

DISTRICT PLAN TEXT AMENDMENTS

Key:

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

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

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

Text in **purple** is another Proposed Plan Change.

Text in **bold purple with purple underline** was proposed to be added as part of Proposed Plan Change 11 and proposed to be adopted by PC14. Text in ~~**bold purple with purple strikethrough**~~ shows text to be deleted.

Text in **purple bold with red underline** is proposed to be added as a result of consideration of submissions on PC14.

Text in **bold orange with orange underline** is proposed to be added by the Glenara Family Trust (#91, #2070) and the Council following the request from IHP at the PC14 hearing on 19 October 2023. Text in ~~**bold orange with orange strikethrough**~~ shows text to be deleted.

Text in ~~**bold light blue strikethrough shaded in grey with a purple underline**~~ is part of another Proposed Plan Change proposed to be deleted by this Plan Change 14.

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

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

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

13.14 Specific Purpose (Ōtākaro Avon River Corridor) Zone

13.14.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Ōtākaro Avon River Corridor) Zone are contained in the activity status tables (including any activity specific standards) in [Rule 13.14.4.1](#) and the built form standards in [Rule 13.14.4.2](#). **Provided that where ~~Where~~ a site has an alternative zone listed in Appendix 13.14.6.2, only the activity specific standards and built form standards for that zone apply, as set out in the activity status tables in Rule 13.14.4.1, in addition to any applicable the activity and/or built form standards in Rules 13.14.4.1.1 to 13.14.4.1.5 and the built form standards in Rule 13.14.4.2 as specified in Rule 13.14.4.1.1 P23 and P33.**

- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (Ōtākaro Avon River Corridor) Zone except as specified in c. below:

4 [Hazardous Substances and Contaminated Land](#);

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

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

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13.14.4.1 Activity status tables

13.14.4.1.1 Permitted activities

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

Activity		Activity specific standards
P1	Recreation activity and/or recreation facility, excluding land-based motorised sport activities.	<p>a. Except for walking and cycling tracks, no permanent activity or facility shall be located within an area identified on the Development Plan in Appendix 13.14.6.1 as a:</p> <ul style="list-style-type: none"> i. Stormwater Management Area; ii. Stopbank; iii. City to Sea Path; iv. New pedestrian/cycle bridge; v. Proposed new road and bridge; or vi. Potential Road linkage.
(...)	(...)	(...)
P23	Any activities or facilities within a residential unit established under Rule 13.14.4.1.3 RD5, located within an Edge Housing Area Overlay shown on the Development Plan in Appendix 13.14.6.1 which would be permitted activities in the Residential Suburban or Residential Suburban Density Transition, or Medium Density Residential Zone under Rules 14.4.1.1 P1, P13 - P1415, P25 – P28 or Rule 14.5.1.1 P1, P3 - P4, P14 – P15, P18 - P19 .	<p>a. The activity shall meet the activity specific standards of the applicable activity under the Residential Suburban or Residential Suburban Density Transition or Medium Density Residential Zone Rule 14.4 and 14.5.</p> <p>b. The built form standards in Rules 13.14.4.2.1, 13.14.4.2.3, 13.14.4.2.6, 13.14.4.2.7, 13.14.4.2.10 and 13.14.4.2.11.</p> <p>c. For any residential activity in the Edge Housing Area at 254 Fitzgerald Avenue, vehicle access to the site shall be limited to Harvey Terrace only.</p> <p>(Proposed Private Plan Change 11)</p>
(...)	(...)	(...)

