 Stormwater

Any subdivision shall control stormwater in accordance with the Styx River/Purakaunui Area Stormwater Management Plan.

#### 32.4.4 Site Contamination

Any subdivision of land for residential purposes shall include an assessment which identifies and confirms the nature of any contamination of the land as well as specifying what remediation actions are required to ensure that the land is suitable for residential occupation.

#### 32.4.5 Geotechnical Assessment and Remediation

Any subdivision of land for residential purposes shall include site specific deep investigations of ground conditions to at least the densities set out in Ministry of Business Innovation and Employment guidelines on the investigation and assessment of subdivisions (September 2012).

#### 32.5 Information to be supplied with subdivision consent

- (a) Information that illustrates how the proposed subdivision accords with the Highsted Master Plan (Appendix 3Z, Part 2):
- (b) Information to show the staging of development including the location of structural elements identified in the Master Plan (Highsted) and takes account of the need to prevent clogging of soakage basins with sediments associated with construction.
- (c) Location of high, medium and low density sites.
- (d) Measures to be taken to reduce dust emissions (if any).
- (e) Appropriate remedial and/or site management measures to make land suitable for residential purposes in the event soil contamination is identified.

- (f) Appropriate geotechnical assessment to meet MBIE guidelines, and a description of methods which will be adopted to address the risk of liquefaction.
- (g) For comprehensive subdivision and associated land use development in Density A residential areas, building design information detailing how buildings are to satisfy the assessment matters detailed in Level 2 of 32.6 Design and Layout.

### 32.6 Assessment matters for subdivision - Living G (Highsted) Zone

#### General matters

General matters set out expectations for design of new residential development. They provide an assessment framework for consenting officers and expert advisers when considering resource consent applications.

General matters allow for assessment to be undertaken of each development on a case by case basis. This allows flexibility of design whilst controlling developments to avoid poor design. It is expected that as a minimum, developments will fulfil the matters that are 'shoulds', except where some competing or conflicting design objectives arise, in which case compromises may have to be made between assessment matters to achieve a better overall balance of development outcomes.

Under each section heading a brief explanation provides additional information on meaning and intent behind the assessment matters. Applicants are also encouraged to provide written and graphic evidence of their design rationale to accompany site specific proposals.

Any proposal shall be assessed against the extent to which the development achieves the following principles:

#### Level 1 – All Density areas

##### Design and Layout

- (a) The extent to which subdivision can accommodate the land use and built form and layout anticipated for the land in the Highsted Master Plan and the Living G (Highsted) policies at Sections 10 and 11, Volume 2 of the City Plan.
- (b) The extent to which the orientation, size and shape of allotments enables appropriate housing forms to establish that are reflective of the density area in which they are located.
- (c) The extent to which the orientation, size and shape of allotments establishes connectivity with prominent vistas and view shafts.



- (d) The extent to which crime prevention through environmental design (CPTED) principles have been included in the design, orientation, size and shape of allotments, the provision of hard and soft landscaping, and the location of street lighting.
- (e) The extent to which the overall design, orientation, size and shape of allotments encourages the minimisation of energy use.
- (f) The ability to minimise the impact of access and garages on the streetscape through subdivision design. In higher density areas, to minimise the extent of vehicle crossings and/or garages that face the street and to maximise building frontage and on-street parking, regard should be had to
- (g) Avoiding extensive use of rear lots
- (h) The use of rear lanes (via access lots, rights of way or legal road) particularly for narrow terrace housing lots.
- (i) The use of shared access (via access lots or rights of way).
- (j) The application of appropriate lot dimensions and sizes to prevent the creation of long monotonous facades.
- (k) Avoiding the widespread use of cul-de-sacs. Any cul-de-sacs should be short and relatively straight.
- (l) Street blocks should maximize the permeability of the movement network within the Master Plan (Highsted), particularly in relation to pedestrian movements.
- (m) The ability of subdivision to add to the diversity of housing types as appropriate for the Density Area.
- (n) The extent to which the average allotment size in the subdivision application will contribute to an overall minimum yield of 15 households a hectare in the Outline Development Plan area as a whole.

#### Connectivity

- (a) The extent to which the proposal will be in general accordance with the movement network within the Master Plan (Highsted)(Appendix 3Z, Part 2).
- (b) The extent to which both the green network and pedestrian/cycle connections within the Master Plan share space and inter-relate.

#### Roading

- (a) The extent to which the roading layout supports a functional hierarchy of streets.
- (b) The extent to which the roading layout achieves a well-connected and highly permeable movement network.
- (c) The extent to which the roading layout integrates in a practical and functional manner with the adjoining existing road network and the road network on proposed or concurrent subdivision consent applications.

- (d) The extent to which the proposed cross sections contribute toward achieving an environment that is compatible with each street's function.
- (e) The extent to which space is provided for cyclists and cycling is encouraged by the cross section design.
- (f) The account taken of pedestrian movement and continuity of walking facilities within the development.
- (g) The extent to which the roading layout supports walking to bus stops and/or key community facilities.
- (h) The opportunities for tree and amenity planting provided and the extent to which amenity features have been incorporated into each street.
- (i) The appropriateness of the legal road width to accommodate the proposed cross-section design.
- (j) The ability of the legal road width to accommodate a future change in the function of the street (where applicable).
- (k) The ability of the street to accommodate public transport services and the provision of bus stops, where appropriate.
- (l) The extent to which new roads make adequate provision for vehicle movements, car parking and property access.
- (m) The extent to which stormwater management features are incorporated into the road stormwater treatment design, where appropriate.

