

# Application of Residential Pathways beyond Chapter 14B

9 April 2026

## Table of Contents

Chapter 2 – Definitions .....	2
Chapter 5 – Natural Hazards.....	2
Chapter 6.1A – Qualifying Matters .....	5
Chapter 6.1 – Noise .....	6
Chapter 7 – Transport.....	6
Chapter 8 – Subdivision, development, and earthworks.....	8
Chapter 9 – Natural and Cultural Heritage .....	22
Chapter 13.5 – Specific Purpose (Hospital) zone .....	22
Chapter 13.6 – Specific Purpose (School) zone .....	25
Chapter 13.7 – Specific Purpose (Tertiary Education) zone .....	31
Chapter 13.14 – Specific Purpose (Ōtākaro Avon River Corridor) Zone.....	33
Chapter 14 – Residential .....	38

The Residential Pathways were the IHP’s response to the High Court’s determination on *Waikanae*, in the context of Chapter 14: Residential of the District Plan. This document details how the Residential Pathways have been implemented across **District-wide chapters**, including several minor amendments to associated chapters.

The IHP’s [Recommendation Report](#) from July 2024 provides the high-level recommendation on pathways and directs Council to redraft chapters accordingly. The following memos from Council and subsequent Minutes detail the clarification sought on how the pathways should apply and their drafting into the Chapter:

- Council Memorandum [2 August 2024](#) – Initial clarification on Residential Pathways
- IHP Minute 50 on [6 August 2024](#) – Response to 2 August memo
- Council Memorandum [19 August 2024](#) – Clarification on IHP’s interpretation of *Waikanae*
- IHP Minute 52 on [27 August 2024](#) – Response to 19 August memo
- Council Memorandum [18 October 2024](#) – First memo detailing drafting of residential redraft to apply Residential Pathways, including the criteria used and limitations of the framework.
- IHP Minute 56 on [31 October 2024](#) – Responding to first redraft (18 October memo)
- Council Memorandum [11 November 2024](#) – Final residential redraft applying Residential Pathways
- IHP Minute 58 on [30 November 2024](#) – Response to 11 November memo
- Council Memorandum [3 December 2024](#) – Recording correspondence received from the IHP regarding the Council Decision Report’s summation of the Residential Redraft

## Chapter 2 – Definitions

- MODIFY instances where the ‘Urban Intensification Area’ is referenced:
  - ‘Net site area’ –  
Outside an Urban Intensification Area, **or within an Urban Intensification Area when Chapter 14B pathway is being applied: ...**  
  
Within an **Urban Intensification Area, unless the Chapter 14B pathway is being applied: ....**
  - ‘Residential Intensification’ –  
in relation to policies 5.2.2.5.1 and 5.2.2.5.2 and Rule 5.4A.5 **which are only applicable within Urban Intensification Areas when the Chapter 14B pathway is not being applied**, means increasing the number of residential units on a site in the Residential Suburban Zone or....

## Chapter 5 – Natural Hazards

- Policy 5.2.2.5 [new] – MODIFY heading:
  - Policies **ies** for managing risk from coastal hazards (only applicable within **an Urban Intensification Area when the Chapter 14B pathway is not being applied**)
  - *This would automatically apply to policies beneath this heading.*
- 5.3 – How to interpret and apply the rules
  - ADD the following sub-clause:  
  
**f. Rules only applicable to the Urban Intensification Area do not apply when the Chapter 14B Pathway is being applied.**
- Rule 5.4.1.3:
  - MODIFY and ADD to the rule as follows:
    - a. For P1 and P2 in Rule **5.4.1.1**, the applicable daylight recession plane in residential zones (other than in the Medium Density Residential Zone and High Density Residential Zone, or when rule **14A.8.1.a** applies, **except when the Chapter 14B pathway is applied**) shall be determined as if the ground level at the relevant boundary was the minimum floor level set in the activity specific standards in Rule **5.4.1.1**, or natural ground level, whichever is higher.

- b. For P3 and P4 in Rule 5.4.1.1, the applicable daylight recession plane in residential zones (other than in the Medium Density Residential Zone and High Density Residential Zone, or when rule 14A.8.1.a applies, **except when the Chapter 14B pathway is applied**) shall be determined as if the ground level at the relevant boundary was the minimum floor level specified in the Minimum Floor Level Certificate issued under Rule 5.4.1.2, or natural ground level, whichever is higher.
  
- c. For the purposes of a. and b. above, the applicable daylight recession plane in residential zones are:
  - i. Rule 14.4.2.6 Daylight recession planes - Residential Suburban Zone and Residential Suburban Density Transition Zone (outside an Urban Intensification Area);
  - ii. Rule 14A.4.2.6 Daylight recession planes - Residential Suburban Zone and Residential Suburban Density Transition Zone (within an Urban Intensification Area, **except when the Chapter 14B pathway is applied**);
  - iii. Rule 14.5.2.6 Daylight recession planes - Residential Medium Density Zone (outside an Urban Intensification Area);
  - iv. Rule 14A.8.2.6 Daylight recession planes - Residential Medium Density Zone (within an Urban Intensification Area, except when the Chapter 14B pathway is applied or when rule 14A.8.1.a applies);**
  - iv. Rule 14.8.2.5 Daylight recession planes - Residential Banks Peninsula Zone (**except when the Chapter 14B pathway is applied**);
  - iv. Rule 14.7.2.4 Daylight recession planes - Residential Hills Zone (**except when the Chapter 14B pathway is applied**);
  - ...
  - Renumber intra-subclauses accordingly.*
  - ...
  - viii. Rule 14.12.2.4 Daylight recession planes - Residential New Neighbourhood Zone;
  - ix. Rule 14.11.2.6 Daylight recession planes - Residential Visitor Accommodation Zone (outside an Urban Intensification Area);
  - xi. Rule 14A.9.2.6 Daylight recession planes – Residential Visitor Accommodation Zone (within an Urban Intensification Area, except when the Chapter 14B pathway is applied)**
  - xii. Rule 14.13.3.2 Daylight recession planes - Enhanced Development Mechanism; **and**

xiii. **Rule 14A.10.3.2 Daylight recession planes – Enhanced Development Mechanism (within an Urban Intensification Area, except when the Chapter 14B pathway is applied); and**

... *Renumber subsequent subclause accordingly.*

d. **When a Chapter 14B pathway is applied, the applicable daylight recession plane in residential overlays are:**

i. **Rule 14B.4.2.6 Daylight recession planes – Residential Suburban Overlay and Residential Suburban Density Transition Overlay;**

ii. **Rule 14B.5.2.6 Daylight recession planes – Residential Medium Density Overlay;**

iii. **Rule 14B.6.2.2 Daylight recession planes – Residential Central City Overlay;**

iv. **Rule 14B.7.2.4 Daylight recession planes – Residential Hills Overlay;**

v. **Rule 14B.8.2.5 Daylight recession planes – Residential Banks Peninsula Overlay;**

vi. **Rule 14B.9.2.4 Daylight recession planes – Residential New Neighbourhood Overlay; and**

vii. **Rule 14B.10.3.2 Daylight recession planes – Enhanced Development Mechanism Overlay.**

- Rule 5.4A.a:
  - MODIFY sub-clause:
    - **These rules are only applicable within an Urban Intensification Area when the Chapter 14B pathway is not being applied.**
  
- Rule 5.5.3:
  - MODIFY table 5.5.3a as follows:
    - a. Any activity located on a **site outside an Urban Intensification Area or within an Urban Intensification Area when the Chapter 14B pathway is being applied**, with an area of...
      - i. Enhanced Development Mechanism Rule **14.13.2.3 RD1, RD2** or **14BA.10.2.3 RD1, RD2**;
      - ...
      - iii. Residential Suburban Zone and Residential Suburban Density Transition Zone Rule **14.4.1.3 RD7, RD8, RD10** or **Residential Suburban and Residential Suburban Density Transition Overlay Rule 14BA.4.1.3 RD7, RD8, RD10**;

- iv. Residential Medium Density Zone  
Rule [14.5.1.3 RD2](#) or **Residential Medium Density Overlay Rule [14BA.8.1.3](#) RD2**;
- v. ~~Medium Density Residential Zone – Rule [14A.5.1.3](#) RD2~~;

*[Re-number below clauses accordingly]*

- vi. Residential New Neighbourhood Zone Rule [14.12.1.2](#) C1 or Rule [14.12.1.3](#) RD3 or **Residential New Neighbourhood Overlay Rule [14B.9.1.2](#) C1 or Rule [14B.9.1.3](#) RD3**.