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P33	Any activities or facilities on a site listed in Appendix 13.14.6.2 and identified with an Alternative Zone of RMDMRZ , which are permitted activities under Residential Medium Density Residential Zone Rule 14.5.1.1 P1, P3 - P4 P4 – P6, P14 – P15, P18 - P19 P16 – 17, P20 – P21.	<p>a. The built form standards in Rule 13.14.4.2 do not apply.</p> <p>b. The activity shall meet the applicable activity specific standards and built form standards of the Residential Medium Density Residential Zone.</p> <p>c. <u>For any residential activity on the sites at 5 Harvey Terrace listed in Appendix 13.14.6.2, vehicle access to the site shall be limited to Harvey Terrace only.</u></p> <p>(Proposed Private Plan Change 11)</p>
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13.14.4.1.3 Restricted Discretionary activities

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

Activity		The Council's discretion shall be limited to the following matters:
RD1	<p>a. Any activity listed in Rule 13.14.4.1.1 P1 – P22, P24 - P32, P34 - P43 and Rule 13.14.4.1.3 RD2 – RD7 that does not meet one or more of the built form standards in Rule 13.14.4.2, unless otherwise specified.</p> <p>b. Any application arising from this rule shall not be publicly notified.</p>	<p>a. As relevant to the built form standard that is not met:</p> <ul style="list-style-type: none"> i. Road boundary setback – Rule 13.14.5.3 ii. Internal boundary setback – Rule 13.14.5.4 iii. Outdoor storage areas – Rule 13.14.5.5 iv. Fencing – Rule 13.14.5.6 v. Recession planes – Rule 13.14.5.7 vi. Water supply for firefighting – Rule 13.14.5.8 vii. Ecological enhancement planting – Rule 13.14.5.9 viii. Onsite car parking and vehicle access – Rule 13.14.5.11 <p>(Proposed Private Plan Change 11)</p>
(...)	(...)	(...)
RD5	<p>a. Residential units located within an Edge Housing Area Overlay shown on the Development Plan in Appendix 13.14.6.1.</p>	<p>a. <u>Onsite car parking and vehicle access – Rule 13.14.5.11</u></p> <p>b. Edge and Trial Housing residential design principles – Rule 13.14.5.13;</p>

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	b. Any application arising from this rule shall not be publicly notified.	c. <u>For the site at 254 Fitzgerald Avenue, the extent to which the design and layout of the activity, including landscaping, would assist to provide a clear visual edge and transition between the sites and the adjacent Green Spine.</u> (Proposed Private Plan Change 11)
RD6	a. Residential units located within a Trial Housing Area Overlay shown on the Development Plan in Appendix 13.14.6.1, including where these activities occur on the surface of water. b. Any application arising from this rule shall not be publicly notified.	a. Edge and Trial Housing residential design principles – Rule 13.14.5.13
RD7	a. Any earthworks or indigenous vegetation clearance within a Landing Overlay within (...)	a. Green Spine Infrastructure – Rule 13.14.5.2 b. Inanga spawning sites – Rule 13.14.5.14
RD8	a. <u>Any activity listed in Rule 13.14.4.1.1 P23 and P33 on a site identified with an alternative zone of Residential Suburban or Residential Suburban Density Transition, or Medium Density Residential Zone, as specified in Appendix 13.14.6.2, that does not meet one or more of the activity specific standards or built form standards of the applicable alternative zone in Rules 14.4.1.1 and 14.4.2 or Rules 14.5.1.1 and 14.5.2, and/or activity specific or built form standards specified in Rule 13.14.4.1.1 P23 and P33, unless otherwise specified.</u> b. <u>Any application arising from this rule shall not be publicly notified.</u>	a. <u>Matters relevant to the activity specific standard or built form standard that is not met as listed in the applicable Rule 14.4.1.3 or Rule 14.5.1.3; and</u> b. <u>Onsite car parking and vehicle access – Rule 13.14.5.11; Matters relevant to the built form standard that is not met as listed in Rule 13.14.4.1.3 RD1; and/or</u> c. <u>For a site within an Edge Housing Area Overlay in Appendix 13.14.6.1, matters specified in Rule 13.14.4.1.3 RD5; and</u> d. <u>For the sites at 254 Fitzgerald Avenue and 5 Harvey Terrace, the extent to which the design and layout of the activity, including landscaping, would assist to provide a clear visual edge and transition between the site and the adjacent Green Spine.</u>