#### Public open space

- (a) The extent to which the proposal will be in general accordance with the green network within the Master Plan (Highsted)(Appendix 3Z, Part 2).
- (b) The extent to which the proposal supports the Open Space Strategy (2010) in particular through the provision of integrated, well distributed and sized neighbourhood park(s), recreational park(s), amenity strips and landscaping areas.
- (c) Landscape design is encouraged to use endemic or locally appropriate plants, including those that minimise water and maintenance requirements, promotes biodiversity and healthy ecosystems, such as those plants in the species list at Appendix 2B to Part 14.
- (d) In the riparian parks landscaping areas shown on the green network within the Master Plan all planting should be native species selected from the species list included in Appendix 2B, Part 14 - Plant Species for Living G (Highsted) Zone.
- (e) In the recreation reserve landscaping area shown on the green network within the Master Plan all planting should be from the species list included in Appendix 2B, Part 14 - Plant Species for Living G (Highsted) Zone and comprise at least 60% native species.

- (f) Landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views and should not contain species that are able to reach a size at maturity, that would require the plant's removal to maintain amenity on the site.
- (g) Landscaping along the road boundary or adjacent to public open spaces should not be planted where it will interfere with the operation, repair or maintenance of underground infrastructure.

#### Street Trees

- (a) The extent to which trees are proposed to be accommodated within the legal road reserve.
- (b) The provision of trees intended to provide a high level of visual amenity.
- (c) The provision of trees which recognise the context and scale of the area in which they are located and the significance of the road in the roading hierarchy.
- (d) The provision of appropriate indigenous trees from Part 14, Appendix 2B - Plan species for Living G (Highsted) Zone to achieve at least 50% indigenous street trees within the zone.

#### Stormwater

- (a) Measures adopted so as to ensure the protection of groundwater quality including treatment of discharges from roads and sealed car parking areas.
- (b) The extent to which alternative treatments may be available.
- (c) The contribution made by the stormwater facilities layout and design to the visual amenity of the immediate area.
- (d) The ability to capture and treat stormwater on site.
- (e) The extent to which the proposal will be in general accordance with the blue network within the Master Plan.
- (f) The extent to which the proposal will be in general accordance with the Styx River/Puruakanui Area Stormwater Management Plan.
- (g) The extent to which the proposal incorporates stormwater management infrastructure to provide appropriately for the control of the stormwater during the period of construction.

#### Street Scene

- (a) The extent to which lot design and orientation will allow buildings to address the street.
- (b) The extent to which consideration has been given to the potential use of back lanes for vehicle access in subdivision layout.

### Mix of Densities

- (a) The extent to which the application clearly identifies and meets the density ranges specified in the Outline Development Plan – Upper Styx and the Master Plan.

### Sanitary Sewer

- (a) The extent to which the subdivision will necessitate the construction of more than one wastewater pumping station.

### Unanticipated Discovery of Archaeological Sites

- (a) The extent to which the requirement for an unanticipated discovery of archaeological sites protocol should be included in any subdivision consent for site works associated with the consent.
- (b) The need to notify developers of their obligations under the Historic Places Act 1993.

### Tangata Whenua cultural values

- (a) The extent to which Tangata Whenua values have been taken into account in the design and construction methodology for any proposed subdivision.
- (b) The extent to which the application provides for other Tangata Whenua related objectives, policies, rules and methods within the City Plan and other relevant iwi management plans.

### Level 2 - Density A areas

For comprehensive subdivision and associated land use development in Density A residential areas, the extent to which building and site development will achieve the following:

- (i) Site and context
  - (a) Developments should consider local environmental conditions including but not limited to the position of the sun and prevailing winds.
  - (b) Developments are encouraged to support any prominent vistas and view shafts.
  - (c) Developments are encouraged to provide a high degree of passive surveillance.
  - (d) The extent to which high density sites are located to provide convenient access to public transport routes, a local commercial centre, Tulett Park and/or neighbourhood parks.

### Explanation

Proposals will need to demonstrate how the development responds to constraints and opportunities within and beyond the site. Developments should consider amenity for residents, neighbours and the wider community.

Christchurch's climate is temperate with distinctive weather patterns (e.g. prevailing winds and cool, damp winters). Building design should respond to these conditions to ensure comfort for residents. Subdivision and building design should allow for utilisation of passive solar energy.

In higher density residential areas, in particular in respect of shared access ways and lanes, consideration should be given to the provision of passive surveillance. This can be achieved by locating first floor dwellings, windows and balconies that overlook access ways and lanes.

The location of high density areas close to public transport routes, a local commercial centre, Tulett Park and/or neighbourhood parks is central to the integrated, attractive and sustainable living environment identified by the Outline Development Plan – Upper Styx and the Highsted Master Plan.

(ii) Relationship with street, lanes and public open spaces

- (a) The appropriateness of the depth and consistency of setback from the road boundary taking into account the set back from the road boundary of buildings on adjacent sites.
- (b) Buildings should be oriented toward the street and positioned close to the road boundary.
- (c) Developments should place active areas of buildings, such as habitable rooms and entrances, along the street and public open spaces, particularly at ground level.
- (d) Buildings should have pedestrian entrances that are identifiable, well-articulated and directly accessible from the street or, in the case of rear units, shared access ways.
- (e) Facades of buildings facing the street should have a high degree of glazing that is evenly distributed.
- (f) Fences and landscaping along the road boundary or adjacent to public open spaces should not obstruct ground level views.
- (g) Fences should complement the building design.
- (h) Building design and location provide opportunities for passive surveillance particularly in relation to shared access ways and lanes.

Explanation

Boundary treatments have an impact on adjacent streets and public open spaces. A coordinated approach to buildings, landscaping and boundary edges is important to help set the overall appearance for the neighbourhood. It is also important that developments enhance the definition of the street through the continuity of the

building edge and height to promote a sense of enclosure and establish a comfortable, well-structured public space. Minor modulation and variance of the building frontage is acceptable to retain site features or avoid architectural monotony, provided that the overall continuity of the frontage is not compromised.

The positioning of main entrances and primary activities (e.g. habitable rooms) along street frontages and public open spaces increases pedestrian safety, visual interest and social interaction. This is most effective at ground level where views and access points are most direct. Large windows and balconies will maximise the opportunities for surveillance of the street, lanes and public open spaces. Generally, a minimum of 25% glazing across these building frontages is envisaged.