- o ADD a new sub-clause as follows:

**b. Any activity located on a site within an [Urban Intensification Area](#) when the [Chapter 14B pathway](#) is not being applied, with an area of 1,500m<sup>2</sup> or more, qualifying as a controlled or restricted discretionary activity under any of the following residential rules:**

- i. ~~Enhanced Development Mechanism Rule [14A.10.2.3](#) RD1, RD2~~;
- ii. ~~Residential Suburban Zone and Residential Suburban Density Transition Zone Rule [14A.4.1.3](#) RD7, RD8, RD10~~;
- iii. ~~Medium Density Residential Zone Rule [14A.5.1.3](#) RD2~~;
- iv. ~~High Density Residential Zone Rule [14A.6.1.3](#) RD4~~;
- v. ~~Residential Medium Density Rule [14A.8.1.3](#) RD2~~.

*[Re-number clause b. to c. accordingly]*

## Chapter 6.1A – Qualifying Matters

- ADD c. before Table 1 to read:
  - o **Table 1 below lists provisions that act as qualifying matters that can reduce the level of enablement of Medium Density Residential Standards and/or intensification enabled under Policy 3 within an [Urban Intensification Area](#) when the [Chapter 14B pathway](#) is not being applied. However, if the [Chapter 14B pathway](#) is being applied, then provisions in Table 1 will not apply (in whole or in part) - refer to the [Chapter 14B pathway](#) to ascertain which provisions apply.**

## Chapter 6.1 – Noise

- Rule 6.1.5.2.1, Table 1:

- MODIFY a. to read:

All residential zones (other than in the Accommodation and Community Facilities Overlay, **or if e. below applies**)

- MODIFY e. to read:

Within medium **density residential** and high density **residential** zoned areas within the Industrial Interface overlay, **when the Chapter 14B pathway is not being applied**, any parts of new residential units exceeding 8m in **height** above ground level (except **for residential units** exceeding 8m in **height** above ground level existing at **12 December 2024** **where** a. above applies instead).

## Chapter 6.2 – NO CHANGES

## Chapter 6.3 – NO CHANGES

## Chapter 6.4 – NO CHANGES

## Chapter 6.5 – NO CHANGES

## Chapter 6.6 – NO CHANGES

## Chapter 6.8 - NO CHANGES

## Chapter 6.12 – NO CHANGES

## Chapter 7 – Transport

- Policy 7.2.1.9:

- MODIFY to:

In **Urban Intensification Areas**, **when the Chapter 14B pathway is not being applied**, pedestrian access...

- Rule 7.4.3.7:

- MODIFY b. to:

Within an **Urban Intensification Area**, **when the Chapter 14B pathway is not**

**being applied**, any residential activity...

- MODIFY d. iii. to:

Within an **Urban Intensification Area**, **when the Chapter 14B pathway is not being applied**, on the same side of the **road**...

- Rule 7.4.4.3:

- MODIFY v. to:

- A. an efficient **site** layout or street scene **amenity values**:

**1.** outside of an **Urban Intensification Area**; **or**

**2.** **within an Urban Intensification Area when the Chapter 14B pathway is being applied**;

- B. a logical and coherent site layout or street scene amenity values, within an **Urban Intensification Area**, **when the Chapter 14B pathway is not being applied**.

- Appendix 7.5.1, Table 7.5.1.1:

- MODIFY a. i. to:

All activities; outside of an **Urban Intensification Area**, **or within an Urban Intensification Area when the Chapter 14B pathway is applied**, and **all** non-residential activities...

- MODIFY a, ii. to:

Residential activity in an **Urban Intensification Area** **when the Chapter 14B pathway is not being applied**:

- Appendix 7.5.2:

- MODIFY b. to:

Staff/students cycle parking facilities and, outside of an **Urban intensification area** **or within an Urban Intensification Area when the Chapter 14B pathway is being applied**, residents cycle parking facilities...

- MODIFY e. to:

Residents' cycle parking facilities **for** within an **Urban intensification area** **when the Chapter 14B pathway is not being applied** shall be provided as follows:

- MODIFY Table 7.5.2.1, Column 4 heading to:

Staff/ residents (outside an **Urban Intensification Area, or within an Urban Intensification Area when the Chapter 14B pathway is being applied**)/ students cycle parks...

- MODIFY Table 7.5.2.1 contents where the following examples are provided:

...outside an **Urban Intensification Area, or within an Urban Intensification Area when the Chapter 14B pathway is being applied**...

...within an **Urban Intensification Area when the Chapter 14B pathway is not being applied**...

- Appendix 7.5.7, including Table 7.5.7.1:

- MODIFY sub-clause contents where the following examples are provided:

...outside an **Urban Intensification Area, or within an Urban Intensification Area when the Chapter 14B pathway is being applied**...

...within an **Urban Intensification Area when the Chapter 14B pathway is not being applied**...

## Chapter 8 – Subdivision, development, and earthworks

- Policy 8.2.2.8:

- MODIFY a. to:

...[RMD] zone, **or in the Residential Medium Density Overlay when the Chapter 14B pathway is being applied**, must-enable development...

- MODIFY b. to:

...Medium Density Residential Zone **when the Chapter 14B pathway is not being applied**, to enable development which achieves a net yield of at least 30 households per hectare, **unless the Chapter 14B pathway is being applied**.

- MODIFY c. to:

[anywhere where there is reference to the RNN zone] **...or in the Residential**

**New Neighbourhood Overlay when the Chapter 14B pathway is being applied...**

In the Residential New Neighbourhood Zone residential development areas, **or in the Residential New Neighbourhood Overlay residential development areas when the Chapter 14B pathway is being applied.**

- MODIFY d. to:

**“In the Residential New Neighbourhood Zone, or in the Residential New Neighbourhood Overlay when the Chapter 14B pathway is being applied: encourage higher density housing to be located...”**

- MODIFY e. to:

Encourage subdivision in the High Density Residential Zone **when the Chapter 14B pathway is not being applied,** that enables development which achieves a net yield of at least 50 households per hectare..

- Policy 8.2.2.10:

- MODIFY a. to:

In the Residential New Neighbourhood Zone, **or in the Residential New Neighbourhood Overlay when the Chapter 14B pathway is being applied...**

- Objective 8.2.3, sub-clause d:

- *This directs the outcomes of the vacuum sewer constraints qualifying matter, which would **not** apply when Pathway B is being applied. On this basis, the following change is recommended:*

- MODIFY:

**If the Chapter 14B pathway is not being applied:** development and intensification in the areas with vacuum sewer system constraints does not increase wastewater volumes in the existing system, unless it can be accommodated within the existing system capacity.

- Policy 8.2.3.2, sub-clause g:

- MODIFY the beginning of the sub-clause to:

**If the Chapter 14B pathway is not being applied:** where subdivision, use or development occurs in the waste water constraint areas, and it is proposed to connect to the vacuum sewer, demonstrate...

