

DISTRICT PLAN TEXT AMENDMENTS

KEY:

1. Text Amendments as Notified by Council and included in Proposed Plan Change 14

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

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 as notified is shown as **bold underlined** and text to be deleted as ~~bold strikethrough~~.

Text in green font identifies existing terms defined in *Chapter 2 – Definitions*.

Where the proposed plan change contains a term defined in *Chapter 2 – Definitions*, the term is shown as **bold underlined text in green** and the wording to be deleted is shown as ~~bold strikethrough in green~~. New definitions in Chapter 2 and within a provision (including a rule) is shown as **bold green text underlined in black**.

Text in blue font indicates existing 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. Where the proposed plan change contains a new link, it is shown as **bold underlined text in blue**. Where a link is proposed to be deleted, it is shown as ~~bold strikethrough in blue~~.

2. Changes recommended by the Independent Hearings Panel

The changes recommended by the Independent Hearings Panel are based on Council's 'Reply Provisions' version, which include:

- Text recommended to be added/deleted by proposed PC14
- Text recommended to be added/deleted within s42A reports.
- Text recommended to be added/deleted from expert conferencing/joint witness statements.
- Text recommended to be added/deleted within s42A reports in response to matters raised during Hearings.

Where the Independent Hearings Panel recommends that the proposed PC14 provision be accepted the text is changed to **bold underlined** for the added text, and changes to ~~bold strikethrough~~ for text to be deleted.

Where the Independent Hearings Panel recommends that green definitions or the blue links to other provisions and/or external documents are accepted they *remain* unchanged.

Changes recommended by the Independent Hearings Panel (including to proposed PC14 provisions, definitions and links) are shown as **bold underlined** for text in the Council's 'Reply Provisions' that are recommended to be accepted or for additional new text, and ~~bold deleted~~ for text to be deleted (ie the purple and orange colours in the Council's 'Reply Provisions' have been removed).

3. Further Instructions and Explanations for Council

There are no further instructions or explanations, as all the changes are shown within the chapter.

Chapter 14 Residential

14.1 Introduction

- a. This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.
- b. The provisions in this chapter give effect to the [Chapter 3 Strategic Direction Objectives](#).
- c. This chapter relates to [residential activities](#), [community activities](#), and where appropriate, small scale [commercial activities](#) that occur within new and existing residential areas throughout the District. Objectives, policies, rules, standards and assessment criteria provide for these activities in each of the residential zones identified in this chapter.
- d. This chapter seeks to manage the scale and character of new development in the residential areas in accordance with the strategic approach to development in Greater Christchurch, including provision for both [greenfields](#) development and intensification, particularly around [Key activity centres](#) and the [Central City](#).
- e. A number of the provisions in this chapter give effect to the requirements of the Act and the National Policy Statement on Urban Development to provide for intensification in urban areas, including by implementing the Medium Density Residential Standards. However, the Act enables those intensification requirements to be reduced where justified by a "qualifying matter". In this chapter the reduction in intensification due to qualifying matters has been implemented in two ways: by having the Medium Density Residential or High Density Residential zones, but enabling lesser intensification than the Medium Density Residential Standards require in the areas or sites in those zones where a qualifying matter applies; or by having a lower density residential zone, for example the Residential Suburban or Residential Hills Zone, because the rules for that zone provide the level of density that the qualifying matter necessitates. Further information on qualifying matters can be found in 14.3, How to interpret and apply the rules, sub-clause g f.

14.2 Objectives and Policies

14.2.1 Objective - Housing supply

- a. An increased supply of housing that will:
 - i. enable a wide range of housing types, sizes, and densities, in a manner consistent with Objectives [3.3.4\(a\)](#) and [3.3.7g](#);

- ii. meet the diverse and changing needs of the community and future generations in the immediate recovery period and longer term, including social housing options; and
- iii. assist in improving housing affordability.

14.2.1.1 Policy - Housing distribution and density

- a. Provide for the following distribution of different areas for residential development, in accordance with the residential zones identified and characterised in Table 14.2.1.1a, in a manner that ensures:
 - i. new urban residential activities only occur in existing urban areas or in greenfield priority areas identified in Map A of the Canterbury Regional Policy Statement;
 - ii. high density residential development is established in the Central City, ~~that achieves an average net density of at least 50 households per hectare for intensification development~~;
 - iii. medium high density residential development in and near identified commercial centres is established in existing urban areas where there is ready access to a wide range of facilities, services, public transport, parks and open spaces, ~~that achieves an average net density of at least 30 households per hectare for intensification development~~;
 - iv. ~~a mix of low and medium~~ residential density development in greenfield neighbourhoods, that achieves a net density (averaged over the Outline development plan) of at least 15 households per hectare;
 - v. greenfield land that is available for further residential development up to 2028;
 - vi. low density residential environments in large lot residential zones other existing suburban residential areas (Suburban Density Precinct and Suburban Hill Precinct) and in the residential areas of Banks Peninsula, and in small settlements are maintained, but limited opportunities are provided for smaller residential units that are compatible with the low density and township suburban environment; and
 - vii. within Banks Peninsula, limited low density residential development adjacent to existing residential townships and small settlements, that complements the surrounding environment, is able to be efficiently serviced by public infrastructure and in some limited circumstances private infrastructure; and is in locations not subject to significant risks to life safety and property damage from natural hazards.

Table 14.2.1.1a

Residential Suburban Zone	<p>Is applied in response to large scale qualifying matters relating to coastal and tsunami hazards and airport noise contours. The zone intends to limit the scale of increased density in response to these identified qualifying matters.</p> <p>Provides for the traditional type of housing in Christchurch in the form of predominantly single or two storeyed detached or semi-detached houses, with <u>garage</u>, ancillary <u>buildings</u> and provision for gardens and <u>landscaping</u>.</p> <p>The changing demographic needs and increasing demand for housing in Christchurch are provided for through a range of housing opportunities, including</p>
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	<p>better utilisation of the existing housing stock. A wider range of housing options will enable a typical family home to be retained, but also provide greater housing stock for dependent relatives, rental accommodation, and homes more suitable for smaller households (including older persons).</p> <p><u>Is applied in response to large scale qualifying matters relating to coastal and tsunami hazards and airport noise contours. The zone intends to limit the scale of increased density in response to these identified qualifying matters.</u></p>
Residential Suburban Density Transition Zone	<p>Covers some inner suburban residential areas between the Residential Suburban Zone and the Residential Medium Density Zone, and areas adjoining some commercial centres.</p> <p><u>Is applied in response to large scale qualifying matters relating to coastal and tsunami hazards and airport noise contours. The zone intends to limit the scale of increased density in response to these identified qualifying matters.</u></p> <p>The zone provides principally for low to medium density residential development. In most areas there is potential for infill and redevelopment at higher densities than for the Residential Suburban Zone.</p> <p><u>Is applied in response to large scale qualifying matters relating to coastal and tsunami hazards and airport noise contours. The zone intends to limit the scale of increased density in response to these identified qualifying matters.</u></p>
Residential Medium Density Zone	<p>Located close to the Central City and around other larger commercial centres across the city. The zone provides a range of housing options for people seeking convenient access to services, facilities, employment, retailing, entertainment, parks and public transport.</p> <p>The zone provides for medium scale and density of predominantly two or three storey buildings, including semi detached and terraced housing and low rise apartments, with innovative approaches to comprehensively designed, high quality, medium density residential development also encouraged.</p> <p>Residential intensification is anticipated through well designed redevelopments of existing sites, and more particularly through comprehensive development of multiple adjacent sites. Zone standards and urban design assessments provide for new residential development that is attractive, and delivers safe, secure, private, useable and well landscaped buildings and settings.</p>
Residential Central City Zone	<p>Located within the Central City, the Residential Central City Zone has been developed to contribute to Christchurch's liveable city values. Providing for a range of housing types, including attractive, high density living opportunities, the zone utilises the potential for living, working and playing in close proximity to the commercial centre of the city. The character, scale and intensity of non-residential activities is controlled in order to mitigate effects on the character and amenity of the inner city residential areas.</p>
Residential New Neighbourhood Zone <u>Future Urban zone</u>	<p>The Residential New Neighbourhood Future Urban Zone generally includes new areas of greenfield land where large scale residential development is planned. The zone will allow a wide range of residential house types and section sizes to provide for a wide spectrum of household sizes and affordable housing. People will therefore be able to remain within the neighbourhood throughout their lifetime as they move to housing types that suit their life stage. These areas are</p>

