

Our new Christchurch District Plan

—
Know how we'll grow

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Contents

- 3 Introduction
- 4 Planning for Christchurch's recovery
- 5 Future urban growth
- 5 Central city
- 6 Commercial activities and centres
- 6 Industrial areas
- 7 Residential
- 8 Natural hazards
- 9 Ngāi Tahu manawhenua, culture and traditions
- 10 The Port Hills and Banks Peninsula
- 12 Rural and quarrying
- 13 Transport
- 14 Other areas of interest
- 15 Future issues
- 16 Glossary –
Explanation of Māori/Ngāi Tahu terms

MAPS APPENDIX – A3 pages

- 17 Commercial Centres
- 18 New Greenfield Industrial Zones
- 19 Commercial Mixed Use Zones
- 20 Christchurch Residential Zones
- 21 Banks Peninsula Residential Zones
- 22 Character Areas
- 23 Papakāinga/Kāinga Nohoanga Zones
- 24 Natural Heritage (map 1 of 2)
- 25 Natural Heritage (map 2 of 2)
- 26 Ecological Significance (map 1 of 2)
- 27 Ecological Significance (map 2 of 2)
- 28 Specific Purpose (Flat Land) Recovery Zone

A number of summaries of major changes in the new Christchurch District Plan are being produced on specific topics, with more detail on those topics. Those summaries will be available from the [Christchurch District Plan home page](#).

The information in this document summarises the contents of the Christchurch District Plan in general terms. This information draws on the Christchurch District Plan as it was at the time we were preparing the document, but is not the District Plan. As the Christchurch District Plan is subject to change, anyone seeking the current rules and other provisions of the Christchurch District Plan should refer to districtplan.ccc.govt.nz

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Our new Christchurch District Plan

Know how Christchurch will grow

The District Plan sets out the future form of our city, with objectives and policies and a planning rulebook to help us achieve it. These rules help manage how Christchurch's housing, business and other activities will develop as we change and grow.

We are required by law to produce a district plan. The new Christchurch District Plan replaces the previous District Plan, made up of the Christchurch City Plan and the Banks Peninsula District Plan.

All Councils must review their district plans every 10 years, and give people the opportunity to make submissions on the proposals through hearings, before the plan is finalised. Here in Christchurch, we reviewed our district plan through an amended and faster process to help the city's recovery from the earthquakes. The new Christchurch District Plan is now in effect, or operative.

Our new District Plan makes it clearer where activities can take place. It lists activities that are allowed and others that need a resource consent, as well as rules or standards that apply. In the previous District Plan, the standards determined if an activity was allowed or if a resource consent was needed.

The District Plan does not cover building consent issues such as the structural safety of buildings.

Our new District Plan makes it clearer where activities can take place.



Planning for Christchurch's recovery

The earthquakes changed Christchurch, and we still face significant challenges as we grow a vibrant and prosperous city.

Our new Plan supports key areas for recovery and growth, including housing, business activity, investment certainty, economic prosperity, employment opportunities, community facilities and developing the central city as the principal commercial centre and focal point for Christchurch.

The Plan provides for people and businesses displaced by the earthquakes, construction activity to repair and rebuild buildings and infrastructure, and temporary accommodation for workers.

To help our city recover, some temporary activities are allowed in places where they would not normally be allowed, and some permanent activities that were previously not permitted are now allowed.

Our fast-tracked process included a statement of expectations from the Minister for Canterbury Earthquake Recovery and the Minister for the Environment with specific directions about what to include in the new Plan.

These included directions to significantly reduce the number, extent and prescriptiveness of development and design rules. Also a significant reduction in the need for resource consents and the public notification of resource consents.

The Plan needed to provide for more intensive housing, a wider range of housing types and more locations in which to build. Enough suitable land for business activities and opportunities for temporary earthquake-related activities were also required.

The Plan needed to give clear direction on the management of risks from natural hazards, such as flooding.

The Plan also needed to be consistent with recovery plans, such as the Christchurch Central Recovery Plan and the Land Use Recovery Plan. The recovery plans included detailed provisions and rules for the central city and specific directions on the future development of urban Christchurch, which are now part of the Canterbury Regional Policy Statement.

The Regional Policy Statement looks to gradually increase the percentage of housing provided through intensifying existing urban areas, compared with extending into rural areas. Christchurch is to achieve higher residential densities, particularly around the central city, larger suburban centres and in new greenfield urban areas.