13.14.4.2 Built form standards**13.14.4.2.6 Building height**

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

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	Applicable to	Standard
i.	Buildings within the Green Spine.	8 metres
ii.	A. Residential units located within an Edge Housing Area Overlay or a Trial Housing Area Overlay, except as specified in B.	8 metres
	B. For the site at 254 Fitzgerald Avenue listed in Appendix 13.14.6.2 located within the Edge Housing Area Overlay.	11 metres
iii	Buildings located within the Ōtākaro Loop Reach, Horseshoe Lake Reach or Eastern Reaches, except where specified in ii. above.	12 metres

13.14.4.2.11 Car Parking and Vehicle Access

- a. Car **parking spaces** shall be located at the rear or side of **buildings** on a **site**, except for car parking spaces associated with a **residential activity**.
- b. One indigenous tree shall be planted for every 5 ground level uncovered car **parking spaces** provided on a **site**.
- c. Where a car **parking area** is greater than 5000m², car parking shall be divided into areas of no more than 2500m² in area, with car **parking areas** being separated from each other by a minimum 2 metre wide ecological enhancement planting area planted in accordance with [Rule 13.14.4.2.10](#).
- d. **For residential activities at 5 Harvey Terrace and in the Edge Housing Area at 254 Fitzgerald Avenue, vehicle access shall be limited to Harvey Terrace only.**

(Proposed Private Plan Change 11)

13.14.5 Rules - Matters of control and discretion

13.14.5.11 Onsite car parking and vehicle access

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

b. The extent to which the location of vehicle access to residential properties at 254 Fitzgerald Avenue and 5 Harvey Terrace will affect the safety and efficiency of traffic movements on Fitzgerald Avenue, and impact on the continuity of landscaping treatment along Fitzgerald Avenue.

(Proposed Private Plan Change 11)

13.14.5.13 Edge and Trial Housing residential design principles

- a. The extent to which the design of the development will complement the surrounding natural and cultural environment, including the intended indigenous natural environment of the Ōtākaro Avon River Corridor and any features or sites of significance to Ngāi Tahu.
- b. The extent to which the development contributes to the adjacent street and public open spaces (including the Ōtākaro Avon River) within the Ōtākaro Avon River Corridor being lively, safe and attractive, including:
 - i. The extent to which the development orientates building frontages including entrances and windows to habitable spaces toward the street and adjacent public open spaces;
 - ii. The avoidance of garages or parking areas that will dominate the frontage of the development; ~~and~~
 - iii. **The extent to which the location of vehicle access to the residential property at 254 Fitzgerald Avenue will impact the continuity of landscaping treatment along Fitzgerald Avenue and affect the safety and efficiency of traffic movements on Fitzgerald Avenue; and**
 - iv. The degree to which fencing enables interaction between the house and public space.
- c. The incorporation of CPTED principles to achieve a safe, secure environment, including the extent to which the development:
 - i. provides for views over, and passive surveillance of, adjacent public and publicly accessible open spaces;
 - ii. clearly demarcates boundaries of public and private space;
 - iii. makes pedestrian entrances and routes readily recognisable; and
 - iv. provides for good visibility with clear sightlines and effective lighting.
- d. The extent to which the design and scale of the development results in adverse visual and amenity effects on adjoining residential sites.
- e. The extent to which the development provides communal open spaces that are accessible, usable and attractive for the residents.
- f. The appropriateness of the extent and design of landscaping and open spaces within the development.
- g. In addition, for Trial Housing:
 - i. The extent to which the development is comprehensively designed and clustered;
 - ii. Where adjacent to an existing residential area, the extent to which it visually integrates with the adjacent existing residential development;