	<u>intended to achieve higher overall residential densities than traditionally achieved in suburban developments.</u>
<u>Medium Density Residential Zone</u>	<p><u>The zone includes the activities described in objective 14.2.6 and is used predominantly for residential activities with moderate concentration and bulk of buildings, such as detached, semi-detached and terraced housing, low-rise apartments, and other compatible activities. The zone is located throughout urban residential areas with generally low accessibility to both commercial and public and active transport corridors, except in areas within the Local Centre Intensification Precinct, and outside of coastal hazard and tsunami management areas, airport noise contours.</u></p> <p><u>The Suburban Density Precinct and Suburban Hill Density Precinct provide a reduced residential density that reflects the degree of constraints in servicing and accessibility within these areas. The Suburban Hill Density Precinct and the Residential Hill Precinct manage development in topographically and geologically constrained areas with reduced density and reduced impervious surfaces.</u></p>
<u>High Density Residential Zone</u>	<u>The zone includes the activities described in objective 14.2.7 and is used predominantly for residential activities with high concentration and bulk of buildings, such as apartments, and other compatible activities. The zone is located around larger commercial centres, and in areas with good accessibility to commercial activity and public or active transport corridors.</u>
Residential Banks Peninsula Zone	<p>Includes urban and suburban living, commuter accommodation and the small harbour settlements.</p> <p>The zone includes the settlements of Lyttelton and Akaroa which each have a distinctive urban character. Lyttelton has a more urban atmosphere and a distinct urban-rural boundary. The residential areas are characterised by small lot sizes and narrow streets. Akaroa is a smaller settlement characterised by its historic colonial form and architecture, relatively narrow streets, distinctive residential buildings and well-treed properties. Akaroa is a focal point for visitors to the region and the district. The character of these two settlements is highly valued and the District Plan provisions seek to retain that character. Opportunities for residential expansion around Lyttelton and Akaroa are constrained by the availability of reticulated services and land suitability.</p> <p>The smaller settlements around Lyttelton harbour provide a variety of residential opportunities. Residential areas at Cass Bay, Corsair Bay, Church Bay and Diamond Harbour offer a lower density residential environment with relatively large lots. Each settlement differs as a reflection of its history, the local topography, the relationship with the coast and the type of residential living offered.</p> <p>Non-residential activities that are not compatible with the character of the Residential Banks Peninsula Zone are controlled in order to mitigate adverse effects on the character and amenity of the area.</p>
<u>Residential Hills Zone</u>	<u>Covers all the living environments that are located on the slopes of the Port Hills from Westmorland in the west to Scarborough in the east. It provides principally for low density residential development that recognises the landscape values of the Port Hills, including opportunities for planting and</u>

	<p>landscaping, and control of reflectivity of roof finishes in order to blend buildings into the landscape. Provision is made for a range of housing options that will enable a typical family home to be retained, but also provide greater housing stock for dependent relatives, rental accommodation, and homes more suitable for smaller households (including older persons). Provision is also made for a range of appropriate non-residential activities.</p>
Residential Large Lot Zone	<p>Covers a number of areas on the Port Hills where there is an existing residential settlement that has a predominantly low density or semi-rural character as well as the Akaroa Hillslopes and rural residential areas of Samarang Bay and Allandale on Banks Peninsula, and a low density hamlet centred on the northern part of Gardiners Road, Redmund Spur, and 86 Bridle Path Road.</p>
Residential Small Settlement	<p>Covers the many small settlements on Banks Peninsula, as well as the settlements of Kainga and Spencerville to the north of Christchurch. Lot sizes within the settlements are typically larger than urban areas reflecting their existing character and providing a lower density semi-rural living environment, with the exception of Kainga, where smaller lots are provided for. New development is consolidated in and around existing settlements. Control of roof reflectivity seeks to blend buildings into the rural landscape.</p> <p>Non-residential activities that are not compatible with the character of the settlements are controlled in order to mitigate adverse effects on amenity and the environment of the settlements.</p>
Residential Visitor Accommodation Zone	<p>Comprises a number of sites situated in residential locations that were previously either zoned or scheduled for visitor accommodation purposes in earlier district plans and continue to be used for visitor accommodation. The zone provides for the ongoing operation, intensification or redevelopment of these established activities, compatible with the character and amenity of adjoining residential zones.</p>

14.2.1.2 Policy – Establishment of new medium density residential areas

- a. Support establishment of new residential medium density zones to meet demand for housing in locations where the following amenities are available within 800 metres walkable distance of the area:
- i. a bus route;
 - ii. a Key activity centre or larger suburban commercial centre;
 - iii. a park or public open space with an area of at least 4000m²; and
 - iv. a public full primary school, or a public primary or intermediate school.
- b. Avoid establishment of new residential medium density development in:
- i. high hazard areas;
 - ii. areas where the adverse environmental effects of land remediation outweigh the benefits; or
 - iii. areas that are not able to be efficiently serviced by Council owned stormwater, wastewater and water supply networks.

- ~~c. Encourage comprehensively designed, high quality and innovative, medium density residential development within these areas, in accordance with Objective 14.2.4 and its policies.~~
- ~~d. Provide for medium density residential development in defined arterial locations identified as suitable for larger scale community facilities and visitor accommodation.~~

Note: This policy also implements Objective 14.2.2.

~~14.2.1.3 Policy Residential development in the Central City~~

- ~~a. To restore and enhance residential activity in the Central City by:~~
 - ~~i. providing flexibility for a variety of housing types which are suitable for a range of individual housing needs;~~
 - ~~ii. providing for a progressive increase in the residential population of the Central City in support of Policy 14.2.1.1.a.ii.;~~
 - ~~iii. assisting in the creation of new inner city residential neighbourhoods and the protection of amenity of inner city residential neighbourhoods; and~~
 - ~~iv. encourage the comprehensive redevelopment of sites that are no longer required for non-residential purposes.~~

14.2.1.42 Policy - Residential development in Banks Peninsula

- a. Provide for limited growth and changes to residential townships and small settlements that:
 - i. improves the long term viability of the townships, settlements and their communities;
 - ii. provides new housing opportunities in locations that are not subject to significant risks to life-safety and property damage from natural hazards;
 - iii. integrates with the existing residential settlement and maintains a consolidated urban form; and
 - iv. does not compromise the dominance of the landscape setting, and avoids ribbon residential development along the coastline, on prominent spurs, ridges and skylines.

14.2.1.53 Policy - Needs of Ngāi Tahu whānui

- a. Enable the housing needs of Ngāi Tahu whānui to be met throughout residential areas and in other locations where there is an ongoing relationship with ancestral lands and recognise their housing needs within relevant residential zones.

Note: This policy also implements Objective 14.2.2.

14.2.1.64 Policy - Provision of social housing

- a. Enable small scale, medium density social housing developments throughout residential areas as a permitted activity and social housing developments generally throughout residential areas.