Streets, lanes and public open spaces, front fences, walls and gates should discourage illegitimate entry but maximise surveillance and safety. The location of fully private outdoor living spaces or dense planting along road boundaries and reserves is discouraged.

Fences should complement the development and avoid inappropriate materials like razor wire or broken glass.

(iii) Corner sites

(a) Buildings on corner sites should orientate toward all adjacent streets and public open spaces and emphasise these corners.

(b) Pedestrian entrances are encouraged to be located along main pedestrian routes.

Explanation

Poor building location and design at street corners can undermine the overall structure and legibility of an urban area. Poor building location and design of buildings at corner sites can result in visual imbalance and disinterest of built form when forming a relationship with multiple street frontages. Corner sites are important as they orientate people and aid decision making for those moving around a neighbourhood, particularly when viewed across a public open space or at the end of a street.

Primary pedestrian entrances should be located along main pedestrian routes linking to key destinations to help improve their safety and vitality.

(iv) Building form and articulation

(a) Buildings should be of a domestic scale.

(b) Buildings in series should avoid excessive repetition of building forms.

(c) Buildings should avoid facades and elevations whose length or bulk is visually excessive or blank.

- (d) Roofs should be designed to limit continuous ridgelines and minimise the visual bulk of a building.
- (e) The separation of buildings on sites is encouraged to reduce perceived building bulk.
- (f) Architectural features and a variety of materials and colours are encouraged to provide human scale and visual interest.

#### Explanation

Accepting a variety of building styles, developments should have facade lengths and separation between buildings that create and maintain a high degree of amenity. Overly repetitive building forms ought to be avoided with the design of each building creating a distinctive and varied environment.

Blank facades, particularly those facing the street or open spaces, can be avoided through the addition of architectural features (i.e. entrance porches, bay windows and shade screens) which provide relief, texture or colour. Architectural features, integrated roofs and landscaping can all contribute to breaking up and softening the visual bulk of a development. Separating large buildings to allow views through sites can make new development less intrusive, particularly for neighbours. A general rule for the maximum length of a building facade is 15m before a recess of at least two metres or separation of buildings is needed.

Developments are encouraged to use high quality, durable materials and fixings. Use of these materials and fixings will contribute to reduced maintenance costs and responsibilities for residents and foster a sense of ownership by residents.

- (v) Landscaping and site amenity
  - (a) Car parking, garages, side boundaries, shared access ways, lanes and service areas should be softened by landscaping.
  - (b) Lighting, planting, fences and other structures on sites and shared accessways, lanes and service areas should be designed to maximise safety of occupants and visitors.
  - (c) For lanes and shared accessways, fences and gates at the rear of properties should provide varying degrees of solidity and transparency, while maximising occupants' safety and providing opportunities for passive surveillance.

#### Explanation

Safety is a key consideration throughout developments and should conform to Crime Prevention Through Environmental Design (CPTED) principles. A clear hierarchy of spaces, from public through to private, with well-defined transitions between them and no "left-over" spaces, need to be established in developments.

Fencing and soft and hard landscaping should be designed in a way that does not prevent informal surveillance of lanes, common or public areas and maintains clear sightlines by avoiding blind corners, hiding places or dark recesses.

Lighting for safety and amenity purposes should be an integral part of the development that is carefully designed and positioned to light all common areas and building entrances without creating a nuisance for adjoining properties. A balanced landscape coverage adds to the Garden City image and the visual outlook of residents and neighbours. Vegetation softens building bulk and boundary fencing, breaks up large paving areas and improves screening for privacy. Use of deeper planting borders allows for larger vegetation, including trees.

Use of locally appropriate plants is encouraged to enhance the neighbourhood character and establish planting which is robust and easily maintained in local climatic conditions. The use of locally sourced native plants is encouraged to promote indigenous biodiversity.

(vi) Outdoor Living Spaces

- (c) Outdoor living spaces should be located on sites in a way that will optimise useable space and provide a pleasant outlook for unit occupants.
- (d) Private outdoor living spaces, including balconies and terraces, should link directly to main living areas in the residential unit.

Explanation

The sensitive location and screening of outdoor living spaces, including balconies and terraces, is important to maximise the solar aspect and shelter from predominant winds.

It is important that outdoor living spaces are accessible and complementary to the main living areas in each unit. Linking outdoor and indoor living areas together encourages their use, improves outlook and provides greater flexibility for smaller private spaces.

Where communal spaces are provided, they should be easily accessible from each unit, while minimising disturbance to adjacent residents. Where possible, they should offer an area of open space that is sited and developed to provide a positive amenity outlook for residents.

Communal spaces should be of a size and dimensions that is appropriate to the total number of residential units and residents in the development and incorporate facilities that make them attractive, inviting and safe to use (e.g. outdoor seating area, barbecue area, play area, tennis court), while being cost-effective to manage and maintain.



(vii) Service Areas and Utilities

- (a) Service areas should be positioned in a development to minimise adverse visual, noise or odour amenity effects and to enable practical use.
- (b) Rubbish storage areas, letter boxes, utility boxes and other service facilities required to be accessible from the street should be visually integrated into the development frontage.
- (c) Building services such as external access ways and mechanical, electrical and communications equipment should be integrated in the building to minimise their visual impact, particularly from streets or public open spaces.
- (d) Storage space should be easily accessible to residents.

Explanation

Service areas (e.g. clothes lines, wheelie bin storage) are often unsightly and can generate adverse noise and odours. The screening or location of these areas away from primary views, along with consideration for containment of noise and odours, is important. The configuration of these areas should enable site facilities that are adequately sized, have a practical use and are conveniently located to each residential unit and service providers.

Any service facilities in close proximity to a street or public open space, which cannot be placed elsewhere, need to be concealed or of a complementary design to building and streetscape to minimise the visual impact.