- Activity rules – Controlled Subdivision Activities 8.5.1.2

- MODIFY C1A Activity sub-clause to:

Boundary adjustments within the Medium Density Residential Zone **and or** High Density Residential Zones **when the Chapter 14B pathway is not being applied.**

- MODIFY C1B Activity sub-clause to:

Boundary adjustments **within all other zones:**

**i) within the Medium Density Residential or High Density Residential Zones when the Chapter 14B pathway is being applied;**  
**ii) within all other zones.**

- MODIFY C2A Activity sub-clause to:

Conversion of tenure in the Medium Density residential Zone or High Density Residential Zones **when the Chapter 14B pathway is not being applied.**

- MODIFY C2B Activity sub-clause to:

Conversion of tenure **for all other zones:**

**i) within the Medium Density Residential or High Density Residential Zones when the Chapter 14B pathway is being applied;**  
**ii) within all other zones.**

- MODIFY C5 Relevant Standard sub-clause b. i. to:

In relation to any outline development plan in a Residential New Neighbourhood Zone, **or in the Residential New Neighbourhood Overlay when the Chapter 14B pathway is being applied,** the activity shall...

- MODIFY C6 Activity sub-clause a. as follows:

a. Subdivision provision for residential activity in the following zones **or overlays:**

i. Residential Hills **Zone, or in the Residential Hills Overlay when the Chapter 14B pathway is being applied;**

- MODIFY C8 Activity sub-clause to:
 

**Subdivision** that creates any vacant **allotments** within the Medium Density Residential Zone and High Density Residential Zone except as otherwise specified in Rule 8.5.1.3 RD17 **(This rule does not apply when Chapter 14B pathway is being applied)**.
- MODIFY C9 Activity sub-clause to:
 

...except as otherwise specified in Rule 8.5.1.2 C1A and C2A **(This rule does not apply when Chapter 14B pathway is being applied)**.
- MODIFY C10 Activity sub-clause to:
 

Subdivision in any zone, **or when the Chapter 14B pathway is being applied**, except as otherwise specified in....
- Activity rules – Restricted Discretionary Subdivision Activities 8.5.1.3
  - MODIFY RD2 to:
    - a. Subdivision in any zone, **or when the Chapter 14B pathway is being applied**, that does not meet any one or more of the relevant standards in...
    - b. For subdivision in the Residential New Neighbourhood Zone, **or in the Residential New Neighbourhood Overlay when the Chapter 14B pathway is being applied**, that does not meet...
    - c. Subdivision within the Medium Density Residential Zone and High Density Residential Zone...  
[after sub-clauses i. and ii.]  
**except when the Chapter 14B pathway is being applied where a. or b., shall instead apply as relevant.**
  - MODIFY RD2 Matter of discretion sub-clauses to:
    - a.xi. In the Residential New Neighbourhood Zone, **or in the Residential New Neighbourhood Overlay where the Chapter 14B pathway is being applied**, for Rule...
    - a.xii. In the Residential New Neighbourhood Zone, **or in the Residential New Neighbourhood Overlay where the Chapter 14B pathway is being**

**applied**, for Rules...

- e. For subdivision in the High Density Residential Zone (**except when the Chapter 14B pathway is being applied**) that does not meet...

- o MODIFY RD2A Activity sub-clause to:

Subdivision within the Medium Density Residential Zone and High Density Residential Zone (**except when the Chapter 14B pathway is being applied**) that...

- Activity rules – Non-complying Subdivision Activities 8.5.1.5

- o MODIFY NC1 to:

Subdivision in:

- a residential zone (other than the Residential Medium Density Zone, **or** Residential New Neighbourhood Zone, **or** High Density Residential Zone, or Medium Density Residential Zone); **or**
- **the Medium Density Residential or High Density Residential zones when the Chapter 14B pathway is being applied with a Residential overlay other than the Residential New Neighbourhood Overlay or Residential Medium Density Overlay;**

that does not meet the minimum net site area standards in Rules 8.6.1 or 8.6.2

- Activity standards – Minimum net site area and dimension 8.6.1

- o MODIFY sub-clauses as follows:

- a. **Allotments** in the Residential Suburban (**or in the Residential Suburban Overlay when the Chapter 14B pathway is being applied**), Residential Hills (**or in the Residential Hills Overlay when Chapter 14B pathway is being applied**), Residential Large Lot...
- b. **Allotments** in the Residential Suburban Density Transition (**or in the Residential Suburban Density Transition Overlay when the Chapter 14B pathway is being applied**) and Open Space Metropolitan Facilities...
- c. **Allotments** in the Residential Medium Density Zone (**or in the Residential Medium Density Overlay when the Chapter 14B pathway is being applied**) shall either have a...

- d. **Allotments** in any zone except the Residential New Neighbourhood Zone **(or in the Residential New Neighbourhood Overlay when the Chapter 14B pathway is being applied)** shall meet...
  - e. **Allotments** in the Residential New Neighbourhood Zone **(or in the Residential New Neighbourhood Overlay when the Chapter 14B pathway is being applied)** shall meet...
  - ...
  - h. **Allotments** in the Medium Density Residential Zone and High Density Residential Zone shall have a minimum dimension of 10m, **except as otherwise required by the applicable residential overlay/s when the Chapter 14B pathway is being applied.**
- MODIFY Table 1 minimum net site area – residential zones – as follows:

Table 1. Minimum net site area – residential zones **(and residential overlays when applying the Chapter 14B pathway)**

[column 1] Zone **or residential overlay**

- a. Residential Suburban **Zone or Residential Suburban Overlay**
- ...
- e. Residential Suburban Density Transition **Zone or Residential Suburban Density Transition Overlay**
- f. Residential Medium Density **Zone or Residential Medium Density Overlay**
- g. Residential Banks Peninsula **Zone or Residential Banks Peninsula Overlay**
- ...
- i. Residential Hills **Zone or Residential Hills Overlay**
- ...
- r. Medium Density Residential **Zone when the Chapter 14B pathway is not being applied**

s. High Density Residential **Zone when the Chapter 14B pathway is not being applied**

o MODIFY Table 4 minimum net site area – specific purpose zones – as follows:

a.

- Amend column 3 to: Alternative Zone **or Chapter 14B pathway**
- Amend to i. column 3 to: High Density Residential **Zone, or Residential Medium Density Overlay when applied as a Chapter 14B pathway**
- Amend to ii. column 3 to: Medium Density Residential **Zone, or Residential Suburban Density Transition Overlay when applied as a Chapter 14B pathway**

...

c. *Specific Purpose (School), Minimum net site area, b.*

for activities other than **education activities**, the rules for the alternate zones (**or residential overlay when applying the Chapter 14B pathway**) specified in [Chapter 13](#) apply.

d. *Specific Purpose (Tertiary education), Minimum net site area, b.*

for activities other than **education activities**, the rules for the alternate zones (**or residential overlay when applying the Chapter 14B pathway**) specified in [Chapter 13](#) apply.

...

f. *Specific Purpose (Ōtākaro Avon River Corridor), Minimum net site area, b.*

On a site listed in [Appendix 13.14.6.2](#), and which is in private ownership, the minimum **net site area** shall be that which applies in [Rule 8.6.1](#) Table 1 to the zoning (**or residential overlay when applying the Chapter 14B pathway**) specified as the Alternative Zone in [Appendix 13.14.6.2](#); or

• 8.6.2 – Allotments with existing or proposed buildings

o MODIFY Table 6 – Allotments with existing or proposed buildings – as follows:

[column 1] Zone (**or residential overlay when applying the Chapter 14B pathway**)

- a. Residential Suburban **Zone or Residential Suburban Overlay** except as provided below)
- b. Residential Suburban Density Transition **Zone or Residential Suburban Density Transition Overlay** (except as provided below)
- ...
- h. ...within the Residential Suburban or Residential Suburban Density Transition Zones, **or within the Residential Suburban Overlay or Residential Suburban Density Transition Overlay**
- i. Residential Medium Density Zone and Residential New Neighbourhood Zone, **Residential Medium Density Overlay and Residential New Neighbourhood Overlay**
- j. **Allotments** containing **residential unit/s** within the Medium Density Residential Zone; and High Density Residential Zone (**except when applying the Chapter 14B pathway**)
- k. *Minimum net site area (column 3):*

**Except when applying the Chapter 14B pathway:**

- 400m<sup>2</sup> in the Medium Density Residential Zone
- 300m<sup>2</sup> in the High Density Residential Zone