Note: This policy also implements [Objective 14.2.2](#)

14.2.1.75 Policy - Non-household residential accommodation

- a. Enable [sheltered housing](#), refuges, and student hostels to locate throughout residential areas, provided that the [building](#) scale, massing, and layout is compatible with the anticipated character of any surrounding residential environment.

Note: This policy also implements [Objective 14.2.2](#).

14.2.1.86 Policy - Provision of housing for an aging population

- a. Provide for a diverse range of independent housing options that are suitable for the particular needs and characteristics of [older persons](#) throughout residential areas.
- b. Provide for comprehensively designed and managed, well-located, higher density accommodation options and [accessory](#) services for [older persons](#) and those requiring care or assisted living, throughout all residential zones.
- c. Recognise that housing for [older persons](#) can require higher densities than typical residential development, in order to be affordable and, where required, to enable efficient provision of assisted living and care services.
- d. Recognise that housing for older persons can provide for shared spaces, services and facilities and enable affordability and the efficient provision of assisted living and care services.

Note: This policy also implements [Objective 14.2.2](#)

14.2.1.97 Policy - Monitoring

- a. Evaluate the effectiveness of the [District Plan's](#) residential provisions by monitoring the supply of additional housing through residential intensification, [greenfield](#) and [brownfield](#) development (including housing types, sizes and densities), and its contribution to:
 - i. meeting regional growth targets for greater Christchurch in the Greater Christchurch Settlement Plan Update and the Canterbury Regional Policy Statement;
 - ~~ii. achieving a minimum of 55,950 additional dwellings by 2048 (Objective 3.3.4(a));~~
 - iii. meeting the diverse and changing population and housing needs for Christchurch residents, in the immediate recovery period and longer term;
 - ~~iiiv.~~ improving housing affordability; and
 - iv. meeting the housing intensification targets specified in [Objective 3.3.78\(a\)\(ivii\)](#).
- b. Undertake the monitoring and evaluation at such intervals as to inform any other monitoring requirements of other statutory instruments, and make the results publicly available.
- c. Have regard to the information from this monitoring when determining priority areas for residential intensification and provision for new and upgraded infrastructure.

14.2.2 Objective - Short term residential recovery needs

- a. Short-term residential recovery needs are met by providing opportunities for:
 - i. an increased housing supply throughout the lower and medium density residential areas;
 - ii. higher density comprehensive redevelopment of sites within suitable lower and medium density residential areas;
 - ~~iii. medium density comprehensive redevelopment of community housing environments;~~
 - ~~iiiv.~~ new neighbourhood areas in greenfield priority area; and
 - iv. temporary infringement of built form standards as earthquake repairs are undertaken.

Note: Policies 14.2.1.1, ~~14.2.1.2~~, ~~14.2.1.3~~, 14.2.1.42, 14.2.1.53, 14.2.1.64, 14.2.1.75, and 14.2.1.86 also implement Objective 14.2.2.

14.2.2.1 Policy - Short term recovery housing

- a. Provide for and incentivise a range of additional housing opportunities to meet short term residential recovery needs through redevelopment and additions to the existing housing stock and/or vacant land, that:
 - i. are appropriately laid out and designed to meet the needs of current and future residents; and
 - ii. avoid significant adverse effects on the character or amenity of existing residential areas.

14.2.2.2 Policy - Recovery housing - higher density comprehensive redevelopment

- a. Enable and incentivise higher density comprehensive development of suitably sized and located sites within existing residential areas, through an Enhanced development mechanism which provides:
 - i. high quality urban design and onsite amenity;
 - ii. appropriate access to local services and facilities;
 - iii. development that is integrated with, and sympathetic to, the amenity of existing neighbourhoods and adjoining sites; and
 - iv. a range of housing types;
 - v. and which does not promote land banking, by being completed in accordance with a plan for the staging of the development.
- b. To avoid comprehensive development under the Enhanced development mechanism in areas that are not suitable for intensification for reasons of:
 - i. vulnerability to natural hazards;
 - ii. inadequate infrastructure capacity;
 - iii. adverse effects on Character Areas; or

- iv. **reverse sensitivity** effects on existing heavy industrial areas, Christchurch International Airport, arterial traffic routes, and railway lines.

~~14.2.2.3 Policy – Redevelopment and recovery of community housing environments~~

- ~~a. Enable and incentivise comprehensive redevelopment of the existing community housing environments, through a Community housing redevelopment mechanism which:
 - ~~i. provides high quality urban design and on-site amenity;~~
 - ~~ii. provides development that is integrated with, and sympathetic to, the amenity of adjacent neighbourhoods;~~
 - ~~iii. maintains or increases the stock of community housing units;~~
 - ~~iv. provides for an increased residential density; and~~
 - ~~v. provides for a range of housing types including housing for lower income groups and those with specific needs.~~~~

14.2.2.453 Policy - Temporary infringement for earthquake repairs

- a. Enable temporary infringement of built form standards relating to **building height** and recession planes to facilitate the timely completion of repairs to earthquake damaged houses and **ancillary buildings**.

14.2.3 Objective - MDRS Objective 2 - Variety of housing types and sizes

- a. A relevant residential zone provides for a variety of housing types and sizes that respond to:
 - i. housing needs and demands; and
 - ii. the neighbourhood's planned urban built character, including 3-storey buildings.

14.2.3.1 Policy – MDRS Policy 1 - Mix of densities

- a. Enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments.

14.2.3.2 Policy - MDRS Policy 2 - Application of qualifying matters

- a. Apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga).

14.2.3.3 Policy - MDRS Policy 5 - High quality development

- a. Provide for developments not meeting permitted activity status, while encouraging high-quality developments

14.2.3.4 Policy - MDRS Policy 3 - Attractive and safe spaces

- a. Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.

14.2.3.5 Policy - MDRS Policy 4 –Needs of residents

- a. Enable housing to be designed to meet the day-to-day needs of residents.

14.2.3.6 Framework for relevant residential zones ~~building heights in medium and high density areas~~

- a. Enable development within medium and high density residential zones (being the relevant residential zones), including building heights in accordance with the planned urban built character for medium and high density areas, whilst also enabling increased building heights under specific conditions.
 - i. This includes building heights of allowing at least three ~~stories~~ storeys in the Medium and High Density Residential Zones (outside of precincts) and of at least six storeys in the High Density Residential Zone within the Central City Zone walkable catchment;
 - ii. Ensure that the reverse sensitivity effects on the operation, use and redevelopment of existing emergency services and other lawfully established activities are minimised.

14.2.3.7 Management of increased building heights

- a. Within medium and high density zoned areas, only provide for increased building heights beyond those enabled in the zone (~~being three and six storeys respectively~~) or precinct where the following is achieved:
 - i. the development provides for a greater variety of housing types, price points, and sizes, when compared to what is provided in the surrounding area;
 - ii. the development is consistent with the built form outcomes anticipated by the underlying zone or precinct, ~~being three storeys in the medium density and six storeys in the high density zone, outside of precincts;~~
 - iii. the site is located within walking distance of public or active transport corridors; community facilities or commercial activities; and public open space;
 - iv. building design features are used to reduce:
 - A. significant shading, dominance and privacy effects caused by increased height, above three (MRZ) or six (HRZ) storeys (and higher within centres-based Precincts) on adjacent residential properties and public spaces; and
 - B. ~~the effects of dominance and shading on historic heritage, significant trees, or character areas; and~~

- C. reverse sensitivity effects on existing lawfully established non-residential activities.
- v. When considering height increases within the walkable catchment of the Central City Zone, the economic impacts on the city centre from an increase in height are minimised.

