

Refer to Central City Planning Maps  
For details in this area



Land Use Zones		Commercial Banks Peninsula	Other Notations		220kV National Grid	Designations and Heritage Orders		Chorus New Zealand Limited
		<del>Commercial Core</del>			110kV National Grid			Chorus New Zealand Limited / Telecom New Zealand Limited
		<del>Commercial Local</del>			66kV National Grid			Christchurch City Council
		<del>Commercial Mixed Use</del>			66kV Electricity Distribution Lines			Christchurch International Airport Limited
		Commercial Office			33kV Electricity Distribution Lines			KiwiRail Holdings Limited
		<del>Commercial Retail Park</del>			11kV Heathcote to Lyttelton Electricity Distribution Lines			Kordia Limited
		Industrial General			Air Noise Boundary and Air Noise Contours			Meterological Service of New Zealand Limited
		Industrial Heavy			On-Aircraft Engine Testing Contours			Minister supporting Greater Christchurch Regeneration
		Industrial Park			Christchurch International Airport Protection Surfaces			Minister of Corrections
		Open Space Coastal			Amenity Tree Planting 1.8m Contour Buffer			Minister for Courts
		Open Space Community Parks			Key Pedestrian Frontage			Minister of Defence
		Open Space Community Parks or Rural Quarry (Templeton)			Major Arterial Road			Minister of Education
		Open Space McLeans Island			Minor Arterial Road			Minister of Health
		Open Space Metropolitan Facilities			Collector Road			Minister of Police
		Open Space Natural			160m Contour Line (applies only to Rural Banks Peninsula zone)			Minister for Social Development
		Open Space Water and Margins			Accommodation and Community Facilities Overlay			New Zealand Transport Agency (Operational Corridor)
		Pāpakainga/Kāinga Nohoanga			Brownfield Overlay Area			New Zealand Transport Agency (Future Works)
		Residential Banks Peninsula			Character Area Overlay			Orion New Zealand Limited
		Residential Guest Accommodation			Coastal Bach Overlay			Radio New Zealand Limited
		<del>Residential Hills</del>			<del>Community Housing Redevelopment Mechanism</del>			Spark New Zealand Trading Limited
		Residential Large Lot			Kainga Overlay Area 1			Transpower New Zealand Limited
		<del>Residential Medium Density</del>			Kainga Overlay Area 2			Ōtākaro Limited
		<del>Residential New Neighbourhood</del>			Spencerville Overlay			Lyttelton Tunnel Designation
		Residential Small Settlement			Moncks Spur/Mt Pleasant Density Overlay			Land Subject to two Designations: Primary - Railway Designation, Secondary - Rooding Designation
		Residential Suburban			Shalamar Drive Density Overlay			Land Subject to two Designations: Primary - Rooding Designation, Secondary - Railway Designation
		<del>Residential Suburban Density Transition</del>			Upper Kennedys Bush Density Overlay		Heritage Order	
		Rural Banks Peninsula			Akaroa Hillslopes Density Overlay	Information Only		District Boundary
		Rural Port Hills			Allandale Density Overlay			Lyttelton Tunnel Road
		Rural Quarry			Samarang Bay Density Overlay			Summit Road Protection Act Overlay
		Rural Quarry or Open Space Community Parks (Templeton)			Residential Large Lot Density Overlay			
		Rural Templeton			<del>Residential Mixed Density Overlay - 86 Bridle Path Road</del>			
		Rural Urban Fringe			<del>Residential Mixed Density Overlay - Redmund Spur</del>			
		Rural Waimakariri			<del>Residential Medium Density Lower Height Limit Overlay</del>			
		Specific Purpose (Airport)			Diamond Harbour Density Overlay			
		Specific Purpose (Burwood Landfill and Resource Recovery Park)			<del>Existing Rural Hamlet Overlay</del>			
		Specific Purpose (Cemetery)			<del>Medium Density (Higher Height Limit) Overlay</del>			
		Specific Purpose (Defence Wigram)			<del>Peat Ground Condition Constraint Overlay</del>			
		Specific Purpose (Flat Land Recovery)			<del>Riccarton Wastewater Interceptor Catchment Overlay</del>			
		Specific Purpose (Golf Resort)			Stormwater Capacity Constraint Overlay			
		Specific Purpose (Hospital)			Lyttelton Port Influences Overlay Area			
		Specific Purpose (Lyttelton Port)			Meadowlands Exemplar Overlay			
		Specific Purpose (Ngā Hau e Whā)			Prestons Road Retirement Village Overlay			
		Specific Purpose (Ōtākaro Avon River Corridor)			Ruapuna Inner Noise Boundary			
		Specific Purpose (Ruapuna Motorsport)			Ruapuna Outer Noise Boundary			
		Specific Purpose (School)			Salvation Army Addington Overlay			
		Specific Purpose (Styx Mill Road Transfer Station)			Scheduled Activity			
		Specific Purpose (Tertiary Education)			St Georges Heaton Overlay			
		Transport			Woolston Risk Management Area			
		Transport over Open Space Water and Margins Zone and Waterways						
	All new roads are deemed to be part of the Transport Zone, from the date of vesting in Council or Crown. When roads are legally stopped and any relevant designations removed they are deemed to be subject to the provisions of the adjoining zone(s).							