- 8.6.3 – Access
  - MODIFY and ADD to as follows:
    - a. **Within the Urban Intensification Area when the Chapter 14B pathway is not being applied:**
      - i. **All sites shall have access which allows legal and physical access for vehicles and/or pedestrians to pass to and from a formed road, and such access shall be in accordance with Appendix 8.10.2 to this chapter and the standards set out in Chapter 7.**
      - ii. **Access shall not be to a state highway, limited access road or across a rail line.**
    - b. **Outside the Urban Intensification Area, or within the Urban**

**Intensification Area when the Chapter 14B pathway is being applied:**

- i. All sites shall have access which is able to allow vehicles to pass to and from a formed road, and such access shall be in accordance with Appendix 8.10.2 to this chapter and the standards set out in Chapter 7.**
- ii. Access shall not be to a state highway, limited access road or across a rail line.**

- 8.6.8 – Wastewater disposal

- MODIFY e. to:

**Only within the Urban Intensification Area when the Chapter 14B pathway is applied: in the case of the Residential New Neighbourhood (North Halswell) Zone, the outfall for wastewater disposal shall be to the Pump Station 42 catchment until the South East Halswell pressure sewer network is available, at which time these sites shall be connected to the South East Halswell pressure sewer network.**

- 8.6.11 – Additional standards for the Residential New Neighbourhood Zone

- ADD to the heading:

**...or Residential New Neighbourhood Overlay when applying the Chapter 14B pathway**

- 8.6.13 – *Reinstate operative heading to in part:*

- Neighbourhood plan – **East Papanui**

- 8.6.15 – North Halswell

- MODIFY heading to: North Halswell (**only when the Chapter 14B pathway is not being applied**)

- 8.7.2 – Conversion of tenure, alternation of cross leases, company leases and unit titles

- MODIFY sub-clauses a. and c. (respectively) as follows:

- i. within an **Urban Intensification Area when the Chapter 14B pathway is**

**not being applied...**

ii. outside an **Urban Intensification Area**, **or within an Urban Intensification Area when the Chapter 14B pathway is being applied,...**

- 8.7.4.1 – Subdivision design

- MODIFY sub-clause i. as follows:

The extent to which conditions are appropriate on a **subdivision** consent in a Residential New Neighbourhood Zone (**or Residential New Neighbourhood Overlay when applying the Chapter 14B pathway**) in order to...

- MODIFY sub-clause j. as follows:

The extent to which the **subdivision** in a Residential New Neighbourhood Zone (**or Residential New Neighbourhood Overlay when applying the Chapter 14B pathway**) is designed in accordance with the principles in 8.8.9 Residential New Neighbourhood Zone **and Residential New Neighbourhood Overlay**.

- MODIFY sub-clause k. as follows:

**Outside an Urban Intensification Area** in zones other than the Residential New Neighbourhood Zone, ~~or and outside of within~~ an **Urban Intensification Area when applying the Chapter 14B pathway (but not in the Residential New Neighbourhood overlay)**, the extent...

- MODIFY sub-clause n. as follows:

In the Residential New Neighbourhood Zone (**or Residential New Neighbourhood Overlay when applying the Chapter 14B pathway**), the means of achieving...

- 8.7.4.3 – Servicing and infrastructure

- MODIFY sub-clause l. as follows:

The extent to which conditions are appropriate on a **subdivision** consent in a Residential New Neighbourhood Zone (**or Residential New Neighbourhood Overlay when applying the Chapter 14B pathway**) in order to give effect...

- MODIFY sub-clause m. as follows:

**Outside an Urban Intensification Area** in zones other than the Residential New

Neighbourhood Zone, ~~or and outside of within~~ an **Urban Intensification Area** **when applying the Chapter 14B pathway (but not in the Residential New Neighbourhood Overlay)**, the extent to which...

- 8.7.4.4 – Transport networks

- MODIFY sub-clause h. as follows:

The extent to which conditions are appropriate on a subdivision consent in a Residential New Neighbourhood Zone (**or Residential New Neighbourhood Overlay when applying the Chapter 14B pathway**) in order to give effect...

- MODIFY sub-clause i. as follows:

Outside of an **Urban Intensification Area in zones other than the Residential New Neighbourhood Zone, or within an Urban Intensification Area when applying the Chapter 14B pathway (but not in the Residential New Neighbourhood Overlay), in zones other than Residential New Neighbourhood**, the extent to which...

- 8.7.4.5 – Open space, reserves and recreation (including esplanade reserves, strips or additional land)

- MODIFY sub-clause a. viii. to:

The extent to which conditions are appropriate on a subdivision consent in a Residential New Neighbourhood Zone (**or Residential New Neighbourhood Overlay when applying the Chapter 14B pathway**) in order to give effect...

- MODIFY sub-clause a. ix. to:

In zones other than the Residential New Neighbourhood Zone (**or in residential overlays other than the Residential New Neighbourhood Overlay when applying the Chapter 14B pathway**), the extent to which...

- 8.8.8 – Compliance with outline development plans and density

- MODIFY sub-clause g. as follows:

The extent to which a development complies with any fixed or flexible elements of an **outline development plan**, or with the development requirements of an outline development plan in a Residential New Neighbourhood Zone (**or Residential New Neighbourhood Overlay where applying the Chapter 14B**

pathway), including...

- 8.8.9 Additional matters – Residential New Neighbourhood Zone
  - ADD to the title: ...**and Residential New Neighbourhood Overlay**
- 8.8.10 – Conversion of tenure, alteration of cross leases, company leases and unit titles
  - MODIFY sub-clauses as follows:
    - a. Relative to the location of the site/s or application of the Chapter 14B pathway:
      - i. Outside an Urban Intensification Area, or within an Urban Intensification Area when the Chapter 14B pathway is being applied: ...
      - ii. Within an Urban Intensification Area when the Chapter 14B pathway is not being applied: ...
    - ...
    - c. Relative to the location of the site/s or application of the Chapter 14B pathway:
      - i. Outside an Urban Intensification Area, or within an Urban Intensification Area when the Chapter 14B pathway is being applied: ...
      - ii. Within an Urban intensification area, when the Chapter 14B pathway is not being applied: ...
- 8.8.11 – Allotment net site area and dimensions
  - MODIFY sub-clause g. as follows:
    - g. ~~Within an Urban intensification area only, whether it is demonstrated that a net yield of 50 households per hectare can be achieved through other mechanisms, or the site has qualities that mean the density requirements cannot be met. Relevant to the application:~~
      - i. Where subdivision is located in the High Density Residential Zone within an Urban Intensification Area when the Chapter 14B pathway is not being applied, whether it is demonstrated

**that a net yield of 50 households per hectare can be achieved through other mechanisms, or the site has qualities that mean the density requirements cannot be met.**

**ii. Where the subdivision is located within an Urban Intensification Area when the Chapter 14B pathway for the Residential Central City overlay only is being applied, and does not meet the minimum site density requirement in Rule 14B.6.2.11, whether it is demonstrated that a net density of 50 households per hectare can be achieved through other mechanisms, or the site has qualities that mean the density requirements cannot be met.**

- 8.8.16 – Additional matters – Subdivision around residential units within the Medium and High Density Residential Zones

- ADD to sub-clause a. with additional sentence:

**This matter does not apply when applying the Chapter 14B pathway.**

- 8.8.17 – Additional matters – Subdivision in the Medium-Density Residential Zone at North Halswell south of Halswell and Hendersons and north of Milns and Sparks Roads

- MODIFY to add a prelude to current a. and b. MODs:

**a. When the Chapter 14B pathway is not being applied:**

- i.** the matters of control in 8.7.12; and
- ii.** whether the subdivision design integrates with the...

- 8.9.2.1 – Permitted earthwork activities – Table 10 – Earthworks for the purpose of land repair:

- MODIFY a. to:

...Residential Zones (except the Residential Hills and Residential Large Lot Zones, **the Residential Hills Overlay when applying the Chapter 14B pathway,** and the Stormwater Capacity Constraint Overlay, where a site...