It identifies greenfield areas for urban expansion that best protect important features such as landscapes, natural habitats, rivers and aquifers; reduce the cost of infrastructure, services and facilities; and protect the operation of critical facilities, such as the airport.

Retail and office activities need to take place in commercial areas, particularly the central city and larger suburban centres, rather than in industrial areas, for instance.

Our new Plan supports key areas for recovery and growth, including housing, business activity, investment certainty, economic prosperity, employment opportunities, community facilities and developing the central city as the principal commercial centre and focal point for Christchurch.

Future urban growth

We have a post-earthquakes target of 23,700 extra homes in Christchurch by 2028, in current urban areas and former rural areas.

We are seeking a range of housing types to meet different needs, including affordable, community and social housing, and papakāinga, in a range of areas. To reach these goals, housing densities will be higher.

Business activity is also critical to Christchurch's recovery and we are providing for this in appropriate locations, including some new greenfield areas.

New Urban Areas

New greenfield residential and business areas are limited to areas identified in the Regional Policy Statement ecan.govt.nz/your-region/plans-strategies-and-bylaws/canterbury-regional-policy-statement/ refer to map A on page 6/27).

The general form of development of each greenfield area is shown in an "outline development plan" (an ODP) in the District Plan to ensure development is well integrated within the greenfield area and with neighbouring areas. ODPs usually show the main infrastructure and roads needed, special features, and the location of local commercial centres.

Most residential greenfield developments will need to be at a density of 15 households a hectare. A mix of standard suburban 'one house per section' development and medium density residential development, for example multi-unit and town house-type developments, will usually achieve this.

Within Existing Urban Areas

The Plan enables intensification of existing residential areas, particularly around larger commercial centres – the central city, key activity centres (KACs) and larger neighbourhood centres. The Plan allows residential development and mixed-use development on some brownfield sites (formerly used for industrial activities or formerly subject to public works designations). Map A of the Canterbury Regional Policy Statement also shows KACs.

The Plan requires residential intensification of 50 households a hectare in the central city and 30 households a hectare in and near other larger commercial centres like Riccarton.

Central city

The Plan reinforces the central city's role as the principal commercial centre and focal point for Christchurch.

The greatest range and scale of activities and the highest density of residential accommodation is provided for in the central city.

Rules for the central city largely reflect the Christchurch Central Recovery Plan. This includes concentrating retail activity primarily in a core area, improving accessibility for all forms of transport, and providing for anchor projects such as the Metro Sports Facility, the Innovation Precinct, the Health Precinct, and the Frame where the focus is on residential and commercial activities in a green and very accessible setting. ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/central-city-recovery-plan

We are seeking a range of housing types to meet different needs, including affordable, community and social housing, and papakāinga, in a range of areas.



Commercial activities and centres

The Plan creates a hierarchy of centres and allows the most development and widest range of activities in the Central City.

The range and scale of activities is more limited as you move down through district, neighbourhood and local centres, reflecting their size and function. See the **Commercial Centres** map on page 17.

The centres are intended to be community focal points, with the central city and key activity centres (mainly the District Centres like Riccarton) a focus for services and facilities, employment, community activities, public transport and more intensive mixed-use development.

Most retail needs to be in existing commercial centres, or specifically identified new centres, such as Halswell. There is very limited opportunity for retail in most other areas.

Most offices need to be in the central city, with limits on offices in other commercial centres and very limited opportunity in other areas.

Specific urban design considerations apply to the Central City Commercial Core and South Frame areas, to ensure development is well integrated. Urban design considerations also apply to larger developments in suburban commercial centres.

Industrial areas

Industrial areas are mainly for industrial activities. The Plan does not allow other activities, such as residential development, as this may limit industrial activities.

New greenfield industrial areas are located in southwest Hornby, Templeton, Wairakei and near Christchurch International Airport (see map on page 18). Some former industrial zoned areas that are now widely used for non-industrial activities have been rezoned Commercial Mixed Use, for example Mandeville Street, Addington, Blenheim Road and Main South Road (see map on page 19). However, new commercial activity in the Commercial Mixed Use Zone is limited to support commercial centres.



Residential

To achieve 23,700 more homes by 2028 and housing that is more intensive and includes a wider range of housing types.

