

DISTRICT PLAN TEXT AMENDMENTS

Key:

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

Text in **bold red underlined** is that from Schedule 3A of the Resource Management Act and must be included.

Text in **green** font identifies existing terms in Chapter 2 – Definitions. Where the proposed change contains a term defined in Chapter 2 – Definitions, the term is shown as **bold underlined text in green** and that to be deleted as ~~**bold strikethrough in green**~~. New definition in a proposed rule is **bold green text underlined in black**.

Text in **bold purple underlined** indicates text recommended in the s42A report to be added and text in ~~**bold purple strikethrough**~~ text recommended in the s42A report to be deleted. Text in normal black font with purple underline indicates text that was proposed to be deleted in the notified PC14 and is recommended to be reinstated.

Text in **purple** is a plan change proposal subject to Council Decision.

Text in **purple shaded in grey** is a Plan Change Council Decision.

Text in **black/green shaded in grey** is a Council Decision subject to appeal.

Text in ~~**bold light blue strikethrough shaded in grey with a purple underline**~~ is a Council decision proposed to be deleted by this Plan Change.

Text in **blue** font indicates links to other provisions in the district Plan and/or external documents. These will have pop-ups and links, respectively, in the on-line Christchurch District Plan.

6.1A Qualifying matters

6.1A.1 Application of qualifying matters

- a. Development to the degree enabled by the medium density residential standards (**MDRS**) and Policy 3 of the National Policy Statement on Urban Development (NPS-UD) in residential, **commercial centre** or other relevant zones, may be limited to the extent provided for in the rules, in order to provide for the qualifying matters (QM) set out in the rules. Table 1 below identifies the relevant rule number (hyperlinked), the matter it relates to and the type of qualifying matter applicable, as provided for under **RMA** sections 771 or 770.
- b. In making the **MDRS** or the relevant building height or density requirements under Policy 3 less enabling of development, the following types of section 771 and 770 qualifying matters have been applied, as relevant:
 - i. matter of national importance that decision makers are required to recognise and provide for under section 6 of the **RMA**;

- ii. a matter required in order to give effect to a national policy statement (other than the NPS-UD) or the New Zealand Coastal Policy Statement 2010;
- iii. a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure;
- iv. open space provided for public use, but only in relation to land that is open space;
- v. the need to give effect to a designation or heritage order, but only in relation to land that is subject to the designation or heritage order;
- vi. a matter necessary to implement, or ensure consistency with, iwi participation legislation;
- vii. the requirement in the NPS-UD to provide sufficient business land suitable for low density uses to meet expected demand;
- viii. any other matter that makes higher density, as provided for by the MDRS or policy 3, inappropriate in an area.

Table 1 - Qualifying Matters - Provisions that may reduce the level of enablement of Medium Density Residential Standards and/or intensification enabled under Policy 3

<u>Qualifying matter rule reference</u>	<u>Type of the qualifying matter (RMA s77I or s77O)</u>
Chapter 2 Abbreviations and Definitions	
Heritage areas, items and their settings	
A – Alteration of heritage item C – Contributory building D – Defining building; Demolition; H – Heritage fabric; Heritage investigative and temporary works; Heritage item; Heritage professional; Heritage setting; Heritage Building Code works; Heritage values; I – Intrusive building or site; M - Maintenance; N – Neutral building or site; R - Reconstruction; Relocation of heritage item; Repairs; Restoration;	Section 77I(a) and section 77O(a) – s6(f) matter
Radio Communication Pathways for the Justice and Emergency Services Precinct	
H - Height	Section 77I(e) and section 77O(e) matter
Chapter 5 Natural Hazards	
Flood hazard management areas	
5.4.5 Flood Ponding Management Areas 5.4.6 High Flood Hazard Management Areas	Section 77I(a) and section 77O(a) - s6(h) matter
Coastal Hazard Management Areas	
5.2.2.5.1 Managing development in Qualifying Matter Coastal Hazard Management Areas 5.4A.1 – 5.4A.6 Rules – Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area	Section 77I(a) and section 77O(a) - s6(h) matter
Tsunami Management Area	
5.2.2.5.2 Managing development within the Qualifying Matter Tsunami Management Area 5.4A.1 – 5.4A.6 Rules – Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area	Section s77I(a), and s77O(a) - s6(h) matter
Slope instability management areas	