- 8.9.4.6 – Amenity

- MODIFY sub-clause b. as follows:

**b.** Relative to the location of the site/s **or whether a Chapter 14B pathway is being applied:**

- i. Outside an **Urban Intensification Area, or within an Urban Intensification Area when the Chapter 14B pathway is being applied:** The **resultant** effects that result from the earthworks in terms of visual amenity, landscape context and character, **heritage values**, views, outlook, overlooking and privacy;
  - ii. Within an **Urban Intensification Area when the Chapter 14B pathway is not being applied:** ...
- 8.9A Rules - Development and Activities in Waste Water Constraint Areas
  - ADD the following sub-clause:
    - a. These rules do not apply when applying the Chapter 14B pathway.**
- 8.10 – Appendices (ODPs)
  - ADD new subclause beneath main heading:
    - 8.10.a**
    - The Chapter 14B pathway may apply within parts of the Outline Development Plans identified in appendices 8.10.4, 8.10.6, 8.10.25 and 8.10.29 where elected by applicants. Plan users are advised to refer to 14.3.c on how the Residential Pathways apply.**
  - For each of the above listed appendices, for the PC14-modified (14A) part of the ODP, ADD the following:
    - The following Outline Development Plan and provisions do not apply when applying the Chapter 14B pathway:** [modify as relevant]
  - For each of these ODPs, following the above, ADD the following:
    - The following Outline Development Plan and provisions apply when applying the Chapter 14B pathway:** [modify as relevant]

*Add the ODP image and text as per pre-PC14 and associated ODP standards. Add **(Chapter 14B pathway)** after every heading to make clear its application (if applicable).*

- Where there is no change to the supporting provisions (i.e. Prestons and Wigram):

ADD to the top of appendix: **The following Outline Development Plan does not apply when applying the Chapter 14B pathway:**

*After 14A ODP image ADD:*

**Reference should be made to which Outline Development Plan plan set applies relevant to whether Chapter 14B pathway is elected, with the Chapter 14B version shown after the provisions below. The following provisions are applicable regardless of which pathway is chosen.**

*After the ODP provisions ADD:*

**The following Outline Development Plan applies when applying the Chapter 14B pathway:**

*Add images of 14B pathway versions of ODP.*

## Chapter 9 – Natural and Cultural Heritage

- Appendix 9.3.7.4, ADD as follows:
  - ADD sub-clause c. as follows:

**The zone rules listed in Chapter 14A do not apply when applying the Chapter 14B pathway, where rules listed under Chapter 14B in the table below for the applicable residential overlay apply instead.**

*Add corresponding 14B rules to table.*

**Chapter 10 – no change**

**Chapter 11 – no change**

**Chapter 12 – no change**

## Chapter 13.5 – Specific Purpose (Hospital) zone

- 13.5.3 – How to interpret and apply the rules

- MODIFY sub-clause c. as follows:

[Appendix 13.5.6.1](#) lists the alternative zones (**or Residential Overlays when applying the Chapter 14B pathway**) that apply to each of the [hospital](#) sites (except the Christchurch Hospital site). Rules within [13.5.4](#) provide for any additional activities or facilities on each of the [hospital](#) sites in accordance with the rules in the relevant alternative zone **or Residential Overlay** listed in [Appendix 13.5.6.1](#).

- 13.5.4.1.1 – Permitted Hospital activities

- MODIFY activity P8 as follows:

Any additional activities or facilities which would be permitted activities in the alternative zone (**or Residential Overlay when applying the Chapter 14B pathway**) listed for that site in [Appendix 13.5.6.1](#).

- 13.5.4.1.2 – Controlled Hospital activities

- MODIFY activity C5 as follows:

Any additional activities or facilities which would be controlled activities in the alternative zone (**or Residential Overlay when applying the Chapter 14B pathway**) listed for that [site](#) in [Appendix 13.5.6.1](#).

*Associated matter of control:*

The matters of control for the additional activity or facility in the alternative zone (**or Residential Overlay when applying the Chapter 14B pathway**) listed for that [site](#) in [Appendix 13.5.6.1](#).

- 13.5.4.1.3 – Restricted Discretionary Hospital activities

- MODIFY activity RD13 as follows:

Any additional activities or facilities which would be restricted discretionary activities in the alternative zone (**or Residential Overlay when applying the Chapter 14B pathway**) listed for that [site](#) in [Appendix 13.5.6.1](#).

*Associated matter of discretion:*

The matters of control for the additional activity or facility in the alternative zone (**or Residential Overlay when applying the Chapter 14B pathway**) listed for

that [site](#) in [Appendix 13.5.6.1](#).

- 13.5.4.1.4 – Discretionary Hospital activities

- o MODIFY activity D1 as follows:

Any additional activities or facilities which would be discretionary activities in the alternative zone (**or Residential Overlay when applying the [Chapter 14B pathway](#)**) listed for that [site](#) in [Appendix 13.5.6.1](#).

- 13.5.4.2.4 – Smaller urban sites

- o MODIFY sub-clause b. as follows:

The built form standards below do not apply to 38 and 40 Gracefield Avenue, where instead the built form standards shall be those from the High Density Residential zone (**or Residential Central City Overlay when applying the [Chapter 14B pathway](#)**).

- 13.5.6 – Appendices

- o MODIFY sub-clauses as follows:

a. The alternative zone (**or Residential Overlay when applying the [Chapter 14B pathway](#)**) that applies to each of the [hospital sites](#) included within the Specific Purpose (Hospital) Zone is shown in the following table.

- o MODIFY 13.5.6.1 Alternative Zone Table as follows:

Hospital Name	Location	Map ref	Alternative Zone /Residential Overlay
...	...	...	...
Nurse Maude and Nurse Maude – Mansfield	McDougal Avenue/Mansfield Avenue	31	HRZ <b>or Residential Medium Density Overlay</b>
St Georges	Papanui Road/Leinster Road	31	<b>HRZ</b> <b>or Residential Medium Density Overlay</b>

Southern Cross	Bealey Avenue/Durham Street/Caledonian Road	32	MRZ <b>or Residential Medium Density Overlay</b>
Pegasus Health 24hr	Bealey Avenue/Caledonian Road	32	MRZ <b>or Residential Medium Density Overlay</b>
Wesley Care	Harewood Road	24	HRZ <b>or Residential Suburban Density Transition Overlay</b>
Former Christchurch Women's Hospital	Colombo/Durham Streets	Central City Zoning Map	HRZ <b>or Residential Central City Overlay</b>
Montreal House	Montreal/ Bealey Avenues	Central City Zoning Map	HRZ <b>or Residential Central City Overlay</b>

## Chapter 13.6 – Specific Purpose (School) zone

- 13.6.3 – How to interpret and apply the rules
  - MODIFY sub-clause c. as follows:

Appendices 13.6.6.1, 13.6.6.2 and 13.6.6.3 list the alternative zones (**or Residential Overlays when applying the Chapter 14B pathway**) that apply to each of the school sites. Rules 13.6.4.1.1, 13.6.4.1.2, 13.6.4.1.3, 13.6.4.1.4, 13.6.4.1.5 and 13.6.4.1.6 provide for any additional activities or facilities on each of the school sites in accordance with the rules in the relevant alternative zone **or Residential Overlay/s** listed in Appendix 13.6.6.1, 13.6.6.2 and 13.6.6.3.
- 13.6.4.1.1 – Permitted School activities
  - MODIFY activity P4 as follows:

Any additional activities or facilities which would be permitted activities in the alternative zone (**or Residential Overlay when applying the Chapter 14B pathway**) listed for that site in Appendix 13.6.6.1, 13.6.6.2 or 13.6.6.3.
- 13.6.4.1.3 – Restricted Discretionary Hospital activities
  - MODIFY activity RD5 as follows:

Any additional activities or facilities which would be restricted discretionary activities in the alternative zone (**or Residential Overlay when applying the Chapter 14B pathway**) listed for that site in Appendix 13.6.6.1, 13.6.6.2 or 13.6.6.3.