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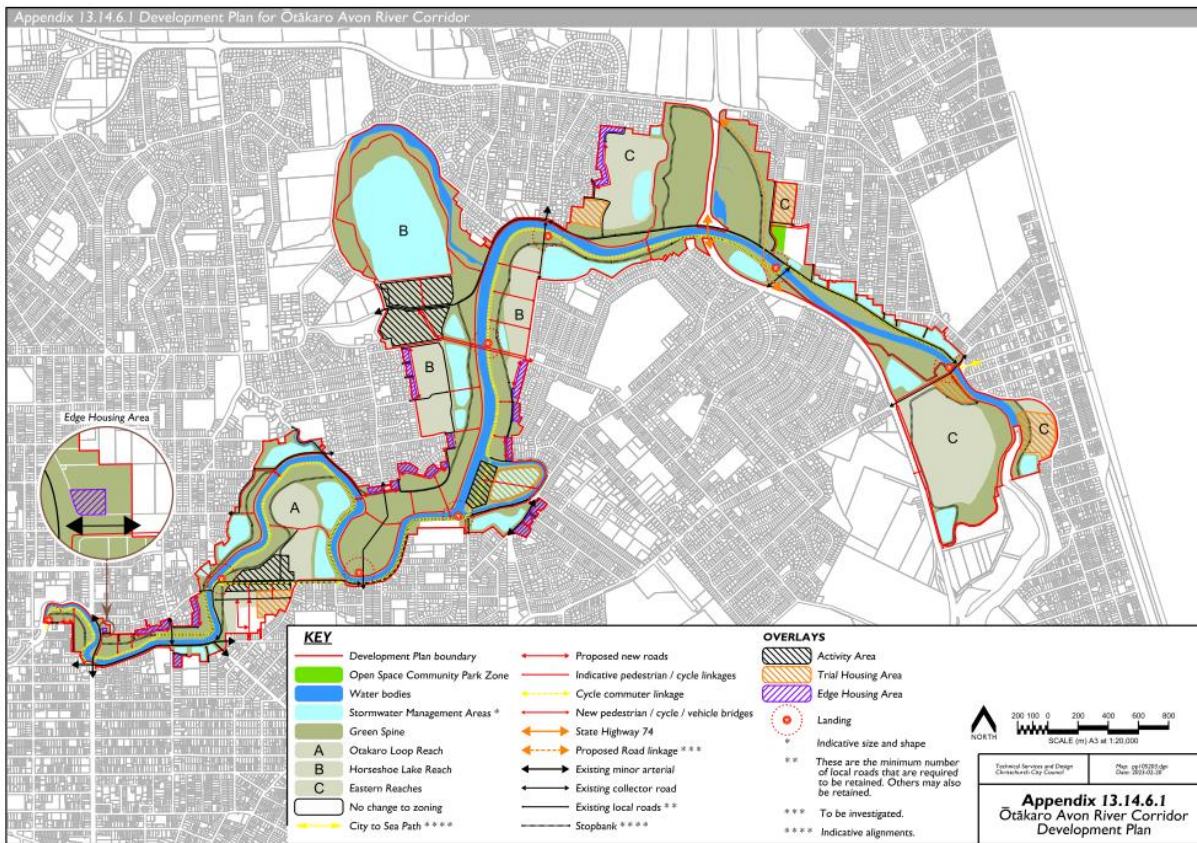
- iii. Where relevant, the extent to which the development provides opportunities for testing and demonstrating adaptation of housing to natural hazards and climate change; and
- iv. the development achieves visual interest through the use of architectural detailing, glazing, verandas and balconies, variation of materials, breaks up long and bulky building forms and limits the length of continuous rooflines.

(Proposed Private Plan Change 11)