The cadastre and coastline shown on the planning maps is not part of the information in the District Plan. It has been provided on the planning maps as an additional function to enhance navigability and search capability. District Plan rules do not apply for overlays extending into the Coastal/Marine Area. The Coastal/Marine Area is as defined in the Resource Management Act. The cadastre was based on the most recent information held by the Council at the date the map was produced. Establishing compliance or otherwise with the plan may require a formal survey.

The District boundary is as defined in the Resource Management Act, which uses the definition from the Local Government Act. The line on these maps representing the District boundary is indicative and for information purposes only. The actual boundary is as defined in the legislation. Determining rights and obligations under the District Plan where the District boundary is relevant may require a formal survey.

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# Proposed Land Use Zones (New)

CCZ	City centre zone
CCMU(SF)	Central City Mixed Use Zone (South Frame)
CCMUZ	Central City Mixed Use Zone
MUZ	Mixed use zone
TCZ	Town centre zone
LCZ	Local centre zone
NCZ	Neighbourhood centre zone
LFRZ	Large format retail zone
HRZ	High density residential zone
MRZ	Medium density residential zone
LLRZ	Large lot residential zone
FUZ	Future Urban Zone
RSDT	Residential Suburban Density Transition

# Proposed Precincts (New)

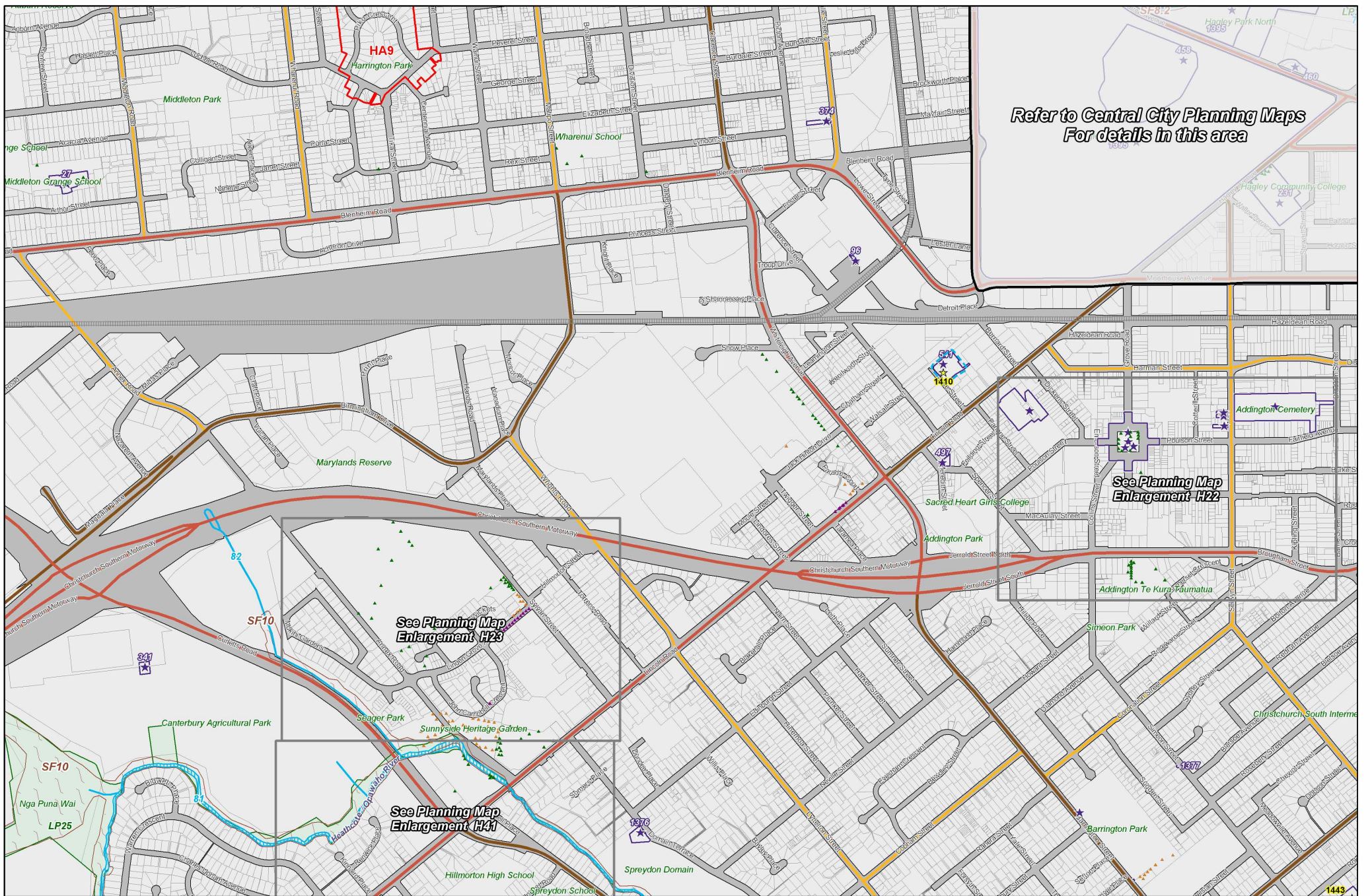
	Cathedral Square and Victoria Street Precinct
	New Regent Street Height Precinct
	Art Centre Height Precinct
	Town Centre Intensification Precinct
	Large Local Centre Intensification Precinct
	Local Centre Intensification Precinct