The Plan allows:

- Greater housing density in many residential zones, generally through an increase in the range of housing types allowed, including minor residential units (in addition to the principal residential unit), student hostels (up to six bedrooms), social housing complexes, older persons housing units, and retirement villages.
- Medium density housing in new or expanded areas around Bishopdale (and along Harewood Road), Hornby, Merivale, Papanui, Shirley, Linwood, and within, and close to, the central city.
- In most residential zones, two residential units can replace one residential unit that is uneconomic to repair following the earthquakes. Two residential units can be constructed on a site that was vacant before the earthquakes. This does not apply in Flood Management Areas or areas at risk of tsunami.
- There can be higher density housing than normally allowed in residential zones, either as a permitted activity or by resource consent, including:
 - Multi-unit residential complexes of two to four units
 - Enhanced development mechanism on sites greater than 1500m² and less than 10,000m², and meeting certain criteria, such as being within 800 metres of larger commercial centres
 - Community housing redevelopment mechanism on sites greater than 1500m² and less than 10,000m² in specifically identified areas
 - Social housing complexes owned or operated by Housing NZ, the Council or a not-for-profit housing provider.
- Residential New Neighbourhood Zones apply to greenfield areas and offer more flexibility. These areas generally need to achieve a minimum residential density of 15 households a hectare. The zone allows a wide range of residential house types and section sizes. This includes comprehensive developments, with a minimum land area of 6000m² and where land use and subdivision applications are considered together, that have more flexibility as some standards are relaxed. Each Residential New Neighbourhood-zoned area has an Outline Development Plan that directs the area's development.

Other changes are:

- The minimum site sizes for a single house on a section, or for subdivision, have not generally changed. However, if the site is below the minimum size, a more limited resource consent is now needed in some cases.
- Overall, fewer rules apply in residential zones. Changes include reduced setbacks from road, side and rear boundaries in some zones, as well as changes to site coverage and outdoor living space.
- New rules limit how reflective roofs can be in some hillside and small settlement areas.

Character Areas

The previous Christchurch City Plan had 34 Special Amenity Areas outside the central city. Fifteen of these areas are now Character Areas. Relocating buildings, new builds, alterations and additions within a Character Area are controlled activities and minimum site sizes apply.

The previous Akaroa and Lyttelton Residential Conservation Zones are rezoned Residential Banks Peninsula. Any development needs a resource consent to consider the impact on heritage values. We are preparing design guides for Character Areas.

Other activities in residential zones

A wider range of non-residential activities are allowed in most residential zones, including the care of children who don't live on-site, bed and breakfasts, education activities, preschools, health care, veterinary care, spiritual facilities, places of assembly, community correction and welfare facilities, and emergency facilities. Rules apply to these activities to protect the amenity of residential areas, such as limits on the scale of development and the hours of operation.

In central city residential zones bed and breakfast accommodation, market and community gardens, small education and spiritual facilities, preschools, and guest accommodation are allowed.

See the Christchurch Residential Zone and Banks Peninsula Residential Zone maps on pages 20-21, and the Character Areas map on page 22.

Natural hazards

The plan takes a risk-based approach to managing natural hazards, focusing on their likelihood and consequences. It seeks to avoid activities and development in areas where the risks are considered unacceptable, and manage activities where the risk is able to be reduced to acceptable levels, through appropriate mitigation.

The natural hazard rules are new, apart from Flood Management Areas and some limited rules elsewhere.

The natural hazard rules are additional to other Plan rules, e.g. the rules applying to the zone that a property is located in. The Planning Maps have natural hazard “overlays” - patterned sections of the map showing at risk areas. Natural hazard rules apply only to the part of the property within the overlay.

The natural hazard overlays show:

- i. Slope Instability Management Areas on the hills (Port Hills and Banks Peninsula) including Cliff Collapse, Rockfall and Mass Movement Management Areas.
- ii. Flood Management Areas and a Fixed Minimum Floor Level Overlay on the flat low-lying areas of the District, including coastal areas. These areas require floor levels above flood levels (a one in 200-year flood)(and limits on filling land.
- iii. Flood Ponding Management Areas are in places where water naturally ponds in heavy rain and are generally in rural areas. They naturally reduce flooding in developed areas downstream. The aim is to protect the flood storage capacity of these natural ponding areas. There are significant restrictions on excavation, filling, and buildings, including restrictions on the number, size and/or construction of buildings. A resource consent as a non-complying activity is needed to exceed these restrictions.
- iv. High Flood Hazard Management Areas general represent the most flood prone parts of Flood Management Areas. These are areas where the water depth and/or velocity creates a high hazard risk to people and property in a one in 500-year flood. Generally, subdivision and new development is not allowed and needs a resource consent as a non-complying activity. In the rest of the High Flood Hazard Management Areas in South New Brighton, Southshore and Redcliffs new residential units need a resource consent as a restricted activity, where the risk is from a high flood hazard in future as the result of sea-level rise.