*Associated matter of discretion:*

The matters of control for the additional activity or facility in the alternative zone (**or Residential Overlay when applying the Chapter 14B pathway**) listed for that site in Appendix 13.6.6.1, 13.6.6.2 or 13.6.6.3.

- 13.6.4.1.4 – Discretionary Hospital activities

- MODIFY activity D3 as follows:

Any additional activities or facilities which would be discretionary activities in the alternative zone (**or Residential Overlay when applying the Chapter 14B pathway**) listed for that site in Appendix 13.6.6.1, 13.6.6.2 or 13.6.6.3.

- 13.6.4.2.1 – Maximum site coverage

- MODIFY sub-clause a, i. as follows:

School sites where the additional activities and standards are from the zones (**or Residential Overlay when applying the Chapter 14B pathway**) listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3:

Residential Suburban **Zone or Residential Suburban Overlay**;  
Residential Suburban Density Transition **Zone or Residential Suburban Density Transition Overlay**;  
Residential Hills **Zone or Residential Hills Overlay**;  
Residential Banks Peninsula **Zone or Residential Banks Peninsula Overlay**;

- MODIFY sub-clause a, ii. as follows:

School sites where the additional activities and standards are from the zones (**or Residential Overlay when applying the Chapter 14B pathway**) listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3:

Residential Medium Density **Zone or Residential Medium Density Overlay**;  
...  
Residential New Neighbourhood **Zone or Residential New Neighbourhood Overlay**

...

- MODIFY sub-clause a. iii. as follows:

School **sites** where the additional activities and standards are from the zones (**or Residential Overlay when applying the Chapter 14B pathway**) listed in Appendices [13.6.6.1](#), [13.6.6.2](#) or [13.6.6.3](#):

High Density Residential **Zone** (within the Central City) **or Residential Central City Overlay**;

- 13.6.4.2.2 – Height in relation to boundary

- MODIFY sub-clause a. i. as follows:

School **sites** where the additional activities and standards are from the zones (**or Residential Overlay when applying the Chapter 14B pathway**) listed in Appendices [13.6.6.1](#), [13.6.6.2](#) or [13.6.6.3](#):

Residential Suburban **Zone or Residential Suburban Overlay**;

Residential Suburban Density Transition **Zone or Residential Suburban Density Transition Overlay**;

Residential Hills **Zone or Residential Hills Overlay**;

Residential Medium Density **Zone or Residential Medium Density Overlay**;

Residential New Neighbourhood **Zone or Residential New Neighbourhood Overlay**;

**Residential Central City Overlay**;

- MODIFY sub-clause a. ii. as follows:

School **sites** where the additional activities and standards are from the zones (**except when applying the Chapter 14B pathway**) listed in...

...

*Add to the end of the sub-clause:*

**When applying the Chapter 14B pathway, 13.6.4.2.2 a. i. applies.**

- 13.6.4.2.3 – Minimum building setback from road boundaries

- MODIFY sub-clause a. i. as follows:

School **sites** where the additional activities and standards are from the zones (**or Residential Overlay when applying the Chapter 14B pathway**) listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3:

Residential Suburban **Zone or Residential Suburban Overlay**;  
Residential Suburban Density Transition **Zone or Residential Suburban Density Transition Overlay**;  
Residential Hills **Zone or Residential Hills Overlay**;  
Residential Banks Peninsula **Zone or Residential Banks Peninsula Overlay**;

- MODIFY sub-clause a. ii. as follows:

School **sites** where the additional activities and standards are from the zones (**or Residential Overlay when applying the Chapter 14B pathway**) listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3:

...  
Residential Medium Density **Zone or Residential Medium Density Overlay**;  
...  
Residential New Neighbourhood **Zone or Residential New Neighbourhood Overlay**

- MODIFY sub-clause a. iv. as follows:

School **sites** where the additional activities and standards are from the zones (**or Residential Overlay when applying the Chapter 14B pathway**) listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3:

...  
High Density Residential **Zone or Residential Central City Overlay**;  
...

- 13.6.4.2.4 - Minimum building setback from internal boundaries and maximum building length

- MODIFY sub-clause a. i. as follows:

**Within school sites**, setback ~~from a~~ from a **boundary** with any other zone, **with the** except as provided...

- MODIFY sub-clause a. iii. as follows:

...

High Density Residential (**except when applying the Chapter 14B pathway where 13.6.4.2.4 a. i. or 13.6.4.2.4 a. ii. applies instead**);

...

- MODIFY sub-clause a. iv. as follows:

...

High Density Residential (**except when applying the Chapter 14B pathway**);

...

- 13.6.4.2.5 – Maximum building height

- MODIFY a. i. as follows:

School sites where the additional activities and standards are from the zones (**or Residential Overlay when applying the Chapter 14B pathway**) listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3:

Residential Suburban **Zone or Residential Suburban Overlay**;

Residential Suburban Density Transition **Zone or Residential Suburban Density Transition Overlay**;

Residential Hills **Zone or Residential Hills Overlay**;

Residential Banks Peninsula **Zone or Residential Banks Peninsula Overlay**;

- MODIFY a. ii. as follows:

School sites where the additional activities and standards are from the zones (**or Residential Overlay when applying the Chapter 14B pathway**) listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3:

Residential Medium Density **Zone or Residential Medium Density Overlay**;

...

Residential New Neighbourhood **Zone or Residential New Neighbourhood Overlay**.

- MODIFY a. iii. as follows:

School sites where the additional activities and standards are from the zones (**except when applying the Chapter 14B pathway**) listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3:

High Density Residential (outside of Central City) zone **when not applying the Chapter 14B pathway**, or City Centre zones.

**When applying the Chapter 14B pathway, 13.6.4.2.5 a. i or 13.6.4.2.5 a. ii applies.**

- MODIFY a. iv. as follows:

School sites where the additional activities and standards are from the zones (**or Residential Overlay when applying the Chapter 14B pathway**) listed in Appendices 13.6.6.1, 13.6.6.2 or 13.6.6.3:

High Density Residential **Zone** (within **Central City**) **or Residential Central City Overlay;**

- MODIFY a. v. as follows:

The Phillipstown School site, where the additional activities and standards are from the Industrial General zone, and Christ's College west of Rolleston Avenue, where the additional activities and standards are from the High Density Residential zone (**or Residential Central City Overlay when applying the Chapter 14B pathway**) (buildings) and from the Open Space Community Park Zone (playing fields).

- 13.6.4.2.6 – Landscaping

- ADD sub-clause b. to the standard as follows:

**b. This standard shall not apply when applying the Chapter 14B pathway.**

- 13.6.5.1 – MOD – Amenity of the neighbourhood

- MODIFY sub-clause e. sub-points i. and ii. as follows:

i. Sites outside **Urban Intensification Areas** **or within Urban Intensification Areas when the Chapter 14B pathway is being applied:** ...

ii. Sites within **Urban intensification areas** **when the Chapter 14B pathway is not being applied:** ...

- MODIFY sub-clause i. as follows:

Sites within Urban intensification areas only (**when the Chapter 14B pathway is not being applied:**) ...

- Appendix 13.6.6 .1 to .3
  - MODIFY sub-clause a. as follows:

The alternative zone (**or Residential Overlay when applying the Chapter 14B pathway**) that applies to each of the school sites included within the Specific Purpose (School) Zone are shown in the following appendices:

**...Appendix 13.6.6.1 State Schools**

School Name	Location	Map Ref	Alternative Zone/ <u>Residential Overlay</u>
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- *Each of the zones changed by PC14 should be modified to reference applicable Residential Overlay, such as:*

*Aranui High School – MRZ **or Residential Suburban Overlay***

**Chapter 13.7 – Specific Purpose (Tertiary Education) zone**

- 13.7.3 – How to interpret and apply the rules
  - MODIFY sub-clause c. as follows:

Appendix 13.7.6.1 lists the alternative zones (**or Residential Overlay when applying the Chapter 14B pathway**) that apply to each of the tertiary education sites. Rules 13.7.4.1.1, 13.7.4.1.2, 13.7.4.1.3, 13.7.4.1.4, 13.7.4.1.5 and 13.7.4.1.6 provide for any additional activities or facilities on each of the tertiary education sites in accordance with the rules in the relevant alternative zone **or Residential Overlay/s** listed in Appendix 13.7.6.1.