14.2.3.8 Policy – Emergency services

- a. Require residential developments to have sufficient water supply for firefighting purposes to ensure the health and safety of people and communities.
- b. Enable the ongoing operation, use and redevelopment of existing emergency services.

14.2.3.9 Policy – Housing Ngāi Tahu whānui

- a. Recognise the benefits of providing housing suited to Ngāi Tahu whānui within the relevant residential zones.

14.2.34 Objective - Strategic infrastructure

- a. Development of **sensitive activities** does not adversely affect the efficient operation, use, and development of Christchurch International Airport and Port of Lyttelton, the rail network, the **National Grid** and the identified 66kV and 33kV **electricity distribution lines** and the Heathcote to Lyttelton 11kV **electricity distribution line**, the state highway network, and other **strategic infrastructure**.

14.2.34.1 Policy - Avoidance of adverse effects on strategic infrastructure

- a. Avoid **reverse sensitivity** effects on **strategic infrastructure** including:
 - i. Christchurch International Airport;
 - ii. the rail network;
 - iii. the **major arterial road** and **minor arterial road** network;
 - iv. the Port of Lyttelton;
 - v. the **National Grid** and the 66kV and 33kV **electricity distribution lines** and Heathcote to Lyttelton 11kV **electricity distribution line** identified on the planning maps.

14.2.45 Objective - High quality residential environments

- a. High quality, sustainable, residential neighbourhoods which are well designed, ~~have a high level of amenity, enhance local character and reflect~~ in accordance with the planned urban character and the Ngāi Tahu heritage of Ōtautahi and meet the community's housing needs, in particular those of Ngāi Tahu whānui.

Note: Policies 14.2.69.1, 14.2.69.2, 14.2.69.34, 14.2.69.67, and 14.2.69.8 also implement Objective 14.2.45.

14.2.45.1 Policy - Neighbourhood character, amenity and safety

- a. ~~Facilitate the contribution of~~ Provide for individual developments ~~to high quality residential environments~~ in all residential areas (as characterised in Table 14.2.1.1a), ~~through design which contributes to a high quality environment through a site layout and building design that:~~
 - i. ~~reflecting the context, character, and scale of building anticipated in the neighbourhood ensures buildings and planting have a greater prominence from the street than car parking and servicing areas;~~
 - ii. ~~contributing to a high quality street scene~~ prioritises pedestrian circulation through the site, particularly over vehicle movement; ensuring it is direct, safe and well integrated; with formation that supports a variety of users;
 - iii. ~~providing a high level of on-site amenity~~ provides a public front entrance to each street-fronting apartment building or street-fronting residential unit, separate from any private outdoor space;
 - iv. ~~minimising~~ noise effects from traffic, railway activity, and other sources where necessary to protect residential amenity;
 - v. ~~providing safe, efficient, and easily accessible movement for pedestrians, cyclists, and vehicles~~ have street facing facades that include a high level of clear glazing and design for visual interest and interaction with the street; and
 - vi. provides prominent planting areas throughout communal areas and adjacent to the street;
 - vii. ~~incorporates~~ principles of crime prevention through environmental design.

14.2.45.2 Policy - High quality, medium and high density residential development

- a. Encourage innovative approaches to comprehensively designed, high quality, medium and high density residential development, which is attractive to residents, responsive to housing demands, and ~~provides a positive contribution to its environment (while acknowledging the need for increased densities and changes in residential character)~~ reflects responds the planned urban built character of an area, through:
 - i. consultative planning approaches to identifying particular areas for residential intensification and to defining high quality, built and urban design outcomes for those areas;
 - ii. encouraging and incentivising amalgamation and redevelopment across large-scale residential intensification areas;
 - iii. providing design guidelines to assist developers to achieve high quality, medium density development;
 - iv. considering input from urban design experts into resource consent applications;

- v. promoting incorporation of **low impact urban design** elements, energy and water efficiency, and life-stage inclusive and adaptive design; and
- vi. recognising that built form standards may not always support the best design and efficient use of a **site** for medium density development, particularly for larger **sites**.

14.2.5.3 Policy – Quality large scale developments

- a. Residential developments of four or more residential units contribute to a high quality residential environment through site layout, building and landscape design to achieve:
 - i. engagement with the street and other spaces;
 - ii. minimisation of the visual bulk of buildings and provision of visual interest;
 - iii. a high level of internal and external residential amenity;
 - iv. high quality shared spaces, including communal living spaces and accessways that provide safe, direct access for pedestrians;
 - v. a safe and secure environment; and
 - vi. public through connections for large sites with multiple public frontages; and
 - vii. Minimisation of reverse sensitivity effect on existing lawfully established non-residential activities.

14.2.5.4 Policy – On-site waste and recycling storage

- a. Ensure there is suitable on-site waste and recycling storage to meet the needs of occupiers through:
 - i. Sufficient on-site waste and recycling and storage space conveniently located to:
 - A. enable easy access by occupants and collection from (or delivery to) the street edge, including promoting communal waste management;
 - B. not detract from public spaces or on-street amenity;
 - C. not result in odour impacts to the on-site occupants or neighbours of the development.

14.2.5.5 Policy – Assessment of wind effects

- ~~a. Maintain the comfort and safety of public and private space users by assessing and appropriately managing the adverse wind effects of tall buildings to ensure:~~
 - ~~i. there is a low risk of harm to people;~~
 - ~~ii. the building and site design incorporates effective measures to reduce wind speeds; and~~
 - ~~iii. the comfort of private outdoor living spaces and public spaces is prioritised.~~

14.2.45.46 Policy - Character of low ~~and medium~~ density areas

- a. Ensure, consistent with the zone descriptions in [Table 14.2.1.1a](#), that:

- i. low density residential areas are characterised by a low scale open residential environment with predominantly one or two storey detached or semi-detached housing, and significant opportunities for **landscaping** and good access to sunlight and privacy are maintained; ~~and~~
- ~~ii. medium density areas are characterised by medium scale and density of buildings with predominantly two or three storeys, including semi-detached and terraced housing and low rise apartments, and landscaping in publicly visible areas, while accepting that access to sunlight and privacy may be limited by the anticipated density of development and that innovative approaches to comprehensively designed, high quality, medium density residential development are also encouraged in accordance with Policy 14.2.4.2.~~

14.2.45.57 Policy - Character of residential development on the Port Hills

- a. Ensure that residential development on the Port Hills:
 - i. maintains the visual dominance of the Port Hills rural environment as a backdrop to the City;
 - ii. avoids **buildings** and structures on skylines of significant and outstanding natural landscapes;
 - iii. is of a density that provides opportunity for ample tree and garden planting;
 - iv. integrates with existing residential areas and where possible provides connections to **public open space**; **and**
 - v. where practicable, creates and improves connections to recreational, open space, ecological, and mahinga kai areas and recognises **Sites of Ngāi Tahu Cultural Significance** identified in **Appendix 9.5.6.**; **and**
 - ~~vi. responds to topographical and geological constraints through limiting the extent of impervious surfaces and managing loess soil disturbance to reduce localised flooding, erosion, and sediment mobilisation.~~

14.2.45.68 Policy - Character of residential development in Banks Peninsula

- a. Ensure that residential development in **Banks Peninsula**:
 - i. maintains and complements the rural and coastal character elements that are distinct and unique to the local area and existing residential settlements;
 - ii. maintains the landscape setting and does not visually dominate views from land and water;
 - iii. avoids **buildings** and structures on skylines of significant and outstanding natural landscapes;
 - iv. encourages innovative design and sustainable land-use development; **and**
 - v. where practicable, creates and improves connections to recreational, open space, ecological, and mahinga kai areas and recognises **Sites of Ngāi Tahu Cultural Significance** identified in **Appendix 9.5.6.**; **and**
 - vi. provides for MDRS, subject to qualifying matters, within the Lyttelton Township whilst recognising housing for Ngāi Tahu whānui.