- v. Stopbank setbacks immediately adjacent to the primary (100 meter setback) and secondary (50 metre setback) Waimakariri River stopbanks. Earthworks and new buildings require a non-complying resource consent in most instances to provide a buffer to protect the integrity of the stopbanks, and restrict development in the area most at risk from a breach.
- vi. A Liquefaction Management Area covers much of Christchurch’s urban area, and rural land to the north, in places where the effects of liquefaction were seen following the Canterbury earthquakes. The liquefaction risk needs to be considered when a resource consent is needed for a subdivision or higher density residential development on larger sites.

Coastal hazard rules relating to erosion and flooding from the sea have not yet been incorporated into the new Plan. They will be included in a future plan change and until then the previous Plan’s rules apply.

Ngāi Tahu Mana whenua, culture and traditions

The Plan recognises and allows for the relationships of Ngāi Tahu Mana whenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga.

The Pāpakainga/Kāinga Nohoanga Zone

The Pāpakainga/Kāinga Nohoanga Zone applies to five traditional areas of settlement of the Papatipu Runanga on Banks Peninsula at Rāpaki, Wairewa (Little River), Opukutahi (Tikao Bay), Onuku (around from Akaroa), and Koukourarata (Port Levy). These are the original reserves set aside through the Kemp land purchase in 1848. The zone includes some new areas and extends some previously zoned areas. See the Papakāinga/Kāinga Nohoanga Zones map on page 23.

The zone's purpose is to enable Ngāi Tahu whanau to use and develop ancestral land, to provide for kāinga nohoanga and their economic, social and cultural well-being and to exercise kaitiakitanga.

- Only Māori customary or freehold land, or Māori land reserved for communal purposes, can be used or developed as papakāinga/kāinga nohoanga. The Rural Banks Peninsula Zone rules apply to other land in the zone.
- Most activities are allowed, such as marae complexes, residential, recreation, farming, and offices.
- Some rules that apply to most other zones do not apply or apply in a more limited way.
- There are rules for building height, setbacks and site coverage.

Nga Hau e Wha National Marae

The Nga Hau e Wha National Marae on Pages Road is not a traditional reserve area so it has a Specific Purpose (Nga Hau e Wha) zoning. With its urban setting and distinct national purpose, Nga Hau e Wha is a place to enhance the understanding of tikanga Maori for all. Permitted activities include marae, residential, recreation, community activities, and commercial services.

Sites of Ngāi Tahu cultural significance

The Plan lists 96 sites of Ngāi Tahu cultural significance, compared with only 14 in the previous Plan. Activities such as building and earthworks need a resource consent. We are committed to continuing to work with Ngāi Tahu to identify and protect more sites of cultural significance.

Ngāi Tahu Values

Ngāi Tahu values for ancestral lands, water, mahinga kai, wāhi tapu, and other taonga also need to be considered when resource consents are required by other rules in the Plan.

The Port Hills and Banks Peninsula

The Port Hills and Banks Peninsula have significant natural features, landscape, ecological and Ngāi Tahu values that are protected (see also Natural and Cultural Heritage and Ngāi Tahu Manawhenua, Culture and Traditions for more information). It is also the district's largest area of productive rural land.

The minimum lot size for a new home has not changed in the Rural Port Hills Zone and Rural Banks Peninsula Zone. A home may be established on a smaller existing site in some cases, through a resource consent. In some cases, one extra small residential unit up to 70m² is allowed on sites where there is a home already on the site.

Farm stays for up to 10 guests are allowed in the Rural Banks Peninsula Zone and sea-based aquaculture activities on sites of at least five hectares. Tourism activities that offer a rural or natural environment experience are allowed in both zones, with limits around visitor numbers and building size.

Natural and Cultural Heritage

Landscapes, natural features and natural character areas

The Plan protects an expanded range of landscapes, important ridgelines, natural features and natural character areas.