Other building service elements (e.g. drainage pipes, lift plant) can add to the visual clutter of developments and should be integrated within the overall building design or screened, yet allow for servicing access and future additions. This includes external stairs and access decks which should generally be avoided.

Elements which could be added post-completion (i.e. satellite dishes, heat exchangers) should be allowed for through provision of communal facilities at the outset of development or via appropriate provision of space for these additions at a later stage.

The provision of storage space should accommodate a range of recreational and maintenance equipment, particularly those related to children's toys, sports equipment, bicycles and gardening tools, and be positioned as close to their end use as is possible.

(viii) Residential Amenity

- (a) The location, orientation and internal design of residential units should balance outlook and sunlight with the privacy of internal occupants and neighbouring residential units.

- (b) Windows and balconies on upper levels should be orientated and screened to limit direct overlooking of adjacent dwellings, their outdoor living space and the private outdoor living space of other units in the same development.
- (c) Developments are encouraged to provide a variety of unit types and sizes to accommodate a range of households.

**Explanation**

All residential units should provide a high standard of amenity with regard to size, purpose, layout, acoustic insulation and privacy. This includes the configuration of balconies to minimise views between upper level residential units and down to ground level private spaces.

Residential accommodation in the City needs to cater for a diversity of living types in order to maintain a variety of housing choice and the vitality of the City. This mix of unit sizes could include studio or one bedroom units through to multi bedroom units in detached, semi-detached, terraced or apartment housing types.

(ix) **Treatment of Right of Ways**

- (a) Define the identity of, and entrance to, a right of way through both landscaping and built form elements such as location of residential dwellings close to the street or where they are visible from the street.
- (b) Provision of shared vehicle and pedestrian access with no defined footpath.
- (c) Variation in a right of way clearway through design by tightening, extending and terminating views in a lane.
- (d) Provision of permanent passive surveillance for all parts of the right of way.
- (e) Establish a consistent character for a right of way with complementary architectural features on the right of way and adjacent buildings.

**Explanation**

The purpose of providing residential units in close proximity to a right of way entrances is to provide a gatekeeper function, promote activity and provide passive surveillance in the a right of way. The use of landscaping can also act as a visual cue clearly defining their identity and entrance.

Sharing the space between pedestrians and vehicles by not defining footpaths or carriageways promotes awareness of each other's presence in a confined space. This has the effect of reducing vehicle speeds and improving pedestrian safety in a right of way.

Variation in the design of a right of way provides visual interest and can be achieved through variation in width, the location of the elements and landscaping textures thereby ensuring they are not viewed on the same vertical plane or appear overly long.

A safe streetscape can be achieved through design that considers the composition of garages, lofts, carports, uncovered spaces, entrance ways, lighting and landscaping. Design should avoid areas on a right of way and accessways that are not subject to passive surveillance from overlooking first floor dwellings or studio windows and by providing sufficient transparency from private yards to a right of way.

An interesting streetscape can be established through the use of a limited range of complementary architectural features, for example garage doors, fences, and paving. They could be constructed of varying materials to suit each residential unit design and provide variation to the right of way.

### 33.0 Reasons for Rules

Amend **Reasons for Rules** as follows:

#### **33.8 Stormwater**

The reason for these rules is to deal with the need to provide an outfall for stormwater and an adequate reticulation system to dispose of it. The primary reason is to avoid adverse effects on adjoining land if stormwater disposal is inadequate. There is also the need to control the effects of stormwater disposal on the quality of surface water.

The rules also enable sufficient measures to be required for dealing with the control of sediment, contaminants and litter which may accumulate in stormwater systems upon the development of land.

In the Living G (Highsted) Zone stormwater management is to take place in accordance with the Styx River/Purakaunui Area Stormwater Management Plan to ensure a catchment wide approach is undertaken to achieve sustainable outcomes.

#### 33.24 Site Contamination

...

In the Living G (Highsted) Zone past and present horticultural and commercial activities have the potential result in site contamination if not probably managed. Before residential activities are established it is appropriate to identify the suitability of the land for this activity and, where discovered, appropriate remediation measures to make the land fit for purpose. This is consistent with the requirements of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (2011).

#### 33.39 Special Provision - Allotment with existing building - Living G (Highsted) Zone

Special provision is made in relation to the existing building on Pt Lot RS 1600 held in Computer Freehold Register CB20B/1355 to allow the building to be located within a larger allotment in recognition of existing infrastructure, its size and surrounding curtilage. This special provision is on the basis that the larger allotment is capable of being further subdivided to be consistent with the net density areas specified in Clause 14.5.1. This enables the provision of higher densities to be provided in the future to create a compact urban area while providing for the most sustainable use of existing infrastructure assets in accommodating urban growth consistent with Chapter 6 of the RPS as amended by the LURP.

#### 33.40 Density A Residential Area. Comprehensive subdivision and land use development – Living G (Highsted) Zone

Provision is made to enable the consideration of the urban design and appearance of future development on proposed allotments in Density A residential areas at time of applying for subdivision. This approach will ensure that subdivision of land into separate allotments and the development anticipated to establish there is designed and co-ordinated in a comprehensive and integrated manner. It is expected this will achieve good quality urban design outcomes anticipated in the higher density residential environment. In addition, providing the opportunity for consideration of buildings and site development at time of subdivision is anticipated to result in a reduction in application processing times. However, the ability remains to apply for subdivision consent separate from land use consent that can be applied for at a later date.

#### 33.41 Geotechnical Assessment and Remediation – Living G (Highsted) Zone

Residential lots in new subdivisions must meet the performance standards set out in the Ministry of Business and Innovation and Employment guidance for Technical Category 1 compliant building platforms unless this is not practical or economic, in which case Technical Category 2- compliant platforms must be provided. This is likely to require subdivision-wide ground remediation at least for Technical Category 3 land, e.g. excavation of a minimum 2 metres in depth, disposal and replacement with granular fill or cement mixed soil. Technical Category 2 land will likely require enhanced foundation solutions e.g. waffle slabs.

