

DISTRICT PLAN TEXT AMENDMENTS

KEY:

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

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
 - a. The Council is instructed to update this Chapter in accordance with its recommendations on QM's in Part 3 – Industrial, Commercial and Mixed Use, Part 4 – Residential, Part 5 City Wide Qualifying Matters and Part 6 - Airport.

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 77I or 77O.
- 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 77I and 77O 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 qualifying matter (RMA s77I or s77O)</u>
<u>Chapter 2 Abbreviations and Definitions</u>	
<u>Heritage areas, items and their settings</u>	
<u>A – Alteration of heritage item</u> <u>C – Contributory building</u>	<u>Section 77I(a) and section 77O(a) – s6(f) matter</u>

<u>Qualifying matter rule reference</u>	<u>Type of qualifying matter (RMA s77I or s77O)</u>
D – <u>Defining building; Demolition;</u> H – <u>Heritage fabric; Heritage investigative and temporary works;</u> <u>Heritage item; Heritage professional; Heritage setting; Heritage Building</u> <u>Code works; Heritage values;</u> I – <u>Intrusive building or site;</u> M - <u>Maintenance;</u> N – <u>Neutral building or site;</u> R - <u>Reconstruction; Relocation of heritage item; Repairs; Restoration;</u>	
<u>Radio Communication Pathways for the Justice and Emergency Services Precinct</u>	
<u>H - Height</u>	<u>Section 77I(e) and section 77O(e) matter</u>
<u>Heritage, Significant and other Trees, including Riccarton Bush Significant Trees Area</u>	
<u>T – Tree protection zone radius</u>	<u>Section 77I(a) and (j) and section 77O(a) and (j) matters – section 7(c) and (f)</u>
<u>Port Hills Stormwater</u>	
<u>S – Suitably qualified soil professional</u>	<u>Section 77I(b)</u>
<u>Chapter 5 Natural Hazards</u>	
<u>Flood hazard management areas</u>	
<u>5.4.5 Flood Ponding Management Areas</u>	<u>Section 77I(a) and section 77O(a) - s6(h) matter</u>
<u>5.4.6 High Flood Hazard Management Areas</u>	
<u>Coastal Hazard Management Areas</u>	
<u>5.2.2.5.1 Managing development in Qualifying Matter <u>residential intensification within the Coastal Hazard Management Areas</u></u> <u>5.4A.1 – 5.4A.6 Rules – Qualifying Matter Coastal Hazard <u>Medium Risk and High Risk</u> Management Areas and Qualifying Matter <u>the Tsunami Risk</u> Management Area</u>	<u>Section 77I(a) and section 77O(a) - s6(h) matter</u>
<u>Tsunami Management Area</u>	
<u>5.2.2.5.2 Managing development in Qualifying Matter <u>residential intensification within the Tsunami Risk</u> Management Area</u> <u>5.4A.1 – 5.4A.6 Rules – Qualifying Matter Coastal Hazard <u>Medium Risk and High Risk</u> Management Areas and Qualifying Matter <u>the Tsunami Risk</u> Management Area</u>	<u>Section s77I(a), and s77O(a) - s6(h) matter</u>
<u>Slope instability management areas</u>	
<u>5.6.1 Slope Instability Management Area</u>	<u>Section 77I(a) and section 77O(a) - s6(h) matter</u>
<u>Chapter 6 General Rules and Procedures</u>	
<u>Noise - Residential Industrial Interface</u>	
<u>6.1.5.2.1 Zone noise limits outside the Central City Table 1</u>	<u>Section 77I(i) matter</u>
<u>Waterbody setbacks</u>	
<u>6.6.4 City and Settlement Water Body Setbacks</u> <u>6.6.4.1 – 6.6.4.4 Activities within water body setbacks</u>	<u>Section 77I(a) and section 77O(a) - s6(a) matter</u>
<u>Signs</u>	
<u>6.8.4.1.1 P13 Permitted signage</u>	<u>Section 77I(a) - s6(f) matter</u>
<u>6.8.4.2.4 Signs attached to buildings</u>	
<u>6.8.4.2.6 Free-standing signs</u>	
<u>6.8.5 Matters of discretion</u>	