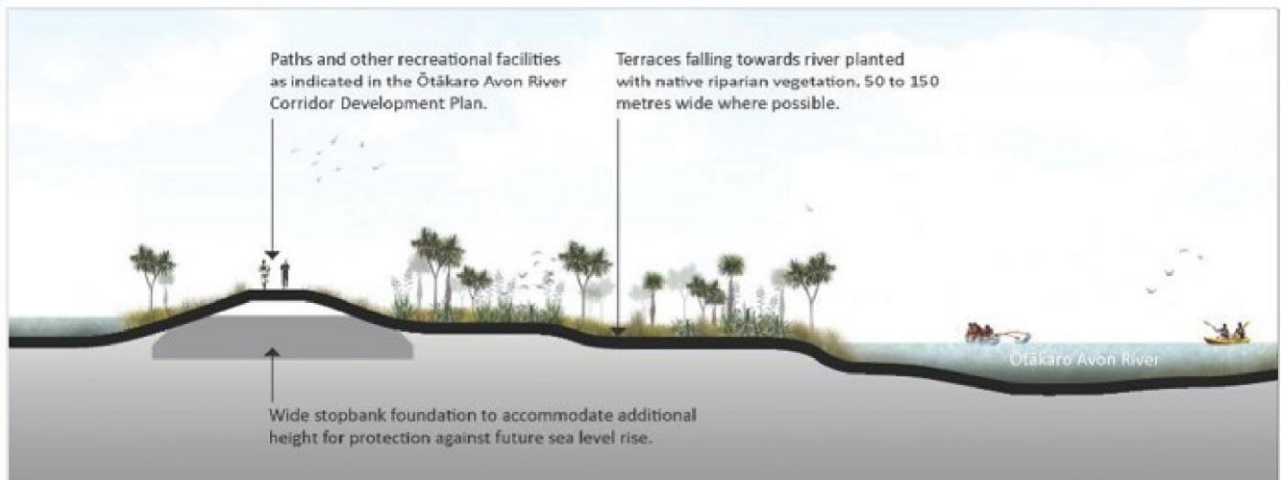
13.14.6 Appendices

Appendix 13.14.6.1 Development Plan and Stopbank Cross-section

Ōtākaro Avon River Corridor Development Plan



Ōtākaro Avon River Corridor Indicative Stopbank cross-section



Appendix 13.14.6.2 Pre-Earthquake Activities List

Legal Description	Address	Map Ref	Pre-Earthquake Zone	Alternative Zone
LOT 1 DP 66188	76 Atlantis Street	26	L1 (Map 27A)	RS
PT LOT 1 DP 12070 AND PT LOT 2 DP 26713	122 Avonside Drive	32	L2 (Map 39A)	RSdT
PT LOT 2 DP78	202 Avonside Drive	32	L1 (Map 40A)	RS
LOT 10 DP 27561	92 Bexley Road	26	L1 (Map 34A)	RS
LOT 245 DP 37943	7 Chale Lane	26	L1 (Map 34A)	RS
LOT 1 DP 7732	30 Cowlshaw Street	32	L1 (Map 40A)	RS
PT LOT 41 DP 78	42A Cowlshaw Street	32	L1 (Map 40A)	RS
LOT 8 DP 23850	238 Fitzgerald Avenue	32	L2 (Map 39A)	RSdT
FLAT 1 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2	1/256 Fitzgerald Avenue	32	L3 (Map 39A)	RSdT-MRZ
FLAT 2 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2	2/256 Fitzgerald Avenue	32	L3 (Map 39A)	RSdT-MRZ
FLAT 3, BALCONY AND STAIRS 3 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2	3/256 Fitzgerald Avenue	32	L3 (Map 39A)	RSdT-MRZ
FLAT 4, BALCONY AND STAIRS 4 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2	4/256 Fitzgerald Avenue	32	L3 (Map 39A)	RSdT-MRZ
<u>FLAT 5 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2</u>	<u>5/254 Fitzgerald Avenue</u>	<u>32</u>	<u>L3 (Map 39A)</u>	RMD-MRZ
<u>FLAT 6 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2</u>	<u>6/254 Fitzgerald Avenue</u>	<u>32</u>	<u>L3 (Map 39A)</u>	RMD-MRZ