Insert new Appendix as follows:

Volume 3 Section 14

**Appendix 2B - Plant species for the Living G (Highsted) Zone**

**LARGE NATIVE TREES**

<i><u>Elaeocarpus dentatus</u></i>	<u>hinau</u>
<i><u>Podocarpus totara</u></i>	<u>totara</u>
<i><u>Prumnopitys taxifolia</u></i>	<u>matai, black pine</u>

**LARGE EXOTIC TREES (Streets and Parks)**

<i><u>Acer campestre</u></i>	<u>field maple</u>
<i><u>Alnus cordata</u></i>	<u>Italian alder</u>
<i><u>Fagus sylvatica</u></i>	<u>'Purpurea' copper beech</u>
<i><u>Liriodendron tulipifera</u></i>	<u>tulip tree</u>
<i><u>Platanus orientalis</u></i>	<u>"Autumn Glory" plane tree</u>
<i><u>Quercus coccinea</u></i>	<u>scarlet oak</u>
<i><u>Quercus rubra</u></i>	<u>red oak</u>
<i><u>Tilia cordata</u></i>	<u>small-leaved lime</u>
<i><u>Ulmus carpinifolia</u></i>	<u>smooth-leaved elm</u>
<i><u>Ulmus glabra</u></i>	<u>wych elm</u>

**TREES & TALL SHRUBS**

<i><u>Coprosma lucida</u></i>	<u>shining karamu</u>
<i><u>Coprosma robusta</u></i>	<u>Karamu</u>
<i><u>Cordyline australis</u></i>	<u>ti kouka, cabbage tree</u>
<i><u>Griselinia littoralis</u></i>	<u>broadleaf, kapuka</u>
<i><u>Hoheria angustifolia</u></i>	<u>narrow-leaved lacebark</u>
<i><u>Kunzea ericoides</u></i>	<u>kanuka</u>
<i><u>Leptospermum scoparium</u></i>	<u>manuka</u>
<i><u>Olearia paniculata</u></i>	<u>akiraho, golden akeake</u>
<i><u>Pittosporum eugenioides</u></i>	<u>tarata, lemonwood</u>

*Pittosporum tenuifolium*

Kohuhu, black matipo

*Plagianthus regius*

manatu, lowland ribbonwood

*Pseudopanax crassifolius*

lancewood, horoeka

*Sophora microphylla*

South Island kowhai

#### SHRUBS

*Coprosma propinqua*

mikimiki (mingimingi)

*Coprosma virescens*

pale green coprosma

*Coprosma crassifolia*

thick-leaved mikimiki

*Coprosma rubra*

red-stemmed coprosma

*Coprosma virescens*

pale green coprosma

*Cyathodes juniperina*

prickly mingimingi

*Helichrysum lanceolatum*

ninia

*Leucopogon fasciculatus*

mingimingi

*Muehlenbeckia astonii*

wiggywig, mingimingi

*Muehlenbeckia complexa*

pohuehue

*Teucrium parvifolium*

NZ shrub verbena

#### GROUNDCOVERS etc.

*Acaena novae-zelandiae*

bidibidi, piripiri

*Anemanthele lessoniana*

bamboo grass, wind grass

*Blechnum minus*

Swamp kiokio

*Carex lambertiana*

sedge

*Carex solandri*

sedge

*Cortaderia richardii*

toetoe grass

*Cyperus ustulatus*

umbrella sedge, upoko-tangata

*Deschampsia caespitosa*

tufted hair grass

*Dichondra repens*

dichondra

*Juncus gregiflorus*

wiwi

*Juncus pallidus*

giant rush

*Leucopogon fraseri*

Patototara, a dwarf heath

<u><i>Microlaena polynoda</i></u>	<u>Rice grass, native bamboo</u>
<u><i>Microlaena stipoides</i></u>	<u>meadow rice grass</u>
<u><i>Phormium tenax</i></u>	<u>harakeke, NZ flax</u>
<u><i>Phymatosorus pustulatus</i></u>	<u>hounds tongue fern, maratata</u>
<u><i>Pratia angulate</i></u>	<u>Panakeneke, creeping pratia</u>
<u><i>Pteridium esculentum</i></u>	<u>bracken fern, rahurahu</u>

#### ADDITIONAL PLANTS FOR SHELTERED SITES: TREES & SHRUBS

<u><i>Alectryon excelsus</i></u>	<u>titoki</u>
<u><i>Aristotelia serrata</i></u>	<u>makomako, wineberry</u>
<u><i>Coprosma areolata</i></u>	<u>thin-leaved coprosma</u>
<u><i>Coprosma linariifolia</i></u>	<u>mikimiki, yellow-wood</u>
<u><i>Coprosma rhamnoides</i></u>	<u>red-fruited karamu</u>
<u><i>Coprosma rubra</i></u>	<u>red-stemmed coprosma</u>
<u><i>Cyathodes juniperina</i></u>	<u>prickly mingimingi</u>
<u><i>Fuchsia excorticata</i></u>	<u>Kotukutuku, tree fuchsia</u>
<u><i>Melicope simplex</i></u>	<u>poataniwha</u>
<u><i>Melicytus ramiflorus</i></u>	<u>mahoe, whiteywood</u>
<u><i>Myoporum laetum</i></u>	<u>tahuo</u>
<u><i>Myrsine australis</i></u>	<u>mapou, red matipo</u>
<u><i>Pennantia corymbosa</i></u>	<u>kaikomako</u>
<u><i>Pittosporum eugenioides</i></u>	<u>tarata, lemonwood</u>
<u><i>Pseudopanax anomalus</i></u>	<u>shrub pseudopanax</u>
<u><i>Pseudopanax arboreus</i></u>	<u>five finger, whauwhaupaku</u>
<u><i>Streblus heterophyllus</i></u>	<u>turepo, small-leaved milk tree</u>

