

DISTRICT PLAN TEXT AMENDMENTS

COUNCIL KEY:

[Bold underline light blue text](#)/~~[Bold strikethrough light blue text](#)~~ – Consequential minor corrections

Blue highlight – Council alternative recommendations (including consequential amendments as a result)

~~**Blue highlight**~~ – Council alternative recommendations (including consequential amendments as a result)

Black text – Decision text added to District Plan

~~**Black text**~~ – District Plan text removed via Decision

Note that in the above, any *green text* represents a defined word or term, and any *blue text* represents a hyperlink.

Text to add for any alternative Council recommendation:

Text highlighted below represent the changes Council decided via an alternative recommendation. These provisions have legal effect alongside operative District Plan provisions from 12 December 2024, the date of public notification of the Plan Change 14 decision of 2 December 2024.

Chapter 14 Residential

14.1 Introduction

- a. This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.
- b. The provisions in this chapter give effect to the [Chapter 3 Strategic Direction Objectives](#).
- c. This chapter relates to [residential activities](#), [community activities](#), and where appropriate, small scale [commercial activities](#) that occur within new and existing residential areas throughout the District. Objectives, policies, rules, standards and assessment criteria provide for these activities in each of the residential zones **and overlays** identified in this chapter.
- d. This chapter seeks to manage the scale and character of new development in the residential areas in accordance with the strategic approach to development in Greater Christchurch, including provision for both [greenfields](#) development and intensification, particularly around [Key activity centres](#) and the [Central City](#).
- e. **The chapter is divided into ~~two~~ three separate sub-chapters. The first part contains all zones unaffected by the 2 December 2024 decision on Plan Change 14. The second part, Chapter 14A Residential Zones, contains the zone objectives, policies, and methods for all zones in Policy 3 areas (i.e. subject to the 2 December 2024 decision on Plan Change 14). The third part, Chapter 14B Residential Overlays, provides an alternative to chapter 14A, in certain circumstances, by maintaining pre-existing development rights (i.e. that existed before the Medium Density Residential Standards and Policy 3 of the National Policy Statement on Urban Development 'NPS-UD' provisions were introduced to the Plan) for sites in specified locations. The former urban residential zones in these areas are now identified as overlays, with the associated previous operative district plan Residential chapter objectives, policies, rules and matters of control and discretion applied to the respective overlay areas.**
- f. **Plan users should refer to the how to use the rules section below, as well as the specific activity rules for further details and to planning maps for the identification and location of zones and overlays.**

14.2 Objectives and Policies

As per the objectives and policies contained within the current ePlan under this sub-section:

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with the following modifications:

- *Add clause beneath 14.2 as follows:*

- *a. The following objectives and policies apply to all residential zones that are not a residential zone located within a Policy 3 area, as shown on planning maps.*
- *Modify 14.2.1.1.a.vii to add: “within Banks Peninsula, except within the Policy 3 area of Lyttelton, limited low density...”*
- *Removal of the row “Residential Central City Zone” in Table 14.2.1.1a*
- *Modify 14.2.4.6 in accordance with IHP Recommendation.*
- *Remove Objective 14.2.8 and associated policies*

14.3 How to interpret and apply the rules

a. The rules that apply to activities in the various residential zones **and overlays** are contained in the activity status tables (including activity specific standards) and built form standards ~~in~~.

b. Chapter 14.4 to 14.16 contains all residential zone provisions outside of a Policy 3 area, being:

- i. Rule 14.4 – Residential Suburban Zone and Residential Suburban Density Transition Zone;
- ii. Rule 14.5 – Residential Medium Density Zone;
- iii. Rule 14.6 – Zone deleted;
- iv. Rule 14.7 – Residential Hills Zone;
- v. Rule 14.8 – Residential Banks Peninsula Zone;
- vi. Rule 14.9 – Residential Large Lot Zone;
- vii. Rule 14.10 – Residential Small Settlement Zone;
- viii. Rule 14.11 – Residential Visitor Accommodation Zone;
- ix. Rule 14.12 – Residential New Neighbourhood Zone;
- x. Rule 14.15 - Rules - Matters of control and discretion.