14.2.45.79 Policy - Residential character areas in Christchurch City, Akaroa and Lyttelton

- a. Maintain and enhance the identified special character values of residential areas arising from the following elements:
 - i. the continuity or coherence of the character;
 - ii. the pattern of subdivision, open space, buildings and streetscape;
 - iii. the landforms or features that contribute to the qualities of the landscape and built form;
 - iv. the scale, form and architectural values of buildings and their landscape setting;
 - v. the qualities of the streetscape; and
- b. Within the Lyttelton and Akaroa Character Areas:
 - i. maintains and enhances the relationship to historic heritage;
 - ii. retains buildings and settings of high character value;
 - iii. retains important views from public places;
 - iv. reflects the existing small scale of development and integration with the landscape.

14.2.45.810 Policy - Best practice for health, building sustainability, energy and water efficiency

- a. Promote new residential buildings that:
 - i. provide for occupants' health, changing physical needs, and life stages; and
 - ii. are energy and water efficient;
 - iii. through non-regulatory methods including incentives.

14.2.5.11 Policy – Managing site-specific Residential Large Lot development

- a. Enable development within mixed density precincts in a way that:
 - i. Within the Rural Hamlet area, avoids reverse sensitivity to airport activities and surrounding rural environment;
 - ii. Within the Redmund Spur area, provides for a mixture of low-density residential and rural-residential living opportunities; and
 - iii. Within the 86 Bridle Path Road area, limits the overall scale of development across the site to be consistent with the rural-residential setting across the foothills of Heathcote Valley.

~~14.2.5 Objective – Residential New Neighbourhood Zone~~

~~[This section has been moved to 14.2.7]~~

14.2.6 Objective – Medium Density Residential Zone

- a. Medium density residential areas of predominantly MDRS-scale development of three- or four-storey buildings, including semi-detached and terraced housing and low-rise apartments, with innovative approaches to comprehensively designed residential developments, whilst providing for other compatible activities including educational facilities.

14.2.6.1 Policy – MDRS Policy 1

- a. Enable a variety of housing types with a mix of densities within the zone, including 3 storey attached and detached dwellings, and low rise apartments.

14.2.6.21 Policy – Local Centre Intensification Precinct

- a. Enable the development of four- to five-storey town houses and multi-storey apartments within the Local Centre Intensification Precinct.
- b. Target the precinct to apply around the commercial centres of:
 - i. Bishopdale, Barrington, and Halswell at a EDM walking distance of generally 400 metres;
and
 - ii. Prestons, Wigram, Sydenham South, North West Belfast, and Richmond at a EDM walking distance of generally 200 metres.

14.2.6.32 Policy – Development within suburban precincts

- a. Manage development within the Suburban Density Precinct and Suburban Hill Density Precinct to:
 - i. Provide for single or two storeyed detached or semi-detached houses at a scale similar to established density; and
 - ii. Recognise the benefits of comprehensive semi-detached and terraced housing of up to 8m in height where:
 - A. Accessible to public transport;
 - B. Serviceable by water supply, wastewater and stormwater infrastructure discharge;
and
 - C. The urban form maintains the planned urban character of the zone; and
 - iii. Recognise the benefits of providing housing suited to Ngāi Tahu whānui.

14.2.6.43 Policy – Development within the Riccarton Bush Interface Area

- a. Control Manage development within the Riccarton Bush Interface Area in a way that:
 - i. Maintains the heritage landscape values of Riccarton Bush;
 - ii. Protects the visual presence of Riccarton Bush; and
 - iii. Protects the cultural significance of Riccarton Bush to Ngāi Tūāhuiriri.

14.2.6 Objective – Non-residential activities

[This section has been moved to 14.2.8]

14.2.7 Objective – High Density Residential Zone

- a. High density residential development near larger commercial centres, commensurate with the expected demand for housing in these areas and the nature and scale of commercial activities, community facilities, and multimodal transport networks planned or provided in the commercial centres.

14.2.7.1 Policy – Provide for a high density urban form

- a. Enable the development of high density urban areas with a density that is responsive to current and planned:
 - i. degree of accessibility to services and facilities, public open space, and multimodal and active transport corridors; and
 - ii. housing demand.

14.2.7.2 Policy – High density location

- a. Enable high density residential development within the identified walkable ~~specified walking catchments~~ of the City centre zone; and:
 - ~~i. City centre zone;~~
- b. Enable high density residential development within the identified commensurate catchments adjacent to:
 - i. Town Centre zones of Riccarton, Papanui, and Hornby; and
 - ii. Other larger commercial centres zoned as Town Centres and Local Centres as shown on the planning maps;

to a degree that responds to the planned scale and nature of each centre group and the range of activities planned or provided there.

14.2.7.3 Policy – ~~Heights in areas surrounding the central city~~ Central City Residential Precinct

- a. Provide for 102-storey residential buildings ~~consolidated around the City Centre zone~~ within the Central City Residential Precinct to stimulate and support the city centre.
- b. Target the precinct to only apply in areas immediately adjacent to the City Centre Zone ~~and the Carlton Mill area.~~

14.2.7.4 Policy – Large Local Centre Intensification Precinct

- a. Enable the development of 6-storey multi-storey flats and apartments in, and restrict development to solely within, the Large Local Centre Intensification Precinct and the Town Centre Intensification Precinct.

14.2.7.5 Policy – High Density Residential Precinct

- a. Enable the development of 6-storey multi-storey flats and apartments in, and restrict development to solely within, the High Density Residential Precinct to manage intensification around the City Centre zone.

14.2.7.4 Policy – Riccarton Residential Intensification Precinct

- a. Provide for 8-storey residential buildings within the Riccarton Residential Intensification Precinct to stimulate and support the Riccarton commercial centre and associated active transport corridor.
- b. Recognise the local constraints within and around Riccarton by limiting high density residential intensification to within the precinct.

14.2.7.65 Policy – High Density Residential development

- a. Provide for residential development within the High Density Residential Zone that:
 - i. Ensures at least two storey development occurs or is not prevented by site layout and building design, to encourage greater intensification and efficiency within the zone;
 - ii. Amalgamates existing sites as part of the development;
 - iii. Locates building bulk towards the frontage of sites, enhancing the street wall.
- b. Recognise that larger sites provide more flexibility and options for higher density buildings and encourage amalgamation of existing sites to facilitate greater intensification.

14.2.58 Objective – Residential New Neighbourhood Future Urban Zone

- a. Co-ordinated, sustainable and efficient use and development is enabled in the Residential New Neighbourhood Future Urban Zone.

14.2.58.1 Policy – Outline development plans

- a. Use and development shall be in accordance with the development requirements in the relevant Outline development plan, or otherwise achieve similar or better outcomes, except as provided for in Clause b. in relation to any interim use and development.
- b. Interim use and development shall not compromise the timely implementation of, or outcomes sought by, the Outline development plan.
- c. Recognise that quarrying activities and other interim activities may be a suitable part of preparing identified greenfield priority areas for urban development, provided that their adverse effects can be adequately mitigated and they do not compromise use of the land for future urban development.