<u>Qualifying matter rule reference</u>	<u>Type of the qualifying matter (RMA s771 or s770)</u>
5.6.1 Slope Instability Management Area	<u>Section 771(a) and section 770(a) - s6(h) matter</u>
Chapter 6 General Rules and Procedures	
Waterbody setbacks	
6.6.4 City and Settlement Water Body Setbacks 6.6.4.1 – 6.6.4.4 Activities within water body setbacks	<u>Section 771(a) and section 770(a) - s6(a) matter</u>
Signs	
6.8.4.1.1 P13 Permitted signage	<u>Section 771(a) - s6(f) matter</u>
6.8.4.2.4 Signs attached to buildings	
6.8.4.2.6 Free-standing signs	
6.8.5 Matters of discretion	
Radio Communication Pathways for the Justice and Emergency Services Precinct	
6.12 Radiocommunication Pathway Protection Corridors	<u>Section 771(e) and section 770(e) matter</u>
Chapter 8 Subdivision, Development and Earthworks	
Waste water constraint areas overlay (vacuum sewers)	
8.9A Waste water constraint areas	<u>Section 771(j) and section 770(j) matter</u>
Subdivision and Earthworks within Sites of Ngāi Tahu Cultural Significance and Outstanding Natural Features and Landscapes	
8.5.1.3 RD11 Subdivision of land 8.9.2.3 RD5 Earthworks	<u>Section 771(a) and section 770(a) - s6(b) and s6(e) matters</u>
Residential heritage areas and heritage items and heritage settings (Area-specific rules)	
8.6.1 Table 1 - Minimum net site area – residential zones 8.8.12 Natural and cultural heritage 8.9.2.1 P1 Earthworks 8.9.3 Exemptions 8.9.4.6 Amenity	<u>Section 771(a) - s6(f) matter</u>
Medium and High Density Residential (Area-specific rules related to integration with adjacent ODP)	
8.6.15 North Halswell – additional standards 8.7.13 North Halswell – additional matters – Medium and High Density Residential Zones in North Halswell 8.8.17 North Halswell – additional matters of discretion	<u>Section 771(j) matter</u>
Chapter 9 Natural and Cultural Heritage	
Sites of ecological significance	
9.1.4.1.1 P1 Indigenous vegetation clearance; 9.1.4.1.3 RD3 – RD6 Indigenous vegetation clearance 9.1.4.1.5 NC1 and NC3 Indigenous vegetation clearance	<u>Section 771(a) - s6(c) matter</u>
Outstanding natural features and landscapes	
9.2.4.1 Table 1(a) – (d), (i), (o) – (s) Outstanding natural features and landscapes (Also see 8.5.1.3 and 8.9.2.3 Subdivision and earthworks activity status tables)	<u>Section 771(a) - s6(b) matter</u>
Sites of historic heritage areas, items and their settings, including residential heritage areas	
9.3.2.2.1 – 9.3.2.2.3, 9.3.2.2.5, 9.3.2.2.6, 9.3.2.2.8 Policies on historic heritage items, settings and areas 9.3.3 How to interpret and apply the rules	<u>Section 771(a) and section 770(a) - s6(f) matter</u>