#### GROUNDCOVERS

<u><i>Asplenium flabellifolium</i></u>	<u>necklace fern</u>
<u><i>Astelia fragrans</i></u>	<u>bush flax, kakaha</u>
<u><i>Blechnum penna-marina</i></u>	<u>kiokio, small hardfern</u>
<u><i>Daniella nigra</i></u>	<u>turutu, blue berry</u>

*Hypolepsis ambigua*

rough pig fern

*Libertia ixioides*

NZ iris, mikoikoi

*Microlaena avenacea*

bush rice grass

*Microlaena polynoda*

bamboo grass

*Microlanea stipoides*

a rice grass

*Pellaea rotundifolia*

button fern

*Uncinia uncinata*

watau, dense forest sedge

*Polystichum richardii*

shield fern, pikopiko

*Polystichum vestitum*

Shield fern, punui, prickly shield fern

*Uncinia uncinata*

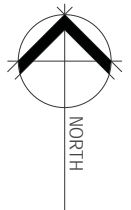
watau

### **Volume 3: Planning Maps**














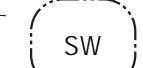



Amend **Planning Maps 17A and 24A**. See the amended planning maps.



# Appendix 3Z - Living G (Highsted) Zone - Master Plan



## Legend

-  PC72 Application Site
  
- LAND USE**
-  Business 1 Commercial Area
-  Density A Residential Area
-  Density B Residential Area
-  Density C Residential Area
  
- KEY STRUCTURAL ELEMENTS**
- STYX MILL**
-  Existing Road
-  Proposed Road
-  Proposed Local Road
-  Future Road Connection
-  Pedestrian/ Cycle Access
-  Blue/ Green Network
-  Green Network - Recreation Reserve
-  Green Network - Internal Green Links
-  Blue Network - Stormwater facility (indicative location)
-  Blue Network - Swale system
-  Indicative Sewerage Pumping Station
-  Geotechnical Setbacks - 30m from the top of banks of the blue network, Styx River, ponds, basins and swales to built structures may be required subject to design of ground conditions and building foundations at the resource consent stage.



Scale 1:5000 @ A3  
 200m 400m

# Appendix 3ZA - Living G (Highsted) Zone - Movement Network

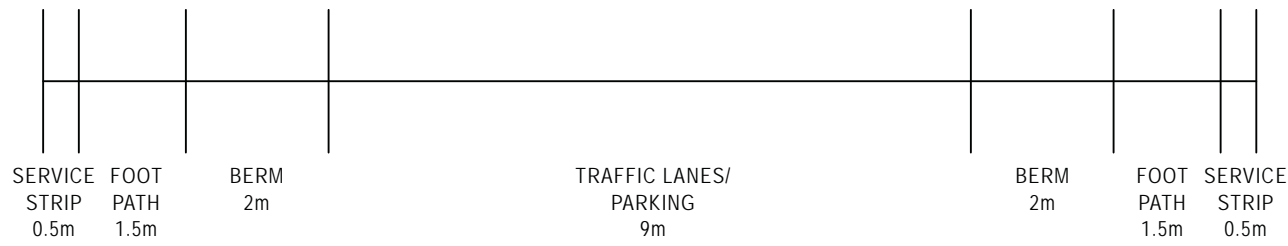


Figure 1: Proposed Local Street >250 vpd

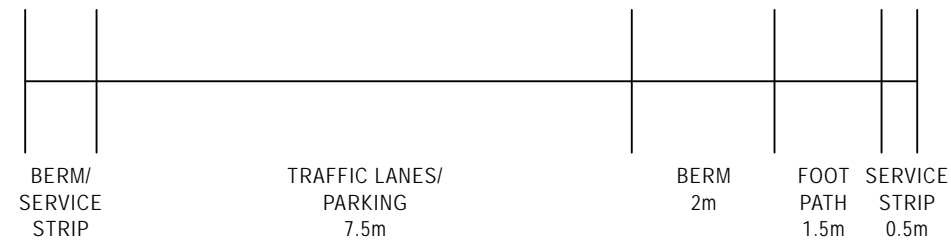
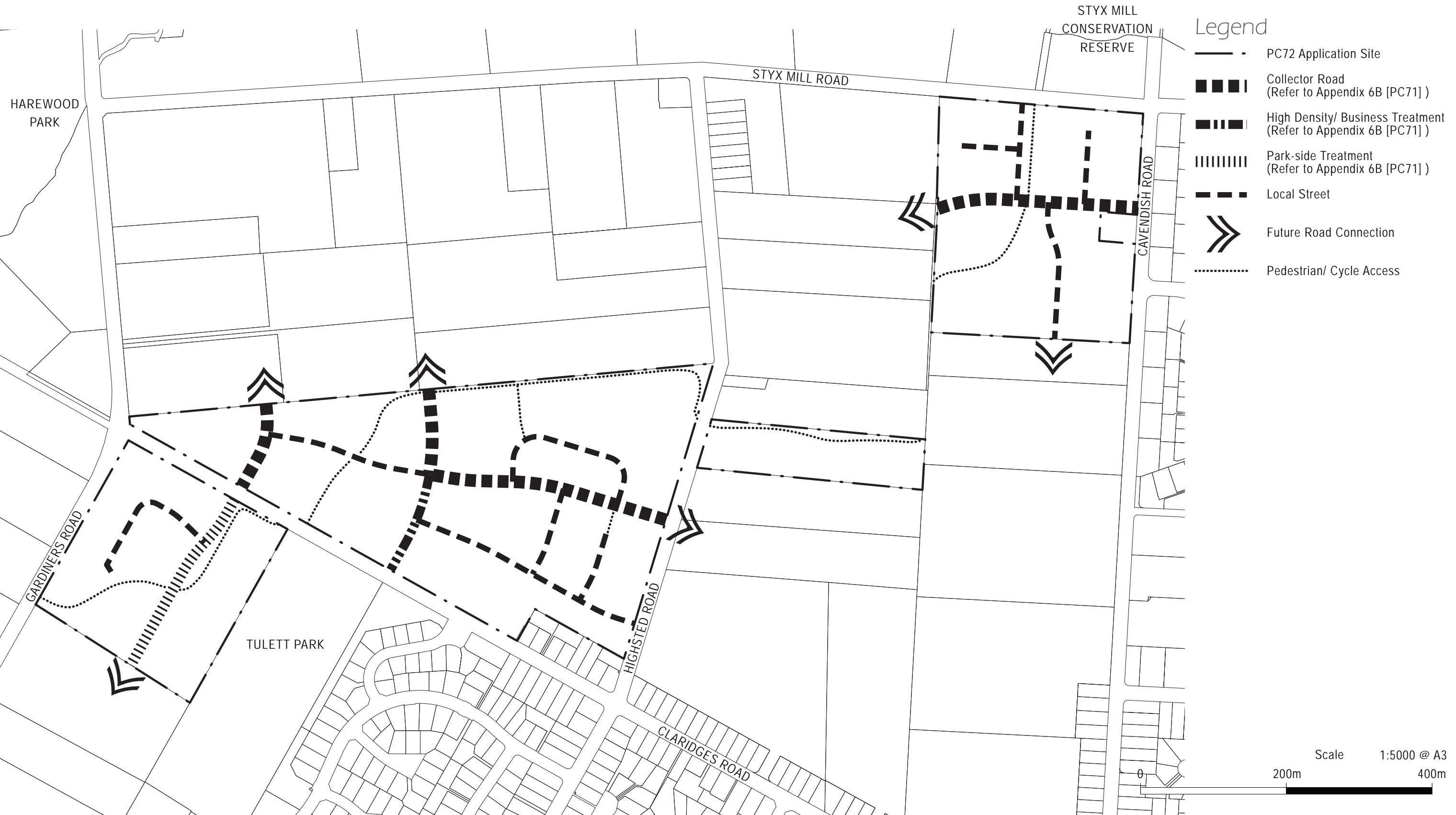