There are changes to the areas that are protected and how they are protected. See the Natural Heritage maps on pages 24-25.

Outstanding Natural Features, Outstanding Natural Landscapes, Significant Features and Rural Amenity Landscapes

- The Port Hills' natural landscapes are no longer all identified and protected as outstanding natural landscapes. Some are now identified as rural amenity landscape.
- There are generally greater limits on activities and buildings in areas of outstanding natural landscapes and outstanding natural features, and these are more likely to need a resource consent as a discretionary activity or a non-complying activity.
- The landscape buffers previously applying to Banks Peninsula rural zones have been removed and the set backs are no longer needed.
- Access tracks, farm buildings, tramping huts, public amenities and buildings for recreation activities are provided for to a limited degree in most areas with identified natural features or landscapes.
- New residential units need a resource consent.
- Plantation forestry and quarrying activities are a non-complying activity in almost all areas with outstanding and significant natural features or landscapes.
- Rural Amenity Landscapes are protected through specific rules in the Rural Banks Peninsula Zone.



Natural character in the coastal environment

- Natural character in the coastal environment has been identified for the whole coast of the Christchurch district (previously it was only identified for Banks Peninsula). Three categories are identified: outstanding natural character, areas of high natural character, and other areas with natural character. Most buildings and activities in these areas need a resource consent. In high or outstanding natural character areas, a resource consent as a discretionary activity or a non-complying activity is likely to be needed.
- Public amenities, such as toilets and visitor information centres, less than 100m² are allowed in areas of high natural character in the coastal environment and other areas of natural character in the coastal environment.
- Tramping huts with a footprint of up to 100m² are allowed in other areas of natural character in the coastal environment, but not in high or outstanding natural character areas.
- Additions to existing buildings of up to 40m² floor area at ground level are allowed in all identified natural character areas in the coastal environment.
- All other buildings in all identified natural character areas in the coastal environment need a resource consent.
- Plantation forestry and quarrying activities need resource consent as a non-complying activity in natural character areas in the coastal environment.

Important Ridgelines on Banks Peninsula

All buildings need to be at least 20 vertical metres below important ridgelines on Banks Peninsula.

Ecological Significance

The Plan identifies and protects specific sites of ecological significance. It also protects other specific indigenous vegetation and habitat types wherever they occur on Banks Peninsula and the Port Hills. See the Ecological Significance maps on pages 26-27.

A resource consent is needed to clear indigenous plants within identified sites of ecological significance, except for some conservation and land management activities. Clearance can now also occur where included in an approved Farm Biodiversity Plan.

Forestry plantations in sites of ecological significance need a resource consent as a non-complying activity.

We recognise that not all sites of ecological significance have been identified, especially in Banks Peninsula and the Port Hills. We will continue to work with landowners to identify and assess such areas.

The extra rules protecting indigenous vegetation and habitats outside of identified sites of ecological significance provides them with some protection while we assess and identify

potentially significant areas. Clearing old growth or regenerating podocarp/hardwood forest or beech forest outside identified sites of ecological significance needs a resource consent as a non-complying activity.

Historic heritage

In addition to the historic heritage related to Ngāi Tahu values (see Ngāi Tahu Mana whenua, Culture and Traditions), the Plan protects heritage items and heritage settings. These are classified as either highly significant or significant.

A major change is that most heritage items now have an associated heritage setting. The setting is an area around the item that contributes to its heritage values. Some heritage items are open spaces, for example Cranmer Square. The extent of heritage items and settings is now shown on heritage aerial maps in the Plan. Rules for new development apply within heritage settings, mainly for new buildings or for signs over a certain size.

The previous City Plan protected the interiors of both privately and publicly owned heritage buildings. In the new Plan, only the interiors of buildings that are in Council ownership are protected, with a register listing what is specifically protected. The interiors of privately owned heritage buildings can be added to the list of protected interiors in future, once their significance has been evaluated.

The Plan allows recovery work for heritage items following the earthquakes and supports the ongoing and adaptive use of heritage items. A large number of activities that previously needed a resource consent no longer do, or need a more limited consent.

A more stringent level of consent is needed where proposed development is more intrusive or significant in scale, or goes beyond repairing damage. For example, where it is proposed to alter heritage items, build new buildings in heritage settings, or relocate heritage items within settings.

The new Plan introduces a certification method to allow some work on heritage items, if the work is approved by a heritage professional (as defined in the Plan), rather than the Council.