<u>Qualifying matter rule reference</u>	<u>Type of the qualifying matter (RMA s77I or s77O)</u>
<p>9.3.4.1.1 Permitted activities a – e; P1 – P14 Heritage items, settings, and heritage areas 9.3.4.1.2 d. – f., C1 – C5 9.3.4.1.3 a., d., e., RD1 – RD5 Heritage items, settings, RD6 – RD8 Residential Heritage Areas 9.3.4.1.4 D1 Relocation of a heritage item, D2 Demolition of a Significant heritage item 9.3.4.1.5 NC1 Demolition of a Highly Significant heritage item 9.3.5 Matters of Control 9.3.6.1 – 9.3.6.3 Matters of Discretion 9.3.6.4, 9.3.6.5, 9.3.6.6 Residential Heritage Areas – Matters of discretion 9.3.7.2 Schedule of Significant Historic Heritage Items 9.3.7.3 Schedule of Significant Historic Heritage Areas 9.3.7.4 Heritage item and heritage setting exemptions from zone and transport rules Appendix 9.3.7.5 Heritage Works Plan Appendix 9.3.7.6 Certification of Non-Heritage Fabric Appendix 9.3.7.7 – Residential Heritage Areas - Aerial Maps Appendix 9.3.7.8 - Residential Heritage Areas - Site Contributions Maps Appendix 9.3.7.9 – Residential Heritage Areas – Interface Sites and Character Area Overlap Maps</p>	
Heritage, Significant and other Trees, including Riccarton Bush Significant Trees Area	
<p>9.4.4.1.1 P1 – P12 Tree pruning, felling, earthworks 9.4.4.1.2 C1 Tree maintenance 9.4.4.1.3 RD1 – RD8 Tree pruning, felling, earthworks 9.4.4.1.4 D1 – D2 Tree pruning, felling 9.4.7.1 Appendix – Schedules of significant trees</p>	<p><u>Section 77I(a) and (j) and section 77O(a) and (j) matters – section 7(c) and (f)</u></p>
Wāhi tapu, silent files, ngā tūrangā tūpuna, ngā wai	
<p>9.5.4.1.3 RD3 – RD6 Wāhi Tapu / Wāhi Taonga Also see 8.5.1.3 and 8.9.2.3</p>	<p><u>Section 77I(a) - s6(e) matter</u></p>
Chapter 13 Specific Purpose	
<p>13.2 Specific Purpose (Cemetery) Zone – All provisions 13.14 Specific Purpose (Ōtākaro Avon River Corridor) Zone – All provisions, including Appendix 13.14.6.2 specifying alternative zone provisions applicable to privately owned properties within the zone</p>	<p><u>Sections 77I(f) and 77O(f) matters</u></p>
Chapter 14 Residential	
Low Public Transport Accessibility Area	
<p>14.1 Introduction, 14.2 Objectives and Policies (14.2.1.1, 14.2.6.3), 14.3 How to interpret and apply the rules, 14.4 Rules – Residential Suburban Zone and Residential Suburban Density Transition Zone, 14.7 Rules – Residential Hills Zone, 14.8 Rules – Residential Banks Peninsula Zone, 14.5.1.1 Permitted Activities, 14.5.2.10 – Windows to street, 14.5.3.1.3 Area- specific restricted discretionary activities (RD16 to RD20), 14.5.3.2 – Area- specific built form standards, 14.5.3.2.2 – Road boundary garage and building setbacks, 14.5.3.2.3 – Building height, 14.5.3.2.9 – Building coverage, 14.5.3.2.15 – Site density, 14.15 Rules - Matters of control and discretion (14.15.43), 14.16 Rules – Appendices – all as they apply to areas that are zoned Residential Suburban or Residential Hills, or in Lyttelton</p>	<p><u>Section 77I(j) matter</u></p>