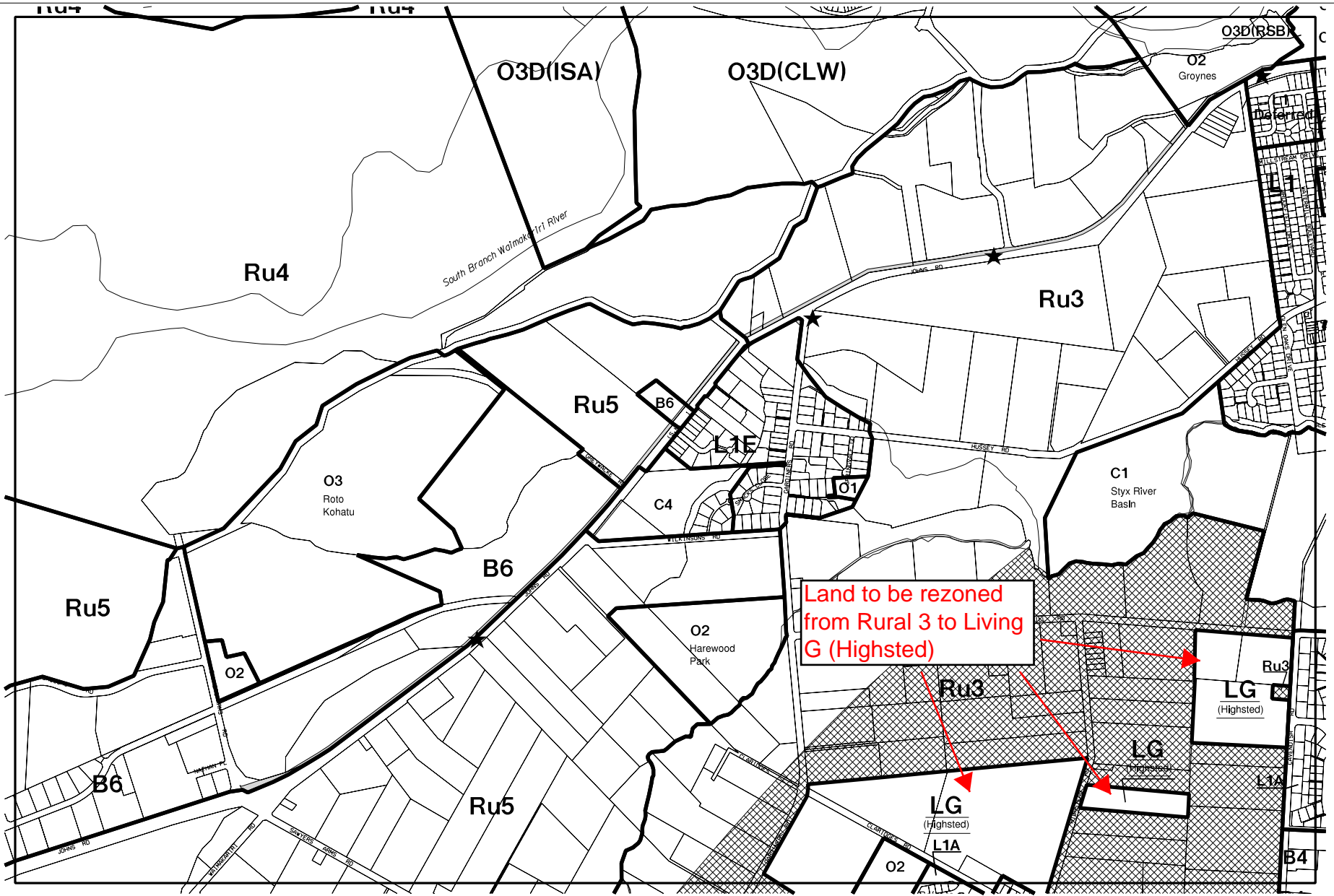
Figure 2: Proposed Local Street <250 vpd (Cul-de-sac)