	Brownfield Precinct
	Residential Mixed Density Precinct 86 Bridle Path Road
	Residential Mixed Density Precinct Redmund Spur
	Comprehensive Housing Precinct
	High Density Residential Precinct
	Residential Hills Precinct
	Rural Hamlet Precinct

# Proposed Character Areas (New)

CA	Residential Character Area
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Legend  
Zones, Other Notations, Designations and Heritage Orders  
Notified 17/03/2023







Natural and Cultural Heritage

Important Ridgeline

TG

Significant Individual Tree

Significant Group of Trees

Significant Park Tree

Significant Street Tree

PTG20 Garden of Tane (see Appendix 9.4.7.2)

Significant Tree Area (Riccarton Bush)

★ A

AkaroaHistArea

★ A

Heritage setting and Item (Please refer to the Heritage Item Schedule)

Heritage Item (Underground)

A

Mahaanui Iwi Management Plan Silent Files and Kaitōre Spit

(Schedule 9.5.6.1, Appendix 9.5.7)

A

Ngā Tūrangā Tūpuna

(Schedule 9.5.6.3, Appendix 9.5.7)

Ngā Wai Coast ID 78 - Te Ihutai (Avon-Heathcote Estuary)

(Schedule 9.5.6.4, Appendix 9.5.7)

Ngā Wai Coast ID 96

(Schedule 9.5.6.4, Appendix 9.5.7)

Ngā Wai Lakes, Rivers and Streams

(Schedule 9.5.6.4, Appendix 9.5.7)

A

Wāhi Tapu/Wāhi Taonga

(Schedule 9.5.6.2, Appendix 9.5.7)

A

Area of at least High Natural Character in the Coastal Environment (HNC)

A

Area of Outstanding Natural Character in the Coastal Environment (ONC)

A

Natural Character in the Coastal Environment (NCCE)

A

Significant Feature (SF) or Significant Landscape or Rural Amenity Landscape (RAL)

A

Outstanding Natural Feature (ONF) or Outstanding Natural Landscape (ONL)

Coastal Environment

A

Site of Ecological Significance (Appendix 9.1.6.1 Schedule A)