<u>Qualifying matter rule reference</u>	<u>Type of the qualifying matter (RMA s771 or s770)</u>
<u>zoned Residential Banks Peninsula.</u>	
<u>Sunlight Access</u>	
<u>14.5.2.6 – Height in relation to boundary, 14.6.2.2 – Height in relation to Boundary, 14.15.2 – Diagram D</u>	<u>Section 771(j)</u>
<u>Residential Industrial Interface</u>	
<u>14.1 Introduction, 14.2 Objectives and Policies, 14.3 How to interpret and apply the rules, 14.4 Rules – Residential Suburban Zone and Residential Suburban Density Transition Zone, 14.12 Future Urban Zone, 14.5 Medium Density Residential Zone, and 14.6 High Density Residential Zone.</u>	<u>Section 771(i) matter</u>
<u>Riccarton Bush Interface Area</u>	
<u>14.2.6.4 Policy – Development within the Riccarton Bush Interface Area</u> <u>14.5.2.3 Medium Density Residential Zone – Building height</u> <u>14.4.2.3 Residential Suburban Zone – Building height</u> <u>14.5.3.1.4 Area- specific discretionary activities</u> <u>14.5.3.2 Area- specific built form standards</u> <u>14.5.3.2.3 Building height</u> <u>14.5.3.2.8 Setbacks</u> <u>14.5.3.2.9 Building coverage</u> <u>14.5.3.2.15 Site density</u>	<u>Section 771(a) matter</u>
<u>Safe or efficient operation of nationally significant infrastructure (Electricity Transmission Corridors)</u>	
<u>14.4.1.5 NC6 – NC7 National Grid transmission and distribution lines</u> <u>14.5.1.5 NC2 – NC3 National Grid transmission and distribution lines</u> <u>14.7.1.5 NC2 National Grid transmission and distribution lines</u> <u>14.12.1.5 NC1 – NC2 National Grid transmission and distribution lines</u>	<u>Section 771(e) matter</u>
<u>Safe or efficient operation of nationally significant infrastructure (Christchurch Airport)</u>	
<u>14.4.1 – 14.4.4, 14.13, 14.14 Low Density Residential Airport Influence Zone and Airport Influence Density Precinct</u>	<u>Section 771(e) matter</u>
<u>Safe or efficient operation of nationally significant infrastructure (NZ Rail Network)</u>	
<u>14.4.1.3 RD28 and 14.4.2.7 Setback from rail corridor</u> <u>14.5.1.3 RD12 and 14.5.2.7 Setback from rail corridor</u> <u>14.8.1.3 RD16 and 14.8.2.4 Setback from rail corridor</u> <u>14.12.1.3 RD13 and 14.12.2.5 Setback from rail corridor</u>	<u>Section 771(e) matter</u>
<u>Residential heritage areas (Medium density residential - Area-specific rules)</u>	
<u>14.5.3.1.1. P5 minor residential units</u> <u>14.5.3.2.3 Building height - Residential Heritage Areas</u> <u>14.5.3.2.7 Number of Residential Units Per Site - Residential Heritage Areas</u> <u>14.5.3.2.8b, 8c Setbacks - Residential Heritage Areas</u> <u>14.5.3.2.9 Building Coverage - Residential Heritage Areas</u> <u>14.5.3.2.12 Outdoor living space - Residential Heritage Areas</u>	<u>Section 771(a) - s6(f) matter</u>
<u>Residential Character Area and Area-specific Overlays</u>	

<u>Qualifying matter rule reference</u>	<u>Type of the qualifying matter (RMA s771 or s770)</u>
<p>14.5.3.1.1 P4 Conversion to two residential units – Character Area Overlays</p> <p>14.5.3.1.2 C1 Character Area Overlays – new residential units to rear or certain additions to buildings in CAs</p> <p>14.5.3.1.3, RD6, RD14, RD21 Area-specific rules and character overlays</p> <p>14.5.3.2.3 Building height – Character Area Overlays</p> <p>14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays</p> <p>14.15.27 Matters of discretion - Character Area Overlay</p> <p>14.8.1.1 P18 – Conversion to two residential units – Lyttelton Character Area</p> <p>14.8.3.1.1 P5 – Minor residential unit in Lyttelton Character and Heritage Areas</p> <p>14.8.3.1.2 C3 – New residential unit to rear Lyttelton Character Area</p> <p>14.8.3.1.3 RD3 – Lyttelton Character Overlay – new buildings, alterations etc.</p> <p>14.8.3.1.3, RD5, RD7, RD9 – not meeting Lyttelton Character Area or Residential Heritage Area built form rules</p> <p>14.8.3.1.3 RD8, RD10 – not meeting Lyttelton Character Area or Residential Heritage Area built form rules</p> <p>14.8.3.1.3 RD11 – Lyttelton Character Area or Residential Heritage Area – not meeting minor residential units rules</p> <p>14.8.3.2.2 – 14.8.3.2.6 and 14.8.3.2.9 Built form rules – Lyttelton Character Area or Lyttelton Residential Heritage Area</p> <p>14.8.3.2.7, 14.8.3.2.8, 14.8.3.10. – 14.8.3.2.12 – Built form rules – Lyttelton Character Area only</p>	<p>Section 771(j) matter for Character Areas;</p> <p>Section 771(a) - s6(f) matter for Residential Heritage Areas</p>
Safe or efficient operation of nationally significant infrastructure (Lyttelton Port Influences Overlay)	
14.8.3.1.1 – 14.8.3.1.5 Area-specific rules - Lyttelton Port Influences Overlay	Section 771(e) matter
City Spine Transport Corridor	
<p>14.5.2.18 Setback from corridor</p> <p>14.6.2.17 Setback from corridor</p> <p>14.14.5.3 Matters of Discretion</p>	Section 77J matter
Chapter 15 Commercial	
Safe or efficient operation of nationally significant infrastructure (Electricity Transmission Corridors)	
<p>15.4.1.5 NC3 National Grid transmission and distribution lines</p> <p>15.5.1.5 NC3 National Grid transmission and distribution lines</p> <p>15.10.1.5 NC2 National Grid transmission and distribution lines</p>	Section 770(e) matter
Safe or efficient operation of nationally significant infrastructure (NZ Rail Network)	
<p>15.4.1.3 RD2 and 15.4.2.9 Setback from rail corridor</p> <p>15.5.1.3 RD2 and 15.5.2.9 Setback from rail corridor</p> <p>15.6.1.3 RD1 and 15.6.2.8 Setback from rail corridor</p> <p>15.8.1.3 RD1 and 15.8.2.8 Setback from rail corridor</p> <p>15.9.1.3 RD1 and 15.9.2.9 Setback from rail corridor</p> <p>15.14.3.10 Matters of discretion for built form standards</p>	Section 770(e) matter
Styx River - Town Centre Zone - Belfast/Northwood commercial centres – Building height	
<p>15.4.3.2.1 Maximum building height;</p> <p>Appendix 15.15.1 Town Centre Zone (Belfast/Northwood) Outline Development Plan</p>	Section 770(a) - s6(a)(b) matter