~~14.2. 58.2 Policy – Comprehensive residential development~~

- a. ~~Encourage comprehensive residential developments that are in accordance with the relevant outline development plan as a means of achieving co-ordinated, sustainable and efficient development outcomes.~~

~~14.2. 58.3 Policy – Development density~~

- a. ~~In residential development areas, achieve a minimum net density of 15 households per hectare, when averaged across the whole of the residential development area within the relevant outline development plan, except:~~
 - ~~i. in the Residential New Neighbourhood (Prestons) Zone where the minimum net density is between 13 and 15 households per hectare; and~~
 - ~~ii. i. in areas shown on an Outline development plan as being subject to development constraints.~~
- b. ~~Except as provided for in (a)(i) and (ii) above, any use and development which results in a net density lower than the required net density shall demonstrate, through the use of legal mechanisms as appropriate, that the net density required across residential development areas of the outline development plan can still be achieved.~~
- c. ~~Except as provided for in (a) and (b) above, a proposal for use and development which results in a net density lower than the required net density will result in other owners of greenfield (undeveloped) land within the outline development plan area being identified as affected parties (where they have not given written approval).~~
- d. ~~Encourage higher density housing to be located to support, and have ready access to, commercial centres, community facilities, public transport and open space; and to support well-connected walkable communities.~~

~~14.2. 58.4 Policy – Neighbourhood quality and design~~

- a. ~~Ensure that use and development:~~
 - ~~i. contributes to a strong sense of place, and a coherent, functional and safe neighbourhood;~~
 - ~~ii. contributes to neighbourhoods that comprise a diversity of housing types;~~
 - ~~iii. retains and supports the relationship to, and where possible enhances, recreational, heritage and ecological features and values; and~~
 - ~~iv. achieves a high level of amenity.~~

~~14.2. 58.5 Policy – Infrastructure servicing for developments~~

- a. ~~Ensure that developments are serviced with all required infrastructure in an effective and efficient manner.~~

~~14.2.58.6 Policy – Integration and connectivity~~

- a. ~~Ensure effective integration within and between developments and existing areas, including in relation to public open space networks, infrastructure and movement networks.~~
- b. ~~Ensure that the boundaries between new and existing developments are, where appropriate, managed to avoid or mitigate adverse effects.~~
- c. ~~Avoid significant adverse effects and remedy or mitigate other adverse effects on existing businesses, rural activities or infrastructure.~~

~~14.2.58.7 Policy – Ngā kaupapa / protection and enhancement of sites, values and other taonga of significance to tangata whenua~~

- a. — Ensure:
 - i. — ~~protection of Sites of Ngāi Tahu Cultural Significance identified in Schedule 9.5.6.1, and recognition of other Sites of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6 using culturally appropriate methods;~~
 - ii. — ~~identification and utilisation of opportunities to enhance sites, values and other taonga of cultural significance to Ngāi Tahu; and~~
 - iii. — ~~protection of the relationship of tangata whenua with freshwater, including cultural wellbeing and customary use opportunities.~~

14.2.69 Objective - Non-residential activities

- a. Residential activities remain the dominant activity in residential zones, whilst also recognising the need to:
 - i. provide for community facilities and home occupations which by their nature and character typically need to be located in residential zones;
 - ii. provide for visitor accommodation in accordance with Objective 14.2.911 and Policies 14.2.911.1 to 14.2.911.4; and
 - iii. restrict other non-residential activities, unless the activity has a strategic or operational need to locate within a residential zone.

Note: this objective and its subsequent policies do not apply to brownfield sites.

14.2.69.1 Policy - Residential coherence character and amenity

- a. Ensure that non-residential activities do not have significant adverse effects on residential coherence, character, and amenity.

Note: This policy also implements Objective 14.2.45

14.2.69.2 Policy - Community activities and community facilities

- a. Enable community activities and community facilities within residential areas to meet community needs and encourage co-location and shared use of community facilities where practicable.

- b. Enable larger scale **community activities** and **community facilities** within defined arterial locations that:
 - i. are within walking distance of the **Central City** and suburban **commercial centres**;
 - ii. front onto **core public transport routes**; and
 - iii. are not dominated by residential development.

Note: This policy also implements [Objective 14.2.45](#)

14.2.69.3 Policy - Home occupations

- a. Ensure that **home occupations**:
 - i. are secondary in scale and incidental to the **residential activity** on the same **site**; and
 - ii. avoid conflicts between incompatible activities where there may be significant adverse effects on the amenity of the residential environment or on **residential activities**; or
 - iii. where the adverse effects are not significant, minimise adverse effects on **residential activities** and the amenity of the **site** and the surrounding residential environment.

~~14.2.6.3~~ [14.2.69.4](#) Policy - Existing non-residential activities

- a. Enable existing non--residential activities to continue and support their redevelopment and expansion provided they do not:
 - i. have a significant adverse effect on the character and amenity of residential zones; or
 - ii. undermine the potential for residential development consistent with the zone descriptions in [Table 14.2.1.1a](#).

Advice Notes:

1. This policy also implements [Objective 14.2.45](#).
2. Policy ~~14.2.6.4~~ [14.2.69.4](#) does not apply to visitor accommodation. Refer to [Objective 14.2.911](#) and Policies [14.2.911.1](#) to [14.2.911.4](#) for the relevant provisions.

~~14.2.6.4~~ [14.2.9.5](#) Policy - Other non--residential activities

- a. Restrict the establishment of other non--residential activities, especially those of a commercial or industrial nature, unless the activity has a strategic or operational need to locate within a residential zone, and the effects of such activities on the character and amenity of residential zones are insignificant.

Advice Note:

1. Policy ~~14.2.6.5~~ [14.2.9.5](#) does not apply to **visitor accommodation**. Refer to [Objective 14.2.911](#) and Policies [14.2.911.1](#) to [14.2.911.4](#) for the relevant provisions.

~~14.2.6.5~~ 14.2.9.6 Policy - Retailing in residential zones

- a. Ensure that small scale **retailing**, except for **retailing** permitted as part of a **home occupation**, is limited in type and location to appropriate **corner sites** on higher order streets in the **road** hierarchy.

~~14.2.6.6~~ 14.2.9.7 Policy - Memorial Avenue and Fendalton Road

- a. Maintain the war memorial and visitor gateway roles of Memorial Avenue and Fendalton Road and their very high **amenity values**, by limiting the establishment of non--residential activities and associated outdoor advertising and vehicle parking on **sites** in residential zones with **frontage** to these **roads**.

Note: This policy also implements [Objective 14.2.45](#)

~~14.2.6.7~~ ~~14.2.6.8~~ Policy - ~~Guest accommodation~~

- ~~a. In the Accommodation and Community Facilities Overlay, provide for guest accommodation within defined arterial locations that:
 - ~~i. are within walking distance of the Central City and suburban commercial centres;~~
 - ~~ii. front onto core public transport routes; and~~
 - ~~iii. are not dominated by residential development.~~~~
- ~~b. In the Residential Guest Accommodation Zone, provide for the ongoing operation, intensification or redevelopment of existing guest accommodation sites, compatible with the character and amenity of adjoining residential zones.~~

~~14.2.6.8~~ 14.2.9.8 Policy - Non--residential activities in Central City residential areas

- a. Within **Central City** residential areas:
 - i. ensure non--residential activities are of a small scale and compatible with **residential activities**;
 - ii. ensure non--residential activities are focussed on meeting the needs of the local residential community or depend upon the high level of amenity inherent in the Residential Central City Zone;
 - iii. ensure new non--residential activities do not compromise the role of the Residential Central City Zone, the Central City Business Zone, or the aim of consolidating that area of the **Central City** or the Central City Mixed Use Zones;
 - iv. enable the on-going operation, use and redevelopment of existing fire service facilities; and
 - v. protect residential amenity by controlling the character, scale and intensity of non-residential activities.

14.2.710 Objective - Redevelopment of brownfield sites

- a. On suitable **brownfield sites**, provide for new **mixed use** commercial and residential developments that are comprehensively planned so that they are environmentally and socially sustainable over the long term.