Proposed Heritage Setting

★ A

Proposed Heritage Item

HA

Proposed Residential Heritage Area

Proposed Heritage Item (Underground)

District Boundary

Railway

Lyttelton Tunnel Road

Major Arterial Road

Minor Arterial Road

Collector Road

Transport

A

Ecological Site (Appendix 9.1.6.1 Schedule B)

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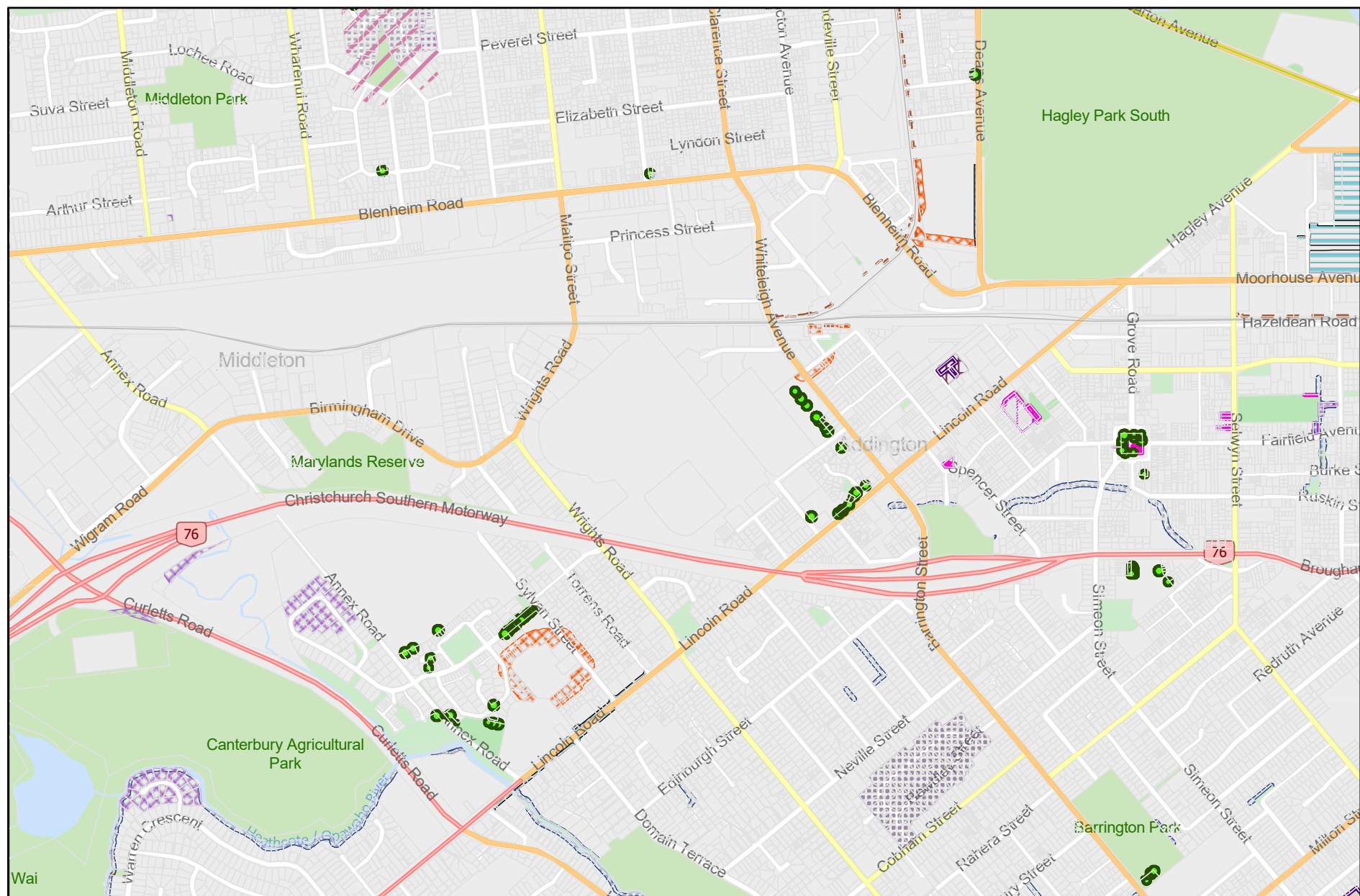
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## Legend

