

Comparison of proposed and existing zones

The existing District Plan has specific residential zones that allow for different types of housing development currently known as 'living zones'. See the table below and visit www.ccc.govt.nz (search for 'living zones') for more information.

Density type	Existing Living zone	Existing Living Zone Description	Proposed Zone	Proposed Zone Description
Low density	L1	One dwelling on a minimum section size of 450m ² with maximum site coverage of 35% for two storey dwellings and 40% for single storey dwellings. Generally located in the outer suburbs.	Residential Suburban	One dwelling on a minimum section size of 450m ² with maximum site coverage of 35%. Generally located in the outer suburbs.
Low-Medium density	L2	One dwelling on a minimum section size of 330m ² with maximum site coverage of at most 40%. Mainly located close to the City Centre and suburban centres.	Residential Suburban Density Overlay	One dwelling on a minimum section size of 330m ² with site coverage of 40%. Mainly located close to the City Centre and suburban centres.
Medium density	L3	Allows for town house and apartment type development.	Residential Medium Density	Allows for town house and apartment type development.
Medium-High density	L3	As per above but with a greater number of units per site.		
High density	L4	Usually in the form of apartment-style development and are mostly located within the four avenues.	Residential Medium Density Overlay	Allows for town house and apartment type development at a higher density than Residential Medium density in a very limited number of areas adjacent to the Central City and New Brighton.

We want to hear from you

At this stage these are draft options only, open to discussion, and we would like to hear your views. You can also comment on the proposals in the proposed District Plan when it is notified for submissions later this year.

Email the District Plan Review project team at dpreview@ccc.govt.nz to:

- let us know your views about the draft Residential Chapter
- find out more about the draft Residential Chapter
- register for e-newsletters.

To find out more

Visit www.ccc.govt.nz/districtplanreview to find out more about the District Plan Review and to download the other chapter information sheets.

Finding the Balance

Let's plan now for a better future

Review of the District Plan

Draft Residential Chapter

Where and how people live in our District (incorporating Christchurch City and Banks Peninsula) is changing. Since September 2010, many people have been displaced from their homes due to the impact of the Canterbury earthquakes, and in parts of the city – such as the eastern suburbs – much of the residential building stock has been either lost or damaged.

As well as meeting the immediate recovery requirements, there is also the opportunity to plan ahead for the longer-term changing and challenging housing needs of the District. This means that a range of housing options would need to be provided for.

One of the draft options we are considering is increased density – mainly in existing residential areas, and in some new greenfield areas. It is important that increased housing density within both residential areas must be a well-managed process so that residential environments and quality of life are enhanced to meet the needs of current and future generations.

Please note that the scope of this information sheet does not include residential zones on the Port Hills or small settlements such as Wainui on Banks Peninsula.

The Land Use Recovery Plan and how it affects the draft Residential Chapter

The Land Use Recovery Plan (LURP) was approved by the Minister of Canterbury Earthquake Recovery on 6 December 2013. The LURP makes changes to provisions in the current operative Plan to assist in the rebuilding and recovery of communities.

The LURP directs that the following changes, to provide for housing choice and intensification, (relating to the Residential Chapter) to the current City Plan were effective from December 2013:

- Enhanced Development Mechanism – this enables sites between 1500m² and 1 hectare (that meet a range of location criteria) to be comprehensively redeveloped to higher residential densities. The location criteria relate to a range of matters including, walking distances to facilities such as parks, bus routes, large supermarkets, and larger shopping centres. We are considering how such sites should be redeveloped to ensure high quality developments are achieved that will fit within the existing residential community.

- City-wide Intensification Mechanisms - this enables 'quick gains' such as the conversion of larger homes into two separate units; removing the occupancy conditions on family flats; allow two units to be built on a vacant site (as a result of earthquakes) where only one was previously allowed; and easing of the restrictions on the use and ownership of elderly persons housing.
- Community Housing Redevelopment Mechanism - this enables qualifying social housing providers such as Housing New Zealand Corporation and the Christchurch City Council to redevelop social housing stock to higher densities within selected 'clusters' of social housing around the City. We are considering how sites are redeveloped to achieve high quality developments that will meet the needs of the residents and that will fit within the existing residential environment.

The LURP also identifies agreed actions for the Council to consider as it reviews the District Plan including:

- Providing housing choice including housing types, density and locations.
- Reducing consent and notification requirements.
- Addressing the efficiency and effectiveness of urban design outcomes.

Our areas of focus

Our District is changing and to ensure we meet the needs of current and future generations, in considering the draft Residential Chapter our areas of focus are:

Increasing demand for residential land

Many households were affected by the earthquakes. This has resulted in an increased demand for land as the district recovers and grows. The community needs certainty that there will be enough land zoned for residential development demands, and about where development will occur to ensure efficient and well integrated recovery.

Providing housing choice

A significant number of dwellings were lost due to the earthquakes, including a relatively high proportion of the more affordable housing. In addition, the District’s population is growing and ageing so we need to plan to meet future needs. A relocation of residents and an influx of recovery workers contribute to a high demand for housing of all kinds both now and in the future. The draft Plan seeks to enable a range of housing type, size, location and affordability to meet the increasingly diverse needs of current and future generations.

Consolidating urban development

The proposed provisions are based on it being inefficient for the city to grow solely by low density outwards expansion into rural areas (also known as ‘urban sprawl’). The issues that continuous urban sprawl bring include the rising costs of providing infrastructure over longer distances, and more vehicle use to access shops, community facilities, entertainment and employment. The draft Plan aims to consolidate urban development by providing for increased intensification of housing around the Central City, in suburban locations (including around some commercial centres) and some greenfield residential growth.

Keeping our District moving

When considering how and where we provide residential development, we need to ensure that this development does not hinder the operation of the transport network and freight hubs, especially airport, port and rail operations.

Focusing on good urban design outcomes

Good urban design (in residential areas and developments) can improve the connections between people and places, ensure accessibility for all people, encourage more efficient use of resources and enhance the look and feel of places. The rebuild provides a unique opportunity to improve the quality of urban design in the District to make it more attractive to businesses, visitors, workers and residents.

Protecting our resources

There are many resources within the District that the community places a high value on including landscapes and natural features, the special character and identity of neighbourhoods, historic heritage and places of significance to tangata whenua. Activities and residential development need to be carefully managed to safeguard these resources both now and for future generations.

Promoting best practice for building sustainability and efficiency

To ensure that our District is ‘future proofed’, we need to make sure that new residential development meets recognised standards for sustainability (Homestar) and future proofing (Lifemark). In addition, our District has a changing population so we also need to ensure that residential developments are suitable for or can be easily changed to meet the needs of people in all stages of life.

Draft Residential Chapter key objectives

- To ensure sufficient land is available for housing to meet the immediate recovery and longer term needs of the District.
- To enable a range of housing type, size, location and affordability to meet the increasingly diverse needs of the community.
- To focus medium to high density residential environments in and around the Central City and other commercial centres.
- To provide for low and medium density residential development in greenfield neighbourhoods, with lower density residential environments occurring elsewhere in suburban areas.
- To achieve good levels of design and residential amenity in residential developments in both new and existing neighbourhoods.
- To have high quality, affordable and well-planned neighbourhoods.
- To ensure that residential development does not hinder the operation of the transport network and freight hubs, especially airport, port and rail operations.

What we are considering

We are considering various draft options and we welcome your views on them and any suggestions you may have. The draft options we are looking at include:

Affordable housing

- Providing for current and future social housing development in suburban areas.
- Providing for medium density, multi-unit housing in suburban areas.
- Sufficient land (both greenfield and in existing suburban areas for housing development).

Please note: Other mechanisms to support affordable housing (for example, Council continuing to provide social housing) will be considered by the Council but will not form part of the District Plan Review.

Suburban Residential Zone – currently known as Living Zones 1 and 2 (L1 and L2) – refer to table on next page

- A single-house-per-section zone, plus small multi-unit developments in some parts.
- Providing for medium density housing in and around commercial centres that are not subject to economic, special value, infrastructure and natural hazard constraints
- Ensuring that high quality suburban neighbourhood character and amenity is achieved for example through:
 - Requiring buildings to be set back from the street so that there is opportunity for landscaping and tree planting.
- Encouraging street and public spaces to be visible to residents by controlling the design and scale of fencing.
- Enabling immediate neighbours to have adequate sunlight and privacy and not have their outlook dominated by buildings.
- Ensuring that garages and driveways do not dominate the street scene.

- Ensuring that the design of developments achieves high quality on-site residential amenity for example through:
 - Requiring access to moderately-sized and conveniently-located outdoor living space.
 - Requiring that the location and scale of buildings allows reasonable levels of sunlight suitable for a suburban context.
- Good levels of privacy and outlook through reasonable setback of dwellings from internal boundaries, limiting building height, and ensuring adjoining dwellings do not dominate the general outlook.

Akaroa, Lyttelton and other Banks Peninsula Residential Zones (for example, villages such as Diamond Harbour and Cass Bay)

- Continuing to provide some opportunity for additional households while protecting and enhancing the lower density character of these areas.
- Continuing to ensure that high quality suburban neighbourhood character and amenity is achieved.

Medium Density Zone – currently known as Living Zones 3 and 4 (L3 and L4) – refer to table on next page

- Enabling a range of housing types and sizes of medium density.
- Ensuring that high quality urban neighbourhood character and residential amenity is achieved through incorporating controls, for example Crime Prevention Through Environmental Design measures.
- Ensuring that the design of developments achieves high quality residential amenity (for example, providing occupants with access to adequately-sized and conveniently-located outdoor living space).
- Requiring a range of residential unit sizes on larger developments.

Akaroa and Lyttelton – Conservation Zones

- Continuing to provide limited opportunity for additional households in order to protect and enhance the historic heritage values of these areas.
- Continuing to conserve the historic heritage values of identified residential areas of Lyttelton and Akaroa through incorporating controls on site and building layout and design.

Greenfield residential development

- Encouraging a comprehensive approach in new neighbourhoods that combines subdivision (layout including streets and blocks, section size and orientation) and land use development (building types and forms) in a more integrated manner.

Non- Residential activities

- Allowing non-residential activities (for example, home occupations and offices) in residential areas where the activity does not significantly affect the character and amenity of the surrounding residential environment and managing any adverse effects from non-residential activity.