14.2.7 10.1 Policy - Redevelopment of brownfield sites

- a. To support and incentivise the comprehensive redevelopment of brownfield sites for mixed use residential activities and commercial activities where:
 - i. natural hazards can be mitigated;
 - ii. adequate infrastructure services and capacity are available;
 - iii. reverse sensitivity effects on existing industrial areas are managed;
 - iv. the safety and efficiency of the current and future transport system is not significantly adversely affected;
 - v. there is good walking and cycling access to public transport routes, commercial and community services, and open space;
 - vi. if necessary, contaminated land is remediated in accordance with national and regional standards; and
 - vii. the redevelopment does not impact on the vitality and strategic role of commercial centres.
- b. Ensure the redevelopment is planned and designed to achieve:
 - i. high quality urban design and on-site amenity; and
 - ii. development that is integrated and sympathetic with the amenity of the adjacent neighbourhoods and adjoining sites.

~~14.2.8 Objective Central City residential role, built form and amenity~~

- ~~a. A predominantly residential environment offering a range of residential opportunities, including medium to high density living, within the Central City to support the restoration and enhancement of a vibrant city centre;~~
- ~~b. A form of built development in the Residential Central City Zone that enables change to the existing environment, while contributing positively to the amenity and cultural values of the area, and to the health and safety, and quality and enjoyment, for those living within the area.~~

~~14.2.8.1 Policy Building heights~~

- ~~a. Provide for different maximum building heights in areas of the Residential Central City Zone with some areas requiring a reduced height compatible with the existing predominant character.~~

~~14.2.8.2 Policy Amenity standards~~

- ~~a. Prescribing minimum standards for residential development which:
 - ~~i. are consistent with higher density living;~~
 - ~~ii. protect amenity values for residents;~~
 - ~~iii. integrate development with the adjacent and wider neighbourhood;~~~~

- iv. ~~provide for a range of current and future residential needs; and~~
- v. ~~recognise cultural values.~~

14.2.911 Objective - Visitor Accommodation in Residential Zones

- a. Visitors and other persons requiring short-term lodging have a broad choice of types and locations that meet their needs where:
 - i. residential activity remains the predominant activity within the residential neighbourhoods;
 - ii. the character, high quality residential environment and amenity values within zones are maintained or enhanced, with minimal disturbance to neighbours;
 - iii. strategic infrastructure is protected from incompatible activities and reverse sensitivity effects;
- b. Visitor accommodation in the Residential Visitor Accommodation Zone and Accommodation and Community Facilities Overlay can establish, operate, intensify and/or redevelop in a way that is compatible with the character and amenity of adjoining residential, rural or open space zones; and does not expand the activity outside of the existing zone or overlay area into other non-commercial zones.

14.2.911.1 Policy - Visitor Accommodation in Residential Units

- a. Permit visitor accommodation in a residential unit where:
 - i. The number of guests, is comparable to use by a residential household; and
 - ii. disturbance to neighbours is minimal; and
 - iii. information on letting activity is recorded and provided to the Council on request.
 - iv. for unhosted visitor accommodation, adverse effects are managed in accordance with b. below.
- b. Manage unhosted visitor accommodation to ensure adverse effects on the residential character, coherence and amenity of the site and its immediate surroundings, and on the transport network, are minimised including through:
 - i. controlling the scale, frequency and extent of use;
 - ii. management of operations to minimise disturbance of neighbours and adverse effects on the transport network;
 - iii. providing contact and site management information to guests and neighbours; and
 - iv. each residential block retaining a high proportion of residential activities, and each residential activity retaining a high proportion of residential neighbours.

- c. Avoid visitor accommodation in a residential unit at a scale or extent that is inconsistent with any of the following:
 - i. retaining predominantly residential character and coherence in each residential block; or
 - ii. each residential activity retaining a high proportion of residential neighbours; or
 - iii. minimising adverse effect on the amenity of the site and its immediate surroundings, including the disturbance of neighbours; or
 - iv. protecting strategic infrastructure from reverse sensitivity effects.

14.2.911.2 Policy - Existing Visitor Accommodation

- a. In the Residential Visitor Accommodation Zone, provide for the ongoing operation, intensification or redevelopment of existing visitor accommodation sites, compatible with the character and amenity of adjoining residential zones.

14.2.911.3 Policy - Visitor Accommodation in Defined Arterial Locations

- a. In the Accommodation and Community Facilities Overlay, provide for visitor accommodation within defined arterial locations that:
 - i. are within walking distance of the Central City and suburban commercial centres;
 - ii. front onto core public transport routes; and
 - iii. are not dominated by residential development.

14.2.911.4 Policy - Other Visitor Accommodation in Residential Zones

- a. Visitor accommodation not provided for in Policies 14.2.911.1-14.2.911.3 shall not locate in residential zones, except where the activity provides for the ongoing use of a heritage item consistent with Policy 9.3.2.2.3 and adverse amenity impacts on residential neighbours can also be minimised.

14.2.12 Objective – ~~Compatibility with Industrial activities~~ Incompatible activities

- a. ~~New residential development is not adversely affected by noise generated from industrial activities and the development does not affect the operation of industrial activities within industrial zones.~~ This Objective is Objective 3.3.14 in Chapter 3 Strategic Directions.

14.2.12.1 Policy – ~~Managing effects on industrial activities~~ Residential amenity and reverse sensitivity within the Industrial Interface overlay

- a. ~~Restrict new residential development of three or more storeys within proximity to industrial zoned sites where it would give rise to reverse sensitivity effects on industrial activities and/or significantly adversely affect the amenity, health and safety of residents, unless mitigation sufficiently addresses the effects. Within medium and high density zoned areas within the Industrial Interface overlay, avoid residential units above 8m in height except where effects of noise from lawfully established industrial activities are mitigated by the residential units to~~

ensure that health, safety, and amenity effects on occupants are no more than minor, and reduce the likelihood of reverse sensitivity effects on activities in industrial zones.

- b. Recognise that the Ravensdown fertiliser manufacturing activity (Lot 10 DP 1391, Pt Lots 6,7,8 DP 1391, Lot 9 DP 1391, Pt Lot 1 DP 2899, Lots 13,14,15,16,17 DP 2899, Pt Lots 2,3,4 DP 2899, Lots 1,2 DP 3189, Lot 1 DP 3910, and Lot 1 DP 25992) cannot internalise all adverse effects of its consented air discharges, and avoid adverse effects on human health and structures, through applying a 240m buffer area surrounding the plant where:
- i. New residential units, or additions to existing residential units shall be required to use glazing that avoids the adverse effects of fluoride gas; and
 - ii. Residential activity is avoided in those parts of buildings exceeding 14m in height as exposure to air discharges may endanger human health.

14.3 How to interpret and apply the rules

- a. The rules that apply to activities in the various residential zones are contained in the activity status tables (including activity specific standards) and built form standards that apply to permitted activities and those controlled or restricted discretionary activities where compliance with the built form standards are explicitly referenced in the rule, and/or the activity itself is listed in the permitted activity table for the zone, in:
- i. Rule 14.4 – Residential Suburban Zone and Residential Suburban Density Transition Zone;
 - ii. Rule 14.5 – ~~Residential~~ Medium Density ~~Residential~~ Zone;
 - iii. Rule 14.6 – ~~High Density~~ Residential ~~Central City~~ Zone;
 - iv. ~~Rule 14.7 – Residential Hills Zone;~~
 - v. Rule 14.8 – Residential Banks Peninsula Zone;
 - vi. Rule 14.9 – Residential Large Lot Zone;
 - vii. Rule 14.10 – Residential Small Settlement Zone;
 - viii. Rule 14.11 – Residential Visitor Accommodation Zone;
 - ix. ~~Rule 14.12 – Residential New Neighbourhood Future Urban Zone;~~
 - x. ~~Rule 14.13 – Enhanced Development Mechanism~~
 - xi. ~~Rule 14.14 – Community Housing Redevelopment Mechanism~~
 - xii. Rule 14.15 - Matters of control and discretion.
- b. In relation to the Residential Visitor Accommodation Zone, each **site** has been grouped into Group A, B and C **sites** in [Appendix 14.16.11](#), depending on its residential context. For any activities (other than **visitor accommodation** (P1) and permitted activities on the YMCA **site** (P3)), the applicable rules for permitted and restricted discretionary activities are those that apply in the zone listed for that **site** in [Appendix 14.16.11](#), including activity specific standards, built form standards and matters of discretion.