Text highlighted below represent the changes Council decided via an alternative recommendation. These provisions have legal effect alongside operative District Plan provisions from 12 December 2024, the date of public notification of the Plan Change 14 decision of 2 December 2024.

c. Chapter 14A contains all residential zone provisions that apply within a Policy 3 area. Chapter 14B contains the Chapter 14B pathway overlay rules:

- i. **All objectives, policies and methods contained within either Chapter 14A or Chapter 14B shall apply independently as set out below ~~in 14.2~~. Care should be taken by applicants when stating their intention to apply either Chapter 14A or Chapter 14B rules as they are independent and not able to be applied together. The Chapter 14B pathway only applies if eligible applicants state their intention to apply the Chapter 14B pathway, otherwise the provisions of Chapter 14A shall apply.**

- ii. If Chapter 14A is used for a development, the Chapter 14B pathway ceases to be available for development on the site, only if either:
 - ~~A. the existing Chapter 14A development still complies with the permitted activity status or the conditions of the applicable resource consent; or~~
 - ~~B. resource consent is concurrently applied for any non-compliance with the Chapter 14A development at the same time approval for the Chapter 14B pathway development.~~
- iii. 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. 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.
- iv. The application of the Chapter 14B pathway is conditional on the following:
 - A. Any building consent application lodged under section 45 of the Building Act 2004, or any other related building activity under that Act, must state that Chapter 14B has been applied; and
 - B. Any resource consent application lodged under section 88 of the Resource Management Act 1991, or any other related application under that Act, must state that Chapter 14B pathway has been applied; and
 - C. If applied under ~~g.i. or ii.~~ c.iv A. or B. above, any variation, alteration, or further development of the existing site shall be considered only under Chapter 14B; and
 - D. Failure to state the application of Chapter 14B by an applicant means that Chapter 14A shall instead apply in its entirety and there shall be no application of Chapter 14B (unless Chapter 14B has previously been applied as per ~~g.iii~~ c.iv C. above); and
 - E. For any vacant site existing or established after 12 December 2024, an applicant is able to choose to apply the rules under either Chapter 14A or under the Chapter 14B pathway, with any such decision subject to the conditions in 14.3 c.iv. A. to D., c. v. and vi..
- v. Where the Chapter 14B pathway is chosen for development proposals the provisions in sub-chapter 14A do not apply to the development, or any future developments under the pathway, including for any of the following purposes:
 - A. for assessment; or
 - B. as a permitted baseline; or
 - C. to set the scope of the anticipated environment for the assessment of effects.

vi. Where the [Chapter 14B pathway](#) is not requested in development proposals, the overlay provisions in Chapter 14B do not apply to the development, or any future developments including for any of the following purposes:

A. for assessment; or

B. as a permitted baseline; or

C. to set the scope of the anticipated environment for the assessment of effects.

b.d. In relation to Residential Visitor Accommodation Zone, [rules for sites outside a Policy 3 area are contained in sub-chapter 14.11 and](#) each site has been grouped into Group A, B and C sites in [Appendix 14.16.11](#), depending on its residential context; [sites within a Policy 3 area are instead considered under 14A.9](#). For any activities (other than visitor accommodation (P1) and permitted activities on the YMCA site (P3)), the applicable rules for permitted and restricted discretionary activities are those that apply in the zone listed for that site in [Appendix 14.16.11](#), including activity specific standards, built form standards and matters of discretion.

e.e. Rules that apply to the use of the enhanced development mechanism and the community housing redevelopment mechanism are contained in the activity status tables (including activity specific standards) and built form standards in:

- i. [Rule 14.13](#) – Enhanced development mechanism; and
- ii. [Rule 14.14](#) – Community housing redevelopment mechanism.

d.f. The areas that show where the community housing redevelopment mechanism (CHRM) can be utilised are shown on Planning Maps [18, 23, 24, 25, 26, 29, 30, 31, 32, 33, 37 and 45](#).

e.g. The rules that define where the enhanced development mechanism can be used are contained in the qualifying standards in [Rule 14.13.2](#).

f.h. The information that is required for resource consent applications utilising the community housing redevelopment mechanism is set out in [Rule 14.14.2.17](#), and for the enhanced development mechanism, in [Rule 14.13.3.15](#).