- 13.7.4.1.1 – Permitted Tertiary Education activities
  - MODIFY activity P3 as follows:

Any additional activities or facilities which would be permitted activities in the alternative zone (**or Residential Overlay when applying the Chapter 14B pathway**) listed for that site in Appendix 13.7.6.1.

- 13.7.4.1.2 – Controlled Tertiary Education activities
  - MODIFY activity C2 as follows:

Any additional activities or facilities which would be controlled activities in the alternative zone **(or Residential Overlay when applying the Chapter 14B pathway)** listed for that site in [Appendix 13.7.6.1](#).

*Associated matter of control:*

The matters of control for the additional activity or facility in the alternative zone **(or Residential Overlay when applying the Chapter 14B pathway)** listed for that site in [Appendix 13.7.6.1](#).

- 13.7.4.1.3 – Restricted Discretionary Tertiary Education activities

- MODIFY activity RD8 as follows:

Any additional activities or facilities which would be restricted discretionary activities in the alternative zone **(or Residential Overlay when applying the Chapter 14B pathway)** listed for that site in [Appendix 13.7.6.1](#).

*Associated matter of discretion:*

The matters of control for the additional activity or facility in the alternative zone **(or Residential Overlay when applying the Chapter 14B pathway)** listed for that site in [Appendix 13.7.6.1](#).

- 13.5.4.1.4 – Discretionary Tertiary Education activities

- MODIFY activity D2 as follows:

Any additional activities or facilities which would be discretionary activities in the alternative zone **(or Residential Overlay when applying the Chapter 14B pathway)** listed for that site in [Appendix 13.7.6.1](#).

- 13.7.5.1 – MOD – Amenity of the neighbourhood

- MODIFY sub-clause h. i. as follows:

the character of the surrounding zone(s) **or Residential Overlay when applying the Chapter 14B pathway**

- Appendix 13.7.6.1

- MODIFY sub-clause a. as follows:

The alternative zone **or Residential Overlay when applying the Chapter 14B**

[pathway](#) that applies to each of the tertiary education sites included within the Specific Purpose (Tertiary Education) Zone is shown in the following table. For a full version of the zone names, refer to the legends for the planning maps.

	<b>Tertiary Facilities Name</b>	<b>Location</b>	<b>Map Ref</b>	<b>Alternative Zone / Residential Overlay</b>
<b>1</b>	UC east of Ilam Road site	East of Ilam Road, Ilam	31A	<b>MRZ or Residential Suburban Density Transition Overlay</b>
<b>2</b>	UC west of Ilam Road site	West of Ilam Road, Ilam	30/31A	<b>MRZ or Residential Suburban Overlay</b>
<b>3</b>	UC Dovedale site	Dovedale Avenue, Ilam	30A	<b>MRZ or Residential Suburban Overlay</b>
<b>4</b>	Ara Institute of Canterbury Madras Street site	Madras Street, Central City	CC Zoning Map	CCMU
<b>5</b>	Ara Institute of Canterbury Sullivan Avenue site	Sullivan Avenue, Opawa	39A	<b>MRZ or Residential Suburban Density Transition Overlay</b>
<b>6</b>	Ara Institute of Canterbury Hassals Lane site	Hassals Lane, Opawa	39A	<b>MRZ or Residential Suburban Density Transition Overlay</b>

## Chapter 13.14 – Specific Purpose (Ōtākaro Avon River Corridor) Zone

- 13.14.2.1.4 Policy – Continuation of Pre-Earthquake Activities
  - MODIFY sub-clause b. to:
    - b. Manage activities in the Ōtākaro Avon River Corridor to ensure effects on existing privately-owned residential properties within the Zone are generally consistent with those anticipated in the Alternative Zone (**or Residential Overlay when applying the [Chapter 14B pathway](#)**) specified in [Appendix 13.14.6.2](#).
  
- 13.14.3 How to interpret and apply the rules
  - MODIFY sub-clause a. to:

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 a site has an alternative zone (**or Residential Overlay**) listed in [Appendix 13.14.6.2](#), only the activity specific standards and built form standards for that zone (**or Residential Overlay**) apply, as set out in the activity status tables in Rule [13.14.4.1](#), in addition to the built form standards in Rule [13.14.4.2](#) as specified in Rule [13.14.4.1.1](#) P23 and P33.

- 13.14.4 Rules

- MODIFY Rule 13.14.4.1.1 P32 to:

P32 Any activities or facilities on a site listed in [Appendix 13.14.6.2](#) and identified with an Alternative Zone of RS or RSDT, **or Residential Suburban Overlay or Residential Suburban Density Transition Overlay when the Chapter 14B pathway is applied**, which are permitted activities under Residential Suburban Zone or Residential Suburban Density Transition Zone Rule [14.4.1.1](#) P1, P13 – P15, P25 – P28, **or when applying the Chapter 14B pathway are permitted activities under Rule [14B.4.1.1](#) P1, P13 – P15, P25 – P28.**

*Activity specific standards:*

- b. ... and built form standards of the applicable Alternative Zone **or Residential Overlay.**

- MODIFY Rule 13.14.4.1.1 P33 to:

Any activities or facilities on a site listed in [Appendix 13.14.6.2](#) and identified with an Alternative Zone of MRZ, **or Residential Medium Density Overlay when the Chapter 14B pathway is applied**, which are permitted activities under Medium Density Residential Zone Rule [14.5.1.1](#) P1, P3 – P5, P16 – 19, **or when applying the Chapter 14B pathway are permitted activities under Rule [14B.4.1.1](#) P1, P3 – P5, P16 – P19.**

*Activity specific standards:*

- b. ... and built form standards of the Medium Density Residential Zone, **or Medium Density Residential Overlay when the Chapter 14B pathway is applied.**
- ADD new rule (based on original P33 from SPOARC zone pre-PC14) with activity specific standards as per a. and b. below:

**P44 Any activities or facilities on a site listed in Appendix 13.14.6.2 and identified with an Alternative overlay (when applying the Chapter 14B pathway) of RMD, which are permitted activities under Residential Medium Density overlay Rule 14B.5.1.1 P1, P4 – P5, P16 – 17, P20 – P21.**

*Activity specific standards:*

**a. The built form standards in Rule 13.14.4.2 do not apply.**

**b. The activity shall meet the applicable activity specific standards and built form standards of the Residential Medium Density overlay.**

- MODIFY 13.14.4.1.2 as follows:

<b>C5</b>	Any activities or facilities within a residential unit established under Rule <a href="#">13.14.4.1.3</a> RD5, located within an Edge Housing Area Overlay shown in Appendix <a href="#">13.14.6.1</a> , which would be controlled activities in the Residential Suburban Density Transition Zone, <b><u>or Residential Suburban Density Transition Overlay when applying the Chapter 14B pathway.</u></b>	1. The matters of control for the applicable activity or facility listed in the Residential Suburban Density Transition Zone, Rule <a href="#">14.4.1.2</a> , <b><u>or Residential Suburban Density Transition Overlay Rule 14B.4.1.2 (as applicable).</u></b>
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- MODIFY 13.14.4.1.3 as follows:

RD8	a. Any activity listed in Rule <a href="#">13.14.4.1.1</a> P23 and P33 on a site identified with an alternative zone ( <b><u>or Residential overlay when applying the Chapter 14B pathway</u></b> ) of Residential Suburban or Residential Suburban Density Transition, or Medium Density Residential Zone <b><u>or Residential overlay (when applying the Chapter</u></b>	a. Matters relevant to the activity specific standard or built form standard that is not met as listed in the applicable Rule <a href="#">14.4.1.3</a> , <a href="#">14B.4.1.3</a> , <a href="#">14B.5.3</a> or Rule <a href="#">14A.5.1.3</a> ; and  b. Onsite car parking and vehicle access – Rule <a href="#">13.14.5.11</a> ;
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	<p><b>14B pathway</b>), as specified in <a href="#">Appendix 13.14.6.2</a>, that does not meet one or more of the activity specific standards or built form standards of the applicable alternative zone/<b>overlay</b> in Rules <a href="#">14.4.1.1</a> and <a href="#">14.4.2</a> or Rules <a href="#">14A.5.1.1</a> and <a href="#">14A.5.2</a>, <b>or <a href="#">14B.4.1.1</a> and <a href="#">14B.4.2</a>, or <a href="#">14B.5.1.1</a> and <a href="#">14B.5.2</a></b> and/or activity specific or built form standards specified in Rule <a href="#">13.14.4.1.1</a> P23 and P33 <b>and P44</b>, unless otherwise specified.</p> <p>b. Any application arising from this rule shall not be publicly notified.</p>	<p>c. For a site within an Edge Housing Area Overlay in <a href="#">Appendix 13.14.6.1</a>, matters specified in Rule <a href="#">13.14.4.1.3</a> RD5; and</p> <p>d. 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.</p>
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- MODIFY Rule 13.14.4.2.8 – Recession planes as follows:

b. Where an internal site boundary adjoins a site listed in [Appendix 13.14.6.2](#), which is in private ownership, no part of any building shall project beyond a building envelope contained by a recession plane measured from any point 2.3 metres above the internal site boundary in accordance with the diagram in [Appendix 18.11.3](#) that applies to the Alternative Zone listed for that site listed in [Appendix 13.14.6.2](#).

**i. For the purposes of this rule for sites where the adjacent site has an alternative zone of Medium Density Residential, the Appendix 18.11.3 diagram in the table below as applicable to the Chapter 14B Residential Overlay for that site shall be used to determine the applicable recession plane angle for the affected boundary:**

<b><u>Chapter 14B Residential Overlay for adjacent MRZ site</u></b>	<b><u>Applicable Appendix 18.11.3 diagram for b.:</u></b>
<b><u>Residential Suburban Overlay</u></b>	<b><u>Diagram A</u></b>
<b><u>Residential Suburban Density Transition Overlay</u></b>	<b><u>Diagram B</u></b>
<b><u>Residential Medium Density Overlay</u></b>	<b><u>Diagram C</u></b>

- MODIFY Appendix 18.11.3 to add the following:

Modify 18.11.3 diagram E to update RCC reference:

### **Residential Central City Zone**

#### **Appendix 13.14.6.2 Pre-Earthquake Activities List [only showing updates]**

<b>Legal Description</b>	<b>Address</b>	<b>Map Ref</b>	<b>Pre-Earthquake Zone</b>	<b>Alternative Zone /Residential overlay (when applying Chapter 14B pathway)</b>
FLAT 1 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M <sup>2</sup>	1/256 Fitzgerald Avenue	32	L3 (Map 39A)	MRZ <b>Residential Suburban Density Transition Overlay</b>
FLAT 2 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M <sup>2</sup>	2/256 Fitzgerald Avenue	32	L3 (Map 39A)	MRZ <b>Residential Suburban Density Transition Overlay</b>
FLAT 3, BALCONY AND STAIRS 3 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M <sup>2</sup>	3/256 Fitzgerald Avenue	32	L3 (Map 39A)	MRZ <b>Residential Suburban Density Transition Overlay</b>
FLAT 4, BALCONY AND STAIRS 4 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M <sup>2</sup>	4/256 Fitzgerald Avenue	32	L3 (Map 39A)	MRZ <b>Residential Suburban Density Transition Overlay</b>
FLAT 5 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M <sup>2</sup>	5/254 Fitzgerald Avenue	32	L3 (Map 39A)	MRZ <b>No Chapter 14B pathway applies to this site.</b>

FLAT 6 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M <sup>2</sup>	6/254 Fitzgerald Avenue	32	L3 (Map 39A)	MRZ <b>No Chapter 14B pathway applies to this site.</b>
FLAT 7 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M <sup>2</sup>	7/254 Fitzgerald Avenue	32	L3 (Map 39A)	MRZ <b>No Chapter 14B pathway applies to this site.</b>
FLAT 8 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M <sup>2</sup>	8/254 Fitzgerald Avenue	32	L3 (Map 39A)	MRZ <b>No Chapter 14B pathway applies to this site.</b>
LOT 2 DP 82681	46A Vogel Street	32	L3 (Map 40A)	MRZ <b>Residential Suburban Density Transition Overlay</b>

## Chapter 14 – Residential

- 14.3 – How to interpret and apply the rules
  - MODIFY Rule 14.3.c.iii. as follows:

The Chapter 14B pathway is only available within the Medium Density Residential zone (MRZ) or High Density Residential zone (HRZ) as shown on the planning maps, where the overlays are also represented spatially on the planning maps, **or where MRZ or HRZ is listed as an alternative zone for sites in Specific Purpose (School, Hospital, Tertiary Education or Ōtākaro Avon River Corridor) or Residential Visitor Accommodation zones (and then only for activities utilising the alternative zone provisions).** Overlays enable plan users to apply formerly operative provisions instead of those applying in the MRZ or HRZ. The **Chapter 14B pathway** is only available if applicants state their intention to apply the **Chapter 14B pathway**.

- MODIFY Rule 14.3.d as follows:

In relation to the Residential Visitor Accommodation Zone, rules for sites outside an [Urban Intensification Area](#) are contained in sub-chapter 14.11 and each site has been [grouped categorised into Group A, B and C sites](#) in [Appendix 14.16.11](#), depending on its residential context; sites within an [Urban Intensification Area](#) are instead considered under [14A.9, with each site grouped as either A, B, or C in Appendix 14A.12.6](#). For any activities (other than visitor accommodation (P1) and permitted activities on the YMCA site (P3 – **in sub-chapter 14A.9 only**) **including related restricted discretionary activities**), the applicable rules for permitted and restricted discretionary activities are those that apply in the zone **or Residential Overlay** listed for that site in [either Appendix 14.16.11 or Appendix 14A.12.6 \(as relevant\)](#), including activity specific standards, built form standards and matters of discretion.

- 14A.12.6 – Grouping of RVA zone sites

- MODIFY table preamble to add:

The following table sets out the groupings for residential Visitor Accommodation Zone sites for the purpose of determining the applicable zone **or Residential Overlay (when applying the Chapter 14B pathway)** rules for permitted...

- MODIFY key table contents as follows:

ID	Name	[...]	Zones <u>or Overlays</u> applicable to Rule <a href="#">14A.9.1.1 P2</a> and Rule <a href="#">14A.9.1.3 RD3</a>
<b>Group A sites</b>			
GA2	Wigram Lodge		Medium Density Residential Zone <b>Residential Suburban Overlay</b>
<b>Group B sites</b>			
GA7	Quality Hotel Elms		High Density Residential <b>Residential Suburban Density Transition Overlay</b>
GA8	Addington Court Motel		Medium Density Residential Zone <b>Residential Suburban Density Transition Overlay</b>
GA13	Avon		High Density Residential

			<b>Residential Central City Overlay</b>
GA3	Garden Hotel		High Density Residential <b>Residential Suburban Overlay</b>
GA9	Chateau on the Park		High Density Residential <b>Residential Suburban Density Transition Overlay</b>
GA15	Hall		High Density Residential <b>Residential Central City Overlay</b>
GA16	Round the World Backpackers		High Density Residential <b>Residential Central City Overlay</b>
GA22	Vagabond Backpackers		High Density Residential <b>Residential Central City Overlay</b>
<b>Group C sites</b>			
GA10	Peterborough (George Hotel)		High Density Residential Zone, within Central City Residential Precinct  <b>Residential Central City Overlay</b>
GA11	Montreal (Hotel Montreal)		
GA12	Latimer (Rydges)		
GA14	Windsor Private Hotel		
GA17	Stonehurst Accommodation		
GA18	YMCA		
GA19	YHA Hereford Street		
GA20	YHA Worcester Street		