- c. Rules that apply to the use of the enhanced development mechanism ~~and the community housing redevelopment mechanism~~ are contained in the activity status tables (including activity specific standards) and built form standards in:
- i. [Rule 14.13](#) – Enhanced development mechanism; ~~and~~
 - ii. ~~Rule 14.14 – Community housing redevelopment mechanism.~~
- ~~d. The areas that show where the community housing redevelopment mechanism (CHRM) can be utilised are shown on Planning Maps 18, 23, 24, 25, 26, 29, 30, 31, 32, 33, 37 and 45.~~
- de. The rules that define where the enhanced development mechanism can be used are contained in the qualifying standards in Rule 14.13.2.
- ef. The information that is required for resource consent applications ~~utilising the community housing redevelopment mechanism is set out in Rule 14.14.2.17, and~~ for the enhanced development mechanism, in Rule [14.13.3.15](#).
- fg. On any particular eligible [site](#), the provisions of the community housing redevelopment mechanism may apply, or the provisions of the zone in which the [site](#) is located may apply.
- gh. On any particular eligible [site](#), the provisions of the enhanced development mechanism may apply, or the provisions of the zone in which the [site](#) is located may apply.
- hf. Area specific rules also apply to activities in the following areas:
- i. Residential Suburban Zone, ~~and~~ Residential Suburban Density Transition Zone, [Medium Density Residential Zone, and High Density Residential Zone](#):
 - ~~A. Wigram, within the area of the diagram shown on Figure 6 (generally bounded by RNZAF Bequest Land, Awatea Road, and the Wigram aerodrome and runway);~~
 - ~~B. Peat Ground Condition Constraint Overlay~~
 - ~~CA. Prestons Road Retirement Village Overlay;~~
 - ~~DB. adjacent to State Highway 73 (Southern Motorway) between Annex and Curletts Roads;~~
 - ~~EC. adjacent to State Highway 75 (Curletts Road) between the intersection with State Highway 73 and Lincoln Road;~~
 - ~~F. Existing Rural Hamlet Overlay;~~
 - ~~GD. Stormwater Capacity Constraint Overlay;~~
 - ~~HE. Residential land abutting the western boundary of the Industrial Park Zone at Russley Road / Memorial Avenue;~~
 - ~~IF. Accommodation and Community Facilities Overlay; and~~
 - ~~J. Character Area Overlay.~~
 - ii. ~~Residential Medium Density Zone:~~
 - ~~A. Residential Medium Density Zone Higher Height Limit and Site Density Overlay at Deans Avenue;~~

- ~~B.~~ Residential Medium Density Zone Wigram (Figure 6);
 - ~~CG.~~ Sumner Master Plan Overlay (Appendix 14.16.6);
 - ~~DH.~~ Sites with frontage to Bealey Avenue, Fitzgerald Avenue or Deans Avenue (south of Blenheim Road);
 - ~~E.I.~~ Residential Medium Density Residential Zone in the Commercial Local Zone (St Albans) Outline development plan shown as Area A in Chapter 15 Appendix 15.15.5;
 - ~~FJ.~~ Accommodation and Community Facilities Overlay; and
 - ~~GK.~~ Character Area Overlays;
 - ~~EL.~~ Lyttelton Port Influences Overlay; and
 - ~~M.~~ Suburban Density Precinct;
 - ~~N.~~ Suburban Hill Precinct;
 - ~~O.~~ Residential Hills Precinct; and
 - ~~P.~~ Loess Soils Management Area; and
 - ~~FM,P,Q.~~ Other areas subject to a qualifying matter.
- iii. Residential Banks Peninsula Zone:
- ~~A.~~ Lyttelton Port Influences Overlay; and
 - ~~B,A.~~ Character Area Overlay; and
 - ~~C.~~ Suburban Density Precinct.
- ~~iv.~~ Residential Hills Zone:
- ~~A.~~ Character Area Overlay.
- ~~iiiv.~~ In addition, there may be some areas where area specific rules are provided only under the built form standards.
- ~~jd.~~ The Residential New Neighbourhood Zone rules in 14.12 do not apply to the Meadowlands Exemplar Overlay in the Residential New Neighbourhood (North Halswell) Zone shown on Planning Map 45. The rules relevant to Meadowlands Exemplar Overlay are contained in Chapter 8, see Rules 8.5.1.3 RD15, 8.5.1.4 D5 and 8.5.1.5 NC8.
- ~~The Residential New Neighbourhood Future Urban Zone rules in 14.12 do not apply to Areas 1 – 4 in the Residential New Neighbourhood Future Urban (East Papanui) Zone shown on Planning Maps 24 and 25, other than where specified in Rule 8.5. The rules relevant to Areas 1 - 4 of the East Papanui Outline Development Plan area in Appendix 8.10.23 are contained in Chapter 8, see Rules 8.5.1.3 RD17 and RD18, 8.5.1.4 D7. The rules in 14.12 of this chapter do apply to Area 5 of the East Papanui Outline Development Plan area in Appendix 8.10.23, in addition to the rules in Chapter 8.~~
- ~~jke.~~ The activity status tables and standards in the following chapters also apply to activities in all residential zones:

- 4 Hazardous Substances and Contaminated Land;
- 5 Natural Hazards;
- 6 General Rules and Procedures;
- 7 Transport;
- 8 Subdivision, Development and Earthworks;
- 9 Natural and Cultural Heritage;
- 11 Utilities and Energy.

kf. There are parts of residential zones where the permitted development, height and/or density directed by the MDRS or Policy 3 of the NPS-UD may be modified by qualifying matters. These are identified in detail in Chapter 6.1A and the Planning Maps, and include the following:

- i. Historic Heritage including heritage items, heritage settings, Residential Heritage Area, Residential Heritage Area Interface
- ii. Riccarton Bush Interface Area
- iii. Heritage, Significant and other Trees
- iv. Sites of Ecological Significance
- v. Outstanding Natural Features and Landscapes
- vi. Sites of Cultural Significance
- vii. Residential Character Areas
- viii. High Flood Hazard Management Area
- ix. Flood Ponding Management Area
- x. Coastal Hazard High Risk Management Area and Coastal Hazard Medium Risk Management Area
- xi. Tsunami Management Area
- xii. Slope Hazard
- xiii. Waterbody Setback
- xiv. Railway Building Setback
- xv. Electricity Transmission Corridor and Infrastructure
- xvi. Airport Noise Influence Area
- xvii. Waste Water Constraint Area
- xviii. Lyttelton Port Influence Area
- xix. Low Public Transport Accessibility Area
- xix. City Spine Transport Corridor
- xxi. Industrial Interface
- xxii. Suburban Density Precinct
- xxiii. Suburban Hill Precinct

lg. Advice Note:

Refer to the Brothels (Location and Commercial Sexual Services Signage) Bylaw 2013 for rules and restrictions on establishing and operating a small owner-operated brothel as a home occupation.

IHP RECOMMENDATIONS