g.i. On any particular eligible site, the provisions of the community housing redevelopment mechanism may apply, or the provisions of the zone in which the site is located may apply.

h.j. On any particular eligible site, the provisions of the enhanced development mechanism may apply, or the provisions of the zone in which the site is located may apply.

i.k. Area specific rules also apply to activities in the following areas:

i. Residential Suburban Zone and Residential Suburban Density Transition Zone:

- A. Wigram, within the area of the diagram shown on Figure 6 (generally bounded by RNZAF Bequest Land, Awatea Road, and the Wigram aerodrome and runway);
- B. Peat Ground Condition Constraint Overlay
- C. Prestons Road Retirement Village Overlay;
- D. adjacent to State Highway 73 (Southern Motorway) between Annex and Curletts Roads;

- E. adjacent to State Highway 75 (Curletts Road) between the intersection with State Highway 73 and Lincoln Road;
- F. Existing Rural Hamlet Overlay;
- G. Stormwater Capacity Constraint Overlay;
- H. Residential land abutting the western boundary of the Industrial Park Zone at Russley Road / Memorial Avenue;
- I. Accommodation and Community Facilities Overlay; and
- J. Character Area Overlay.

ii. Residential Medium Density Zone:

~~A. Residential Medium Density Zone Higher Height Limit and Site Density Overlay at Deans Avenue;~~

~~B. A. Residential Medium Density Zone Wigram (Figure 6);~~

~~C. Summer Master Plan Overlay (Appendix 14.16.6);~~

~~DB. Sites with frontage to Bealey Avenue or Fitzgerald Avenue or Deans Avenue (south of Blenheim Road);~~

~~E. Residential Medium Density Zone in the Commercial Local Zone (St Albans) Outline development plan shown as Area A in Chapter 15 Appendix 15.15.5;~~

~~F.C. Accommodation and Community Facilities Overlay; and~~

~~G.D. Character Area Overlay.~~

iii. Residential Banks Peninsula Zone:

- A. Lyttelton Port Influences Overlay; and
- B. Character Area Overlay.

iv. Residential Hills Zone:

- A. Character Area Overlay.

v. Medium Density Residential zone:

A. Accommodation and Community Facilities Overlay;

B. Lyttelton Character Area Overlay;

C. City Spine Transport Corridor

D. Neighbourhood Centre Zone / Medium Density Residential Zone in the Neighbourhood Centre Zone (St Albans) Outline development plan Chapter 15 Appendix 15.15.5; and

E. Riccarton Bush Interface Area

vi. High Density Residential zone:

A. Accommodation and Community Facilities Overlay;

B. Styx River Setback Qualifying Matter; and

C. City Spine Transport Corridor.

vii. In addition, there may be some areas where area specific rules are provided only under the built form standards.

j.l. The Residential New Neighbourhood Zone rules in [14.12](#) do not apply to the Meadowlands Exemplar Overlay in the Residential New Neighbourhood (North Halswell) Zone shown on [Planning Map 45](#). The rules relevant to Meadowlands Exemplar Overlay are contained in Chapter 8, see Rules [8.5.1.3](#) RD15, [8.5.1.4](#) D5 and [8.5.1.5](#) NC8.

The Residential New Neighbourhood Zone rules in [14.12](#) do not apply to Areas 1 – 4 in the Residential New Neighbourhood (East Papanui) Zone shown on Planning Maps [24](#) and [25](#), other than where specified in Rule [8.5](#). The rules relevant to Areas 1 - 4 of the East Papanui Outline Development Plan area in [Appendix 8.10.30](#) are contained in Chapter 8, see Rules [8.5.1.3](#) RD17 and ~~RD18~~, [8.5.1.4](#) D7. The rules in [14.12](#) of this chapter do apply to Area 5 of the East Papanui Outline Development Plan area in [Appendix 8.10.30](#), in addition to the rules in Chapter 8. [The rules in 14A.5 apply to those parts of Area 3 of the East Papanui Outline Development Plan area zoned MRZ.](#)

k.m. The activity status tables and standards in the following chapters also apply to activities in all residential zones:

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

l.n. Advice Note:

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