

Chapter 3 Strategic Directions

Contents

3.1 Introduction

3.2 Context

- 3.2.1 Ngāi Tahu**
- 3.2.2 Impact of the Canterbury earthquakes**
- 3.2.3 A city in transition**
- 3.2.4 Longer-term population change**
- 3.2.5 Supporting recovery**

3.3 Strategic Outcomes from the District Plan (*Transferred to Introduction Chapter*)

3.4 Key issues and opportunities

- 3.4.1 Providing for the different needs of the community**
- 3.4.2 Effective functioning of the transport system**
- 3.4.3 Improving the quality of the urban environment**
- 3.4.4 Protecting our resources, values, health and wellbeing**
- 3.4.5 Addressing the consequences of natural hazards**
- 3.4.6 Cross-boundary issues**

3.5 Strategic directions for the district

- 3.5.1 Recognising manawhenua interests**
- 3.5.2 Providing for recovery and growth**
- 3.5.3 Enhancing the health and wellbeing of communities**
- 3.5.4 Valuing and protecting the natural environment**

3.6 Objectives and policies

- 3.6.1 Objective - Recovery and long-term future of the district**
- 3.6.2 Objective - Development form and function**
- 3.6.3 Objective - Manawhenua**
- 3.6.4 Objective - Natural and cultural environment**
- 3.6.5 Objective - Natural hazards**
- 3.6.6 Objective - Amenity, health and safety**

3.7 Linkages

Mo tātou, a, mo ka uri a muri ake nei (For us and our children after us)

3.1 Introduction

1. This chapter provides the strategic context for the District Plan and the overarching direction for other chapters within the plan. The chapter:
 - a. provides information on the impacts of the Canterbury earthquakes on the community
 - b. sets out the community's vision for the district
 - c. describes the key resource management issues and opportunities for the district
 - d. summarises the direction provided by Council strategies and other regional and national strategic documents, as well as the Mahaanui Iwi Management Plan 2013, about how these issues should be addressed and desired outcomes for the district
 - e. sets out high-level objectives and policies for the district as a whole.

2. This chapter raises a wide range of issues, many of which are also managed and influenced to some degree by other organisations — including through their planning documents. To achieve the desired outcomes will require a collaborative partnership between the Christchurch City Council and those other organisations, including the Canterbury Regional Council, Canterbury Earthquake Recovery Authority, New Zealand Transport Agency, Te Rūnanga o Ngāi Tahu, and the adjoining Selwyn and Waimakariri District Councils.

3.2 Context

3.2.1 Ngāi Tahu

1. Ngāi Tahu whanui are the tangata whenua within the rohe of Ngāi Tahu. The iwi is made up of whanau and hapu who hold traditional authority — manawhenua — over particular areas. Manawhenua is determined by whakapapa — genealogical ties — and confers traditional political authority over an area. Manawhenua is the term used below to indicate Ngāi Tahu as tangata whenua within Christchurch/Otaauhi. Within the Christchurch district Ngāi Tahu is represented by six papatipu runanga, who are modern day representative bodies of the whanui and hapu of traditional marae based communities. Each runanga has its own area, determined by natural boundaries such as mountain ranges and rivers. These areas are called takiwa or rohe and are defined in Te Runanga o Ngāi Tahu Act 1996.

2. The heritage of the six papatipu runanga within the district is a taonga and is a distinctive and unique dimension within Christchurch/Otaauhi and overall heritage of Aotearoa/New Zealand.

3. Ngāi Tahu have produced the Mahaanui Iwi Management Plan which is recognised under the Resource Management Act 1991. The District Plan must have regard to it.