Relocating a heritage item from its setting needs a resource consent as a discretionary activity, as does demolishing a significant heritage item. Demolishing highly significant heritage items is a non-complying activity.

Hagley Park is now a highly significant heritage item, with rules protecting individual heritage items and settings in the park.

In the Akaroa Heritage Area, which replaces the Akaroa Historic Area, resource consent applications need to include consideration of the impact on heritage values, the effect on views of the heritage item and its setting, and design guidelines.

Rural and quarrying

The Plan focuses on the importance of rural land for agricultural production and other activities that use the rural resources effectively and contribute to the economy.

The minimum site size for a rural home has not changed. In some rural zones, it is possible to apply for a resource consent for a home on a smaller sized existing site.

An additional small residential unit is allowed on sites where there is an existing residential unit in some rural zones. New residential units need to be separated from incompatible activities such as intensive farming and quarrying. There are limits on retailing and manufacturing.

The Plan recognises the importance of aggregate extraction and processing (including concrete manufacturing) to support the recovery.

Quarrying in the Rural Quarry Zone:

- i. Operating hours were extended and heavy traffic movements increased until 30 April 2018.
- ii. Rules allow quarries to apply for a resource consent application to process aggregates from other properties. A wide range of rural-related activities are now allowed, including the manufacture of aggregate-based products (e.g. concrete batching and asphalt plants).
- iii. All quarries need to prepare a rehabilitation plan for certification by the Council by 12 August 2018.

Quarrying outside the Rural Quarry Zone:

- i. The policy framework generally supports quarrying in rural zones as long as effects are suitably managed and there is timely and effective restoration of the quarry site.
- ii. In the Rural Waimakariri, Rural Banks Peninsula and Rural Urban Fringe zones, quarrying is now a discretionary activity rather than a non-complying activity, unless it is close to a residential or school zone. Quarrying at Teddington Quarry is now a controlled activity.
- iii. The Plan allows for a zone swap between land occupied by the Templeton Golf Club and Fulton Hogan's Pound Road quarry to allow for the quarrying of the golf course land if certain pre-conditions are met by Fulton Hogan by 31 December 2021.
- iv. The Plan includes policy support for quarrying associated with preparing greenfield priority areas for urban development, such as South Masham.

New residential activities close to a quarry zone or site boundary need a restricted discretionary resource consent.

Environment Canterbury protects groundwater quality through the Land and Water Regional Plan.

Transport

The new Transport Zone identifies a range of activities allowed in road and rail corridors in addition to transport activities.

Other changes relate to mobility car parks, cycle parks, loading spaces, and pedestrian warning mechanisms for exits from larger parking areas.

Significant changes outside the Central City include:

- Activities generating high levels of vehicle traffic now need an assessment of the wider transport effects and options.
- Activities allowed in the Transport Zone include activities allowed in the neighbouring zone (except for activities sensitive to transport effects, such as residential activities).
- Smaller residential units need only one carpark.

Other areas of interest

Residential red zone

The residential red zone on the flat (except for the central city) has interim zoning (Specific Purpose (Flat Land Recovery) Zone) until a regeneration planning process determines its long-term use (see the map on page 28). The remaining privately owned residential properties can be used in a similar way to residential zones.

The zone also allows hazard management activities, infrastructure repairs and upgrades, temporary activities, property clearance, the repair, maintenance and use of Crown-owned land and buildings, and security. Commercial activities are limited to existing commercial buildings (with limited provision for additions.)

Strategic infrastructure

Strategic infrastructure is protected from activities that may lead to pressure to limit the operation of that infrastructure, such as residential activities near the airport. This now includes setback rules from major electricity distribution lines.

Lyttelton Port

Changes to the District Plan rules for the Port come from the Lyttelton Port Recovery Plan lpc.co.nz/wp-content/uploads/2015/09/Lyttelton-Port-Recovery-Plan.pdf, not through the District Plan process.

The zone is divided into three areas:

- The Port Operational Area covers the operational areas next to the wharves and the tank farm area at Naval Point;
- The Quarry Area at Otokitoki/Gollans Bay; and
- The Dampier Bay Area, providing for a public waterfront area and marina.

The Dampier Bay Area's development plan includes pedestrian access, vehicle access, a pedestrian promenade, landscaped areas, public green space, view shafts and building areas. Activities in the area can include museums, visitor information, offices and retail. Office and retail activities have limits on tenancy size and overall total floor area. This is in addition to the retail of maritime or port-related goods and services.

Public amenities or new public transport facilities in the Port Operational Area or the Dampier Bay Area need a resource consent as a controlled activity.

Airport

Office and retail activities at the airport face limits as the Plan's strategy is for most of these activities to take place in commercial centres. General retail activities are limited to a total of 1,400m², with limits on tenancy size, plus a single supermarket of up to 2,700m².

Trade suppliers are now allowed, with larger suppliers needing a resource consent for traffic matters. Offices are allowed in the terminal buildings only.

Industrial activities are limited to freight depots; light manufacturing and servicing; repair and maintenance services; and warehousing and distribution activities. Pre-schools are now a non-complying activity.

New rules limit noise from engine testing on surrounding areas. New homes and other sensitive activities within an area called an "engine testing noise contour" need acoustic insulation.

The Airport needs to contribute to acoustic treatment of existing homes within specific noise contours and give technical advice on acoustic treatment to existing homeowners in other noise contours.

An Airport Noise Management Plan needs to be prepared, including details of the noise monitoring programme, and an Airport Noise Liaison Committee needs to be established.

New rules manage the risk of bird strike by controlling activities that may attract birds within three kilometres of runways.

Airport land is also formally "designated", so activities covered by the designation may not need to comply with the rules in the Plan.

Future issues

The new Christchurch District Plan does not fully address all issues, such as:

- Coastal hazard provisions (deleted from the proposed District Plan by the government in 2015).
- Identifying and protecting more sites of Ngāi Tahu cultural significance.
- Assessing and possibly protecting more significant trees and ecological sites.
- Assessing the interiors of heritage items in private ownership and possibly adding them to the list of protected interiors.
- Preparing design guides for character areas.
- The future use of residential red zones (now being considered through a Regeneration Plan).

Glossary

Explanation of Māori/Ngāi Tahu terms

Kāinga nohoanga

Homestead, settlement, tribal village.

Kaitiakitanga

Guardianship, trusteeship.

Kaitiakitanga is the inherited responsibility of mana whenua to manage the environment and natural resources within their takiwā (area of customary authority), in accordance with Ngāi Tahu resource management traditions. The responsibility of those exercising kaitiakitanga is twofold:

- first, the aim of protecting the mauri of the resource; and
- second, there is a duty to leave the environment and natural resources for successive generations in as good or a better state than currently.

Mahinga Kai

The Ngāi Tahu Claims Settlement Act 1998 describes mahinga kai as “the customary gathering of food and natural materials and the places where those resources are gathered.” Mahinga kai is central to Ngāi Tahu culture, identity and relationship with the landscapes and waterways of Christchurch and all of Te Waipounamu.

Mana whenua

The term mana whenua describes the customary authority given to whānau or hapū (local or sub-tribe) within a takiwā (area of customary authority) to make decisions concerning the resources and people in that takiwā in accordance with Ngāi Tahu resource management traditions. Mana whenua can also be used as a term to describe those who hold that authority. Mana (respect, standing, authority) is derived from and passed on via whakapapa and is protected and secured through continued occupation of ancestral lands (ahi kā roa), the continued use of resources (eg mahinga kai) and the protection of the mauri of resources and the environment — Mō tātou, ā, mō kā uri ā murī ake nei.

Papakāinga

Tribal village, home base, communal Māori land.

Taonga

Treasure, anything of cultural value.

Tikanga

Custom, habit, manner, correct procedure.

Wāhi Tapu and Wāhi Taonga

Wāhi tapu are places of particular significance that have been imbued with an element of sacredness or restriction (tapu) following a certain event or circumstance (e.g. death). Wāhi tapu sites are treated according to local customs (tikanga and kawa) that seek to ensure that the tapu nature of those sites is respected. Of all wāhi tapu, urupā (burial sites) are considered to be the most significant.

Wāhi taonga are “places treasured” due to their high intrinsic values and critical role they have in maintaining a balanced and robust ecosystem (e.g. spawning grounds for fish, nesting areas for birds and fresh water springs). They are prized because of their capacity to shape and sustain the quality of life experience and provide for the needs of present and future generations.

Whakapapa

Whakapapa (genealogy) is the central pillar of the mana whenua framework, setting out and effectively explaining the relationships between the various elements of the world around us, including human beings.

Whānau

Family, relations, extended family members.