<u>Qualifying matter rule reference</u>	<u>Type of the qualifying matter (RMA s771 or s770)</u>
Safe or efficient operation of nationally significant infrastructure (Lyttelton Port Influences Overlay)	
15.2.4.6 Policy – Strategic Infrastructure 15.7.1.5 NC1 Commercial Banks Peninsula Zone - Lyttelton Port Influences Overlay	<u>Section 770(e) matter</u>
Safe or efficient operation of nationally significant infrastructure (Christchurch Airport)	
15.2.4.6 Policy – Strategic Infrastructure 15.4.1.1 P21 and 15.4.1.5 NC1– Town Centre Zone - Residential activity within 50 dB Ldn Air Noise Contour 15.5.1.1 P21 and 15.5.1.5 NC2 – Local Centre Zone - Residential activities within 50 dB Ldn Air Noise Contour 15.6.1.1 P19 – Neighbourhood Centre Zone - Residential activities within 50 dB Ldn Air Noise Contour 15.6.1.5 NC2 - Neighbourhood Centre Zone - Sensitive activities within the 50 dB Ldn Air Noise Contour 15.10.1.1 P27 and 15.10.1.5 NC1 – Mixed Use Zone – Residential activities - Internal bedroom noise reduction	<u>Section 770(e) matter</u>
Lyttelton Master Plan Overlay	
15.7.2.1 Maximum building height 15.15.6 Appendix - Lyttelton Design Guidelines 15.15.8 Appendix - Lyttelton Master Plan Overlay	<u>Section 770(j) matter</u>
Sites of historic heritage items and their settings (City Centre Zone)	
15.11.1.2 C2 Works at 100 Cathedral Square 15.11.1.3 RD9 Works at 100 Cathedral Square 15.11.1.3 RD11 buildings on New Regent Street, the Arts Centre, and in the Central City Heritage Qualifying Matter and Precinct 15.11.2.11 Building height in area-specific precincts	<u>Section 770(a) - s6(f) matter</u>
City Spine Transport Corridor	
15.4.2.10 Setback from corridor 15.5.2.10 Setback from corridor 15.6.2.11 Setback from corridor 15.8.2.13 Setback from corridor 15.10.2.10 Setback from corridor 15.12.2.13 Setback from corridor 15.14.5.3 Matters of Discretion	<u>Section 77J</u>
Open Space zones	
18.4 Open Space Community Park Zone - All provisions 18.5 Open Space Metropolitan Facilities Zone - All provisions 18.6 Open Space McLeans Island Zone - All provisions 18.7 Open Space Natural Zone - All provisions 18.8 Open Space Water and Margins Zone and the Avon River Precinct/Te Papa Ōtākaro Zone - All provisions 18.9 Open Space Coastal Zone - All provisions	<u>Sections 77I(f) and 77O(f) matters</u>