### Natural and Cultural Heritage

Notified 17/03/2023













LEGEND BELOW



## Planning Map Series A - Zones, Other Notations, Designations and Heritage Orders






-  Airport Noise Influence Area - proposed
-  Designation - existing
-  Lyttelton Port Influence Area - existing
-  Residential Character Area - existing and proposed

CA4 - Beckenham Loop Character Area - existing and proposed  
 CA3 - Cashmere Character Area- existing and proposed  
 CA14 - Dudley Character Area- existing and proposed  
 CA15 - Englefield Character Area- existing and proposed  
 CA13 - Francis Character Area- existing and proposed  
 CA7 - Heaton Character Area- existing and proposed  
 CA11 - Malvern Character Area- existing and proposed  
 CA10 - Massey Character Area- existing and proposed  
 CA6 - Piko Character Area- existing and proposed  
 CA9 - Ranfurly Character Area- existing and proposed  
 CA12 - Severn Character Area- existing and proposed  
 CA5 - Tainui Character Area- existing and proposed  
 CA19 - Bewdley Character Area- proposed  
 CA21 - Roker/Penrith Character Area- proposed  
 CA22 - Ryan Character Area- proposed

-  Waste Water Constraint Area - proposed
-  Radio Communication Pathway - proposed
-  Railway Building Setback - existing
-  Electricity Transmission Corridors and Infrastructure - existing and proposed
  - 220kV National Grid
  - 110kV National Grid
  - 66kV National Grid
  - 66kV Electricity Distribution Lines
  - 33kV Electricity Distribution Lines
  - 11kV Heathcote to Lyttelton Electricity Distribution Lines












## Planning Map Series B - Natural Hazards and Water Bodies










-  Slope Hazard - existing
  - Cliff Collapse Management Area 1 - existing
  - Cliff Collapse Management Area 2 - existing
  - Rockfall Management Area 1 - existing
  - Rockfall Management Area 2 - existing
  - Mass Movement Management Area 1 - existing

-  High Floodplain Hazard Management Area - existing
-  Flood Ponding Management Area - existing
-  Coastal Hazard High Risk Management Area - proposed
-  Coastal Hazard Medium Risk Management Area - proposed
-  Waterbody Setback - existing
  - Environmental Asset Standing Water Body
  - Downstream Waterway
  - Downstream Waterway (Mona Vale)
  - Upstream Waterway
  - Environmental Asset Waterway

## Planning Map Series C - Natural and Cultural Heritage

-  Significant and other Trees - existing and proposed
  - Significant Individual Trees
  - Significant Group of Trees

-  Heritage Setting - existing
-  Heritage Item - existing
-  Heritage Setting - proposed
-  Heritage Item - proposed
-  Cathedral Square Height - proposed
-  Victoria Street Height - proposed
-  New Regent Street Height - proposed
-  Central City Heritage Interface - proposed
-  Arts Centre Height - proposed
-  Riccarton Bush Interface Area - proposed
-  Residential Heritage Area - proposed
  - HA2 - Chester Street/Dawson Street Residential Heritage Area
  - HA3 - Church Property Trustees North St Albans Residential Heritage Area
  - HA4 - Englefield Avonville Residential Heritage Area
  - HA5 - Heaton Street Residential Heritage Area
  - HA6 - Inner City West Residential Heritage Area
  - HA7 - Lyttelton Residential Heritage Area
  - HA7 - Macmillan Avenue Residential Heritage Area
  - HA9 - Piko/Shand (Riccarton Block) State Housing Residential Heritage Area
  - HA10 - RNZAF Station Wigram Staff Housing Residential Heritage Area
  - HA11 - Shelley/Forbes Street Residential Heritage Area
  - HA12 - Wayside Avenue 'Parade of Homes' Residential Heritage Area

-  Residential Heritage Area Interface - proposed
-  Sites of Ecological Significance - existing
-  Outstanding Nature Features and Landscapes - existing
-  Sites of Cultural Significance - existing
  - Wāhi Tapu/Wahi Taonga
  - Silent Files
  - Ngā Tūrangā Tūpuna
  - Ngā Wai
-  Styx River Setback - existing
-  City Spine Transport Corridor - proposed
-  Industrial Interface - proposed
-  Low Public Transport Accessibility Area - proposed
-  Tsunami Management Area - proposed

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