<u>Qualifying matter rule reference</u>	<u>Type of qualifying matter (RMA s77I or s77O)</u>
<u>Radio Communication Pathways for the Justice and Emergency Services Precinct</u>	
<u>6.12 Radiocommunication Pathway Protection Corridors</u>	<u>Section 77I(e) and section 77O(e) matter</u>
<u>Chapter 8 Subdivision, Development and Earthworks</u>	
<u>Waste water constraint areas overlay (vacuum sewers)</u>	
<u>8.9A Waste water constraint areas</u>	<u>Section 77I(j) and section 77O(j) matter</u>
<u>Subdivision and Earthworks within Sites of Ngāi Tahu Cultural Significance and Outstanding Natural Features and Landscapes</u>	
<u>8.5.1.3 RD11 Subdivision of land</u> <u>8.9.2.3 RD5 Earthworks</u>	<u>Section 77I(a) and section 77O(a) - s6(b) and s6(e) matters</u>
<u>Heritage items and heritage settings and Residential Heritage Areas (Area-specific rules)</u>	
<u>8.6.1 Table 1 - Minimum net site area – residential zones</u> <u>8.8.12 Natural and cultural heritage</u> <u>8.9.2.1 P1 Earthworks</u> <u>8.9.2.1 P1 i.</u> <u>8.9.3 Exemptions</u> <u>8.9.3 a.iv.</u> <u>8.9.3 a.xii</u> <u>8.9.4.6 Amenity</u>	<u>Section 77I(a) - s6(f) matter</u>
<u>Medium and High Density Residential (Area-specific rules related to integration with adjacent ODP)</u>	
<u>8.6.15 North Halswell – additional standards</u> <u>8.7.13 North Halswell – additional matters – Medium and High Density Residential Zones in North Halswell</u> <u>8.8.17 North Halswell – additional matters of discretion</u>	<u>Section 77I(j) matter</u>
<u>Port Hills Stormwater</u>	
<u>8.2.4.5 – Policy – Management of Loess Soils in Port Hills residential areas</u>	<u>Section 77I(b) matter</u>
<u>8.2.4.6 – Policy – Certified development pathway within identified loess soil areas</u>	<u>Section 77I(b) matter</u>
<u>8.9.2.1 P6 – Residential development within the Loess Soil Management Area</u>	<u>Section 77I(b) matter</u>
<u>8.9.2.3 RD8 – Breach of P6 within the Loess Soil Management Area</u>	<u>Section 77I(b) matter</u>
<u>8.9.4.11 – Development within Loess Soil Management Area</u>	<u>Section 77I(b) matter</u>
<u>Chapter 9 Natural and Cultural Heritage</u>	
<u>Sites of ecological significance</u>	
<u>9.1.4.1.1 P1 Indigenous vegetation clearance;</u> <u>9.1.4.1.3 RD3 – RD6 Indigenous vegetation clearance</u> <u>9.1.4.1.5 NC1 and NC3 Indigenous vegetation clearance</u>	<u>Section 77I(a) - s6(c) matter</u>
<u>Outstanding natural features and landscapes</u>	
<u>9.2.4.1 Table 1(a) – (d), (i), (o) – (s) Outstanding natural features and landscapes</u> (Also see <u>8.5.1.3</u> and <u>8.9.2.3</u> Subdivision and earthworks activity status tables)	<u>Section 77I(a) - s6(b) matter</u>
<u>Historic heritage items and their settings, and residential heritage areas</u>	
<u>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. Revision of 9.3.2.2.8 Demolition</u> <u>9.3.3 How to interpret and apply the rules</u>	<u>Section 77I(a) and section 77O(a) - s6(f) matter</u>

Qualifying matter rule reference	Type of qualifying matter (RMA s77I or s77O)
<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, Amendment to RD1 Amendment to RD2, RD6 – RD8 Residential Heritage Areas. Amendments to RD6 and RD7 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 9.4.4.1.1 P13 Pruning, felling, gardening and works within tree protection zone radius 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 9.4.5 Matters of control 9.4.6 Matters of discretion 9.4.7.1 Appendix – Schedules of significant trees</p>	<p>Section 77I(a) and (j) and section 77O(a) and (j) matters – section 7(c) and (f)</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>Section 77I(a) - s6(e) matter</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>Sections 77I(f) and 77O(f) matters</p>
Chapter 14 Residential	
Low Public Transport Accessibility Area – Suburban Density Precinct and Suburban Hill Density Precinct	
<p>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, 14.7 Rules – Residential Hills Zone, 14.8 Rules – Residential Banks Peninsula Zone, 14.15 Rules - Matters of control and discretion, 14.16 Rules – Appendices – all as they apply to areas that</p>	<p>Section 77I(j) matter</p>

<u>Qualifying matter rule reference</u>	<u>Type of qualifying matter (RMA s77I or s77O)</u>
are zoned Residential Suburban or Residential Hills, or in Lyttelton zoned Residential Banks Peninsula.	
<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 77I(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, 14.15 Matters of control and discretion.</u>	<u>Section 77I(i) matter</u>
<u>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>Section 77I(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 77I(e) matter</u>
<u>Safe or efficient operation of nationally significant infrastructure (Christchurch Airport)</u>	
<u>14.4.1.3.RD34 – Noise sensitive activities</u> <u>14.12.13.RD26 – Noise sensitive activities, 14.13, 14.14 Low Density Residential Airport ence Zone and Airport Influence Density Precinct</u>	<u>Section 77I(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>14.6.1.3 RD27 and 14.6.2.20 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 77I(e) matter</u>
<u>Residential heritage areas (Medium density residential - Area-specific rules)</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>14.5.3.2.10c Outdoor living space - Residential Heritage Areas</u>	<u>Section 77I(a) - s6(f) matter</u>
<u>Residential Character Area and Area-specific Overlays</u>	
<u>14.5.3.1.1 P4 Conversion to two residential units – Character Area Overlays</u> <u>14.5.3.1.2 C1 Character Area Overlays – new residential units to rear-</u> <u>14.5.3.1.3, RD6, RD14 Area-specific rules and character overlays</u> <u>14.5.3.2.3 Building height – Character Area Overlays</u>	<u>Section 77I(j) matter for Character Areas;</u>