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<u>FLAT 7 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2</u>	<u>7/254 Fitzgerald Avenue</u>	<u>32</u>	<u>L3 (Map 39A)</u>	<u>RMD-MRZ</u>
<u>FLAT 8 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2</u>	<u>8/254 Fitzgerald Avenue</u>	<u>32</u>	<u>L3 (Map 39A)</u>	<u>RMD-MRZ</u>
<u>FLAT 9 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2</u>	<u>9/5 Harvey Terrace</u>	<u>32</u>	<u>L3 (Map 39A)</u>	<u>RMD-MRZ</u>
<u>FLAT 10 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2</u>	<u>10/5 Harvey Terrace</u>	<u>32</u>	<u>L3 (Map 39A)</u>	<u>RMD-MRZ</u>
<u>FLAT 11 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2</u>	<u>11/5 Harvey Terrace</u>	<u>32</u>	<u>L3 (Map 39A)</u>	<u>RMD-MRZ</u>
<u>FLAT 12 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2</u>	<u>12/5 Harvey Terrace</u>	<u>32</u>	<u>L3 (Map 39A)</u>	<u>RMD-MRZ</u>
<u>FLAT 13 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2</u>	<u>13/5 Harvey Terrace</u>	<u>32</u>	<u>L3 (Map 39A)</u>	<u>RMD-MRZ</u>
<u>FLAT 14 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2</u>	<u>14/5 Harvey Terrace</u>	<u>32</u>	<u>L3 (Map 39A)</u>	<u>RMD-MRZ</u>
<u>FLAT 15 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2</u>	<u>15/5 Harvey Terrace</u>	<u>32</u>	<u>L3 (Map 39A)</u>	<u>RMD-MRZ</u>
<u>FLAT 16 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2</u>	<u>16/5 Harvey Terrace</u>	<u>32</u>	<u>L3 (Map 39A)</u>	<u>RMD-MRZ</u>
<u>FLAT 17 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2</u>	<u>17/5 Harvey Terrace</u>	<u>32</u>	<u>L3 (Map 39A)</u>	<u>RMD-MRZ</u>
<u>FLAT 18 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2</u>	<u>18/5 Harvey Terrace</u>	<u>32</u>	<u>L3 (Map 39A)</u>	<u>RMD-MRZ</u>
<u>FLAT 19 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2</u>	<u>19/5 Harvey Terrace</u>	<u>32</u>	<u>L3 (Map 39A)</u>	<u>RMD-MRZ</u>
<u>FLAT 20 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2</u>	<u>20/5 Harvey Terrace</u>	<u>32</u>	<u>L3 (Map 39A)</u>	<u>RMD-MRZ</u>
LOT 32 DP 54073	123 Hulverstone Drive	26	L1 (Map 33A)	RS
LOT 48 DP 18848	137 Locksley Avenue	33	L1 (Map 33A)	RS
LOT 12 DP 17824	6 Moyna Avenue	33	L1 (Map 33A)	RS
LOT 2 DP 371520	15 Mundys Road	33	L1 (Map 33A)	RS

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LOT 18 DP 16283	485 New Brighton Road	26	L1 (Map 34A)	RS
LOT 1 DP 9286	487 New Brighton Road	26	L1 (Map 34A)	RS
LOTS 1-2 DP 23072	615 Pages Road	33	B4 (Map 34A)	CL-NCZ
PT LOT 1 DP 785	47 Rawson Street	33	L1 (Map 34A)	RS
LOT 1 DP 365556	57 River Road	32	L2 (Map 40A)	RSDT
FLAT 1, CARPORT 1, SHED 1 DP 39357 ON LOT 1 DP 23515 HAVING SHARE IN 923M2	1/213A River Road	32	L1 (Map 40A)	RS
LOT 49 DP 15044	333 River Road	32	L1 (Map 33A)	RS
LOT 26 DP 24416	18 Tasman Place	25	L1 (Map 33A)	RS
LOT 32 DP 81219	9 Velsheda Avenue	33	L1 (Map 34A)	RS
LOT 2 DP 82681	46A Vogel Street	32	L3 (Map 40A)	RMD-MRZ
LOT 4 DP 6463	50 Wainoni Road	33	L1 (Map 33A)	RS
Legal Description	Address	Map Ref	Pre-Earthquake Zone	Alternative Zone
LOT 1 DP 66188	76 Atlantis Street	26	L1 (Map 27A)	RS

(Proposed Private Plan Change 11)