### Legend

- PC72 Application Site
- Collector Road (Refer to Appendix 6B [PC71])
- High Density/ Business Treatment (Refer to Appendix 6B [PC71])
- Park-side Treatment (Refer to Appendix 6B [PC71])
- Local Street
- Future Road Connection
- Pedestrian/ Cycle Access

Scale 1:5000 @ A3  
 200m 400m



Land to be rezoned from Rural 3 to Living G (Highsted)

	9	
16	<b>17A</b>	18
	24	

**City of Christchurch**  
**City Planning Maps**  
 Scale 1:15,000 Date 04/09/2012

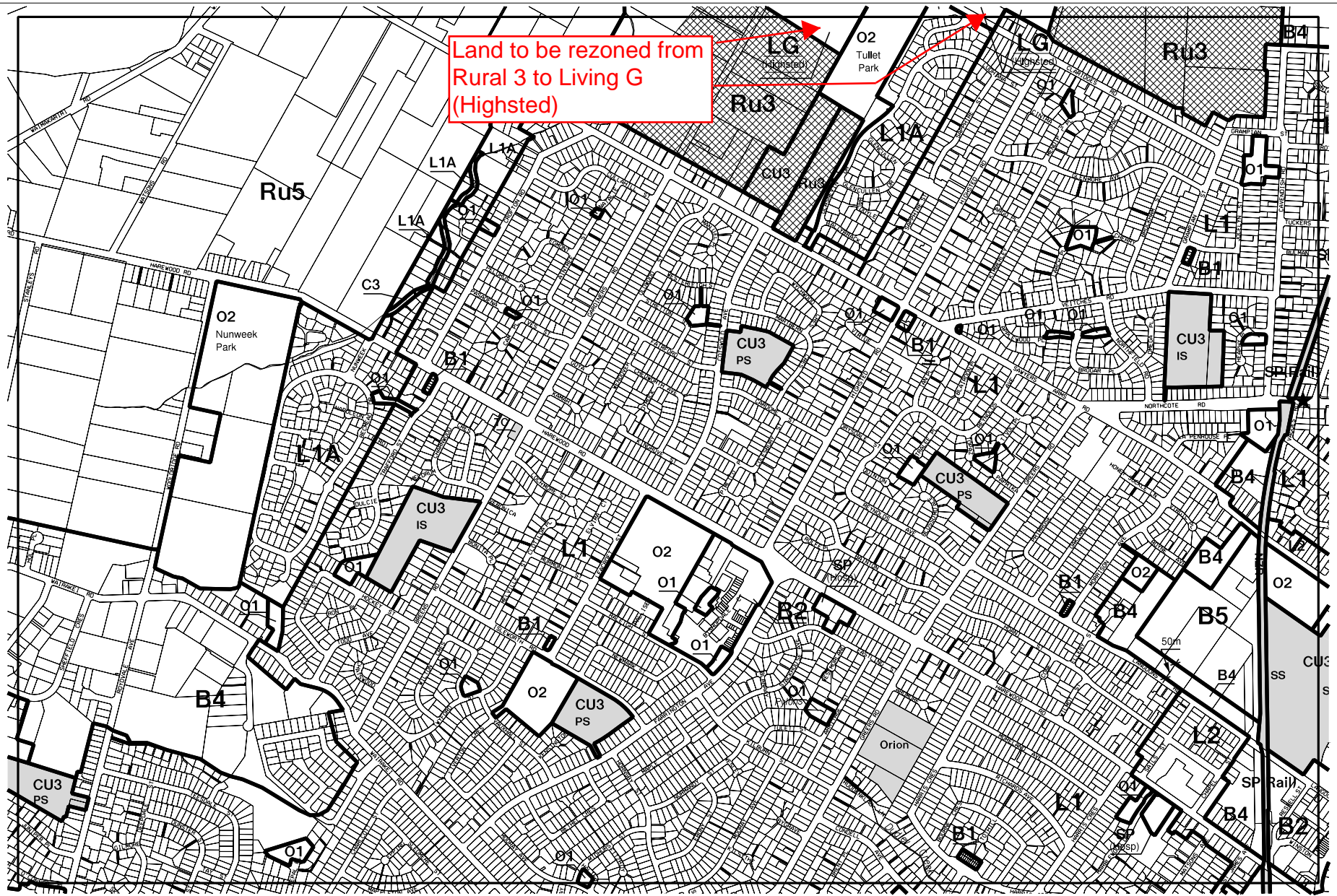
**Key**

City Boundary	Coastal Marine Area	Future Urban Development Area (Residential)
Zone Boundary	Mean High Water Springs	
160m Contour	Major Road Works	
Designated Land	Local Road to be Widened	
Non-Operative Area		

All spiritual facilities (see Part 1) existing as at 24/6/95 and located in living or rural zones are deemed to be Class 2 scheduled activities (see Part 9).

**Proposed Private Plan Change 72 - Rezoning from Rural 3 to Living G (Highsted)**





Land to be rezoned from Rural 3 to Living G (Highsted)

17  
23 **24A** 25  
31

**City of Christchurch**  
City Planning Maps  
Scale 1:15,000 Date 04/09/2012

**Key**

- City Boundary
- Zone Boundary
- 160m Contour
- Designated Land
- Non-Operative Area

- Coastal Marine Area
- Mean High Water Springs
- Major Road Works
- Local Road to be Widened

Future Urban Development Area (Residential)

All spiritual facilities (see Part 1) existing as at 24/6/95 and located in living or rural zones are deemed to be Class 2 scheduled activities (see Part 9).

**Proposed Private Plan Change 72 - Rezoning from Rural 3 to Living G (Highsted)**