<u>Qualifying matter rule reference</u>	<u>Type of qualifying matter (RMA s77I or s77O)</u>
14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays 14.15.27 Matters of discretion - Character Area Overlay 14.8.1.1 P18 – Conversion to two residential units – Lyttelton Character Area 14.8.3.1.1 P5 – Minor residential unit in Lyttelton Character Area or Lyttelton Residential Heritage Area 14.8.3.1.2 C3 – New residential unit to rear Lyttelton Character Area 14.8.3.1.3 RD3 – Lyttelton Character Overlay – new buildings, alterations etc. 14.8.3.1.3. RD5- RD7, RD9 – not meeting Lyttelton Character Area or Residential Heritage Area built form rules 14.8.3.1.3 RD8, RD10 – not meeting Lyttelton Character Area built form rules 14.8.3.1.3 RD11 – Lyttelton Character Area or Lyttelton Residential Heritage Area – not meeting minor residential units rules 14.8.3.2.2 – 14.8.3.2.6 Built form rules – Lyttelton Character Area or Lyttelton Residential Heritage Area 14.8.3.2.7 – 14.8.3.2.12 Built form rules – Lyttelton Character Area only	<u>Section 77I(a) - s6(f) matter for Residential Heritage Areas</u>
<u>Port Hills Stormwater</u>	
14.5.7.a.vi Policy – Character of residential development on the Port Hills	<u>Section s77I(b) matter</u>
14.5.3.1.4 RD22 Beach of permitted impervious standard	<u>Section s77I(b) matter</u>
14.5.3.2.9.g Building coverage (in Residential Hill Precinct)	<u>Section s77I(b) matter</u>
14.5.3.2.16 Maximum impervious surface	<u>Section s77I(b) matter</u>
14.15.45 Stormwater from impervious surfaces in residential hill areas	<u>Section s77I(b) matter</u>
<u>Safe or efficient operation of nationally significant infrastructure (Lyttelton Port Influences Overlay)</u>	
14.8.3.1.1 – 14.8.3.1.5 Area-specific rules - Lyttelton Port Influences Overlay	<u>Section 77I(e) matter</u>
<u>City Spine Transport Corridor</u>	
14.5.1.3.RD31 and 14.5.2.18 Setback from corridor 14.6.1.3.RD23 and 14.6.2.17 Setback from corridor 14.15.1.j Matters of Discretion	<u>Section 77J matter</u>
<u>Chapter 15 Commercial</u>	
<u>Safe or efficient operation of nationally significant infrastructure (Electricity Transmission Corridors)</u>	
15.4.1.5 NC3 National Grid transmission and distribution lines 15.5.1.5 NC3 National Grid transmission and distribution lines 15.10.1.5 NC2 National Grid transmission and distribution lines	<u>Section 77O(e) matter</u>
<u>Safe or efficient operation of nationally significant infrastructure (NZ Rail Network)</u>	
15.4.1.3 RD2 and 15.4.2.9 Setback from rail corridor 15.5.1.3 RD2 and 15.5.2.9 Setback from rail corridor 15.6.1.3 RD1 and 15.6.2.8 Setback from rail corridor 15.8.1.3 RD1 and 15.8.2.8 Setback from rail corridor 15.9.1.3 RD1 and 15.9.2.9 Setback from rail corridor 15.14.3.10 Matters of discretion for built form standards	<u>Section 77O(e) matter</u>
<u>Styx River - Town Centre Zone - Belfast/Northwood commercial centres – Building height</u>	
15.4.3.2.1 Maximum building height; Appendix 15.15.1 Town Centre Zone (Belfast/Northwood) Outline Development Plan	<u>Section 77O(a) - s6(a)(b) matter</u>
<u>Safe or efficient operation of nationally significant infrastructure (Lyttelton Port Influences Overlay)</u>	

<u>Qualifying matter rule reference</u>	<u>Type of qualifying matter (RMA s77I or s77O)</u>
15.2.4.6 Policy – Strategic Infrastructure 15.7.1.5 NC1 Commercial Banks Peninsula Zone - Lyttelton Port Influences Overlay	<u>Section 77O(e) matter</u>
<u>Safe or efficient operation of nationally significant infrastructure (Christchurch Airport)</u>	
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 77O(e) matter</u>
<u>Lyttelton Master Plan Overlay</u>	
15.7.2.1 Maximum building height 15.15.6 Appendix - Lyttelton Design Guidelines 15.15.8 Appendix - Lyttelton Master Plan Overlay	<u>Section 77O(j) matter</u>
<u>Sites of historic heritage items and their settings (City Centre Zone)</u>	
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 77O(a) - s6(f) matter</u>
<u>City Spine Transport Corridor</u>	
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>
<u>Open Space zones</u>	
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>