3.2.2 Impact of the Canterbury earthquakes

1. The district experienced significant change and upheaval following the earthquakes of 2010 and 2011. Population levels fluctuated — there was a net loss of around 13,500 people over the two years to June 2012, but a net population gain in the following year. Within urban Christchurch there was a significant movement of households, particularly away from the eastern suburbs and the central city. More than 7,000 homes were identified by the Government to be included in areas described as the “Residential Red Zone”, and the Government is in the process of purchasing that land and removing the housing. However the total number of damaged homes was considerably higher, with homes outside the Residential Red Zone also being uninhabitable. For the greater Christchurch area as a whole, which includes parts of Selwyn and Waimakariri Districts, the total immediate loss of housing is estimated to have been between 10,000 and 20,000 homes.
2. There were many impacts on people and communities, including people living in poor accommodation. The shift of households out of Christchurch, or to less damaged western areas of Christchurch, meant people were having to leave their existing communities. The composition of communities changed, with a higher proportion of families with children moving out of Christchurch. In some cases people were having to live further from their jobs or had to find new jobs. The disruption to jobs was compounded by the impact on businesses.
3. The earthquakes also had a major impact on commercial and industrial activity, interrupting the operation of many businesses and forcing many businesses to relocate or close. There was considerable damage to public infrastructure, including hundreds of kilometres of roads, underground services (water/wai, wastewater and storm water pipes), water reservoirs, and foot and road bridges. Many of the district's community facilities were damaged, including swimming pools, libraries, community centres and sports and arts venues. The pattern of damage is uneven and some communities, particularly in eastern Christchurch, have been more affected than others. The district also lost approximately 45 per cent of its listed heritage features, much of this within the central city. Damage was also caused to wāhi tapu, wāhi taonga, cultural values associated with waterways, mahinga kai, and the wider cultural landscape.

3.2.3 A city in transition

1. The effects of the earthquakes will be felt for some time and the shape of urban Christchurch will continue to change during the recovery period, particularly over the next 10 to 15 years. Further movement of households is likely as people undergo repairs to their houses, settle into new homes or come into the district to assist with the rebuild. Overall economic activity is on the rise as rebuilding activity accelerates and businesses return to more normal operating patterns. Over the year to June 2013, Gross Domestic Product (GDP) in the Christchurch economy was up by 7.8 per cent on the previous year, significantly above national GDP growth of 2.7 per cent. However, the tourism sector remains considerably affected and many businesses are still operating from temporary premises, as are many community organisations. Transitional projects and pop-up ventures are likely to be an ongoing feature within urban Christchurch for a number of years. As the rebuild proceeds, many businesses will need to relocate again and many are likely to move into central Christchurch.

3.2.4 Longer-term population change

1. While there is some uncertainty about the rate of recovery and growth, the district's population is still expected to grow by 130,000 people by 2041. The demographic composition of the district is also projected to change significantly during the next 30 years. Like the rest of New Zealand, the district's population is ageing. Those aged 65 years and over will increase from 15 per cent of the population in 2013 to 23 per cent in 2031 (and nearly double in number from 53,000 to 95,000 people). Population growth, ageing and increasing cultural diversity will have implications for housing, commercial facilities and services, and infrastructure (such as transport), as well as changing the demand for community services and their delivery (for example, recreation activities).

3.2.5 Supporting recovery

1. The 'Recovery Strategy for Greater Christchurch' sets out the following vision for recovery: "Greater Christchurch recovers and progresses as a place to be proud of – an attractive and vibrant place to live, work, visit and invest, mō tātou, ā, mō kā uri ā muri ake nei – for us and our children after us."
2. The Recovery Strategy provided the impetus for the preparation of the 'Land Use Recovery Plan', which in turn directed changes to the 'Canterbury Regional Policy Statement' and the 'Christchurch District Plan', as well as the district plans of adjoining districts.
3. The District Plan plays an important role in contributing to recovery by providing certainty about where development may be located, and making provision for the community's immediate and longer term needs for housing, commerce and industry, infrastructure and community facilities. A key aim, reflecting the 'Land Use Recovery Plan', is to facilitate recovery by simplifying provisions and reducing the need for resource consents, while being mindful of the community's long-term aspirations for the district.

3.3 Strategic Outcomes from the District Plan (Transferred to Introduction Chapter)

3.4 Key issues and opportunities

3.4.1 Providing for the different needs of the community

- a. Christchurch is the second largest city in New Zealand, is the gateway to the South Island and the most significant economic centre in the South Island. A timely recovery of Christchurch is critical not just for the district, but for New Zealand. Provisions needs to be made for short to medium term recovery needs, while also achieving the long term outcomes and needs for the district.
- b. Christchurch's communities have a range of needs — for housing, places of business and employment, cultural practices, community facilities and recreational spaces — all of which rely on the availability of suitable and serviced land. A key issue for the district is providing certainty about where different activities and supporting infrastructure may be located to provide a strong foundation for the city's long term future.

- c. The needs of the community are changing due to a range of factors including changes in the population structure, and changing technology which provides opportunities for such activities as working from home.

3.4.1.1 Housing

- a. Affordable, warm, dry and secure housing is important for people's health and wellbeing. The loss of housing due to earthquake damage, combined with a need for additional temporary housing while people's houses are being repaired and to accommodate workers during the rebuild, has resulted in a strong demand for housing, which is not being adequately met through the current supply of housing. Although significant areas of land for new housing have been provided, it takes time for new housing to become available, and traditional forms of new housing are unlikely to meet all current needs. There is a particular need for social and affordable housing options, which were disproportionately represented in the housing stock lost following the earthquakes. Housing affordability is also influenced by ongoing housing costs and matters such as higher transport costs when living further from services and facilities need to be considered.
- b. Ngāi Tahu are facing particular issues arising from the gradual movement of people into urban areas over time. Many of these people are now living in earthquake-damaged properties and wish to build on Māori reserve land. There is a particular need for social and affordable housing and the District Plan needs to recognise these aspirations and needs in regard to papakainga housing and the development of Maori Reserves and other Māori land.
- c. In the longer term, a growing population will increase demands for land for housing. Changes in the population, such as an ageing population, and in public perceptions and aspirations, will change the demand for different forms and locations of housing (including smaller houses).

3.4.1.2 Commerce and industry

- a. There has been a redistribution of commercial and industrial activity following the earthquakes, particularly movement of retail and commercial services from eastern and central Christchurch to the north and west of the city. Relocation has presented opportunities for some but has been a major hurdle for others.
- b. The hospitality and tourism sectors have suffered following the earthquakes due to the loss of accommodation, city heritage and other attractions and key venues such as the convention centre and town hall.
- c. Industries that create large volumes of wastewater (wet industries) face particular issues as there is limited infrastructure capacity in the city for their specific wastewater requirements, thereby restricting the scope for growth or the relocation of existing damaged businesses in the east. The movement of non-industrial activities into industrial areas has highlighted the risk of reverse sensitivity complaints affecting established activities (for example due to industrial odours or noise).
- d. In addressing the future needs of commerce and industry, the District Plan needs to provide both capacity and flexibility to accommodate new patterns of activity, while recognising the important community focus of the central city and other centres, and effectively managing the effects on the environment.

3.4.1.3 Rural activities

- a. Rural activities outside the district contribute significantly to the economic wellbeing of the wider region and rely on supporting infrastructure within the district, including the airport and port. Rural activities within the district have been less directly affected by the earthquakes but continuing urban development has the potential to create demand for land that is currently used for agriculture and other rural activities. Many of the district's rural areas are particularly valued for their aesthetics, cultural landscapes, natural features, indigenous biodiversity and recreational opportunities.

3.4.1.4 Community facilities and public open space

- a. Post-earthquake movement of households, increasing residential density and the future development of new urban areas all have implications for the nature and location of community facilities and public open space required by the community. A growing, ageing and more diverse population will also affect the quantity and types of places and spaces required in the longer-term. Many existing facilities were damaged in the earthquakes and some community groups have yet to secure alternative premises. Opportunities need to be available to allow appropriate and accessible facilities to be provided.

3.4.1.5 Ngāi Tahu manawhenua cultural practices

- a. Cultural practices or activities contribute significantly to the wellbeing of manawhenua . These practices have been passed on from generation to generation and have become a way of life. These include, but are not limited to, access to mahinga kai, waahi tapu, waahi taonga, cultural landscapes, view shafts, coast, and waterways. These practices enhance the historic relationship that manawhenua have with their ancestral lands, wai māori, waahi tapu and other taonga.

3.4.1.6 Infrastructure

- a. The pattern of urban development can have a significant effect on the costs of providing, operating, maintaining and upgrading infrastructure such as water reticulation, wastewater collection, stormwater systems and the transport network. Infrastructure can also have an impact on the environment, including the relationship and aspirations that Ngāi Tahu have for water/wai and waste management to protect the mauri of water/wai, land and air. It is therefore important to provide for a pattern of urban development that is efficient, particularly considering the many demands on public funding following the earthquakes, and that reflects potential environmental impacts and cultural associations with manawhenua. As urban areas grow, infrastructure networks will also need to have sufficient capacity to cater for increased housing and business activity, be securely located, and be built to be resilient to future natural hazards.

3.4.1.7 Temporary activities

- a. After the earthquakes, the Minister for Canterbury Earthquake Recovery directed certain

changes to the Operative District Plan, including a new objective, new policies and new rules to facilitate temporary accommodation for workers until 2022. Accommodation for workers is part of the wider issue of providing for housing needs that requires consideration in the District Plan review. A number of factors are relevant in considering whether these provisions are still appropriate, including: the actual timing of peak demand for workers, the uptake of the provisions to assist with immediate requirements for additional housing (recently introduced via the Land Use Recovery Plan) and any new housing provisions introduced through the District Plan review itself.

- b. Provision was also made in the Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011 to permit temporary accommodation for residents, industry and businesses displaced by the earthquakes, as well as temporary depots and storage facilities to support rebuilding activity. These activities do not have to comply with existing District Plan requirements, but must comply with conditions attached to their temporary approval. These provisions expire in April 2016. While many businesses will be able to transition out of temporary accommodation arrangements within this timeframe, it is possible that the rebuild will not be sufficiently advanced for others.
- c. Limiting all temporary recovery activities to the current timeframes could have adverse consequences, such as businesses being forced to close or inadequate provision for workers' accommodation. This could adversely affect the recovery, economic activity and employment. Whether or not these adverse consequences occur may be particularly dependant on timing, particularly in relationship to the progress of the recovery.
- d. At this stage, the nature, type and scale of temporary activities that may need to occur in temporary locations to support the rebuild is unknown, but the situation should become clearer as the rebuild progresses. Any inclusion of provisions to the District Plan should be undertaken once the situation is understood. Regardless, any further provision for such temporary accommodation arrangements needs to acknowledge the impacts on the community that have arisen from the exiting provisions and the potential longer term recovery and sustainability impacts if such provisions are included in the review.

3.4.2 Effective functioning of the transport system

- a. The earthquakes caused significant disruption to the transport system within the district. There was substantial damage to roads in urban areas and repairs to underground infrastructure within the transport corridor are affecting the efficiency and capacity of the existing transport network. The relocation of households, commerce and industry has changed traffic patterns and concentrated demands on the network in localised areas, particularly west of the central city. Accelerated development of greenfield areas to address housing needs poses additional challenges for the timely and efficient provision of transport infrastructure and services.
- b. Delays to the movement of people and freight reduce productivity and increase costs for commerce and industry. While this issue is largely localised at present, transport demand predictions and trends suggest that congestion will become a significant issue for urban Christchurch in the future. There is an opportunity to reduce future congestion and improve public health by creating a transport network that supports and enhances provision for walking, cycling and public transport, improving both public health and the efficiency of the network.
- c. Some transport infrastructure is strategically significant at the regional or national level, including

the state highway network, Christchurch International Airport and Lyttelton Port of Christchurch. The port, in particular, sustained considerable damage in the earthquakes. The efficient and effective functioning of such strategic infrastructure is critical for both recovery and the long-term future of Christchurch.

3.4.3 Improving the quality of the urban environment

- a. The way in which places and spaces are designed affects how people use and feel about them. Good urban design, in terms of the location of activities relative to other activities and the links between places, can improve the connections between people and places, ensure accessibility for all people, encourage healthy lifestyles, and attract people, commerce and industry to an area. At the local scale, good urban design can improve the amenity and quality of the environment through integration of local green spaces and open areas, and reduce reliance on private motor vehicles. At the individual level it can enable more healthy, comfortable, and sustainable homes and buildings. The payback from incorporating sustainable design is likely to be significant, particularly when future generations are taken into account.
- b. The rebuild provides a unique opportunity to improve the quality of the urban environment in Christchurch. This includes recognising the relationship of Ngāi Tahu with freshwater/wai, improving cultural well being, and the opportunity to improve customary use opportunities. The challenge for the district is to capitalise on this opportunity while also meeting the immediate needs of households, commerce and industry for a timely recovery. Although design issues are important throughout the City, it is recognised that different issues will be relevant to different areas depending on the environment and function of those areas.

3.4.4 Protecting our resources, values, health and wellbeing

- a. As the district develops, it is important that activities and development are appropriately managed to safeguard the district's key resources, values of significance to Ngāi Tahu and the wider community, and community health and wellbeing. The rebuild and recovery of Christchurch also provides an opportunity to promote the efficient use of resources through more efficient use of energy, water and other resources.

3.4.4.1 Water/wai supply

- a. Water/wai is a taonga valued by the community. This includes the high quality of the district's drinking water supplies, particularly within urban Christchurch. A key issue is to ensure that these resources are sustainably managed and continue to be available for both the existing community and future generations to enjoy. This requires careful management of development above the semi-confined and confined aquifers below the city and near spring/puna and stream-fed water supply sources in Banks Peninsula/Te Pātaka o Rakaihautu. Another issue in Banks Peninsula/Te Pātaka o Rakaihautu is the pressure that can be placed on drinking water supplies by additional development and population increases, particularly in summer.

3.4.4.2 Energy

- a. Many factors affect the use of, and dependence on, energy. These range from the high level pattern of urban development which can significantly affect the energy required for transport, through to the design of subdivisions to maximise opportunities to use energy from the sun, and the design of buildings to minimise ongoing energy needs. Development that is highly dependant on energy use can adversely affect accessibility for people, their connection with the community and their health.

3.4.4.3 Established activities and strategic infrastructure

- a. As the district changes, there is a risk of new land uses coming into conflict with established or planned activities, including strategic infrastructure of local, regional or national significance. For example, there is a risk that noise complaints from nearby properties could result in constraints on port and airport activities, or main transport routes, which are key economic support infrastructure and essential to the city's economic prosperity. There is a similar risk for established industrial activities, rural activities or the district's waste, wastewater and stormwater infrastructure.

3.4.4.4 Residential amenity

- a. Residential development and intensification provide opportunities to increase the range of housing types to better meet the recovery and longer term needs of the community, and improve the quality of the built environment. However, there is also a risk that intensification of residential areas could degrade their amenity and character to an inappropriate degree (for example, through increased noise and traffic). It is important to ensure that residential development is well designed and integrated with the existing residential environment to ensure good outcomes are achieved for the community, including opportunities for the protection and enhancement of Ngāi Tahu manawhenua cultural values.

3.4.4.5 Health and safety of people and the environment

- a. Some activities involve noise, dust or the use of hazardous substances which, if not adequately managed, could affect the health and wellbeing of people and/or the sustainability of natural resources (for example, through contaminant effects on groundwater, waterways, land or biodiversity). Issues arising from land contamination which present risks to human health also need to be addressed. Information sharing between management agencies, manawhenua, and the wider community on issues associated with contaminated sites can assist in managing these issues.

3.4.4.6 Natural and cultural heritage

- a. Natural and cultural heritage resources contribute to the district's sense of identity and are highly valued by manawhenua, the wider community and visitors. Valued resources include indigenous biodiversity, ecosystems, mahinga kai, ecological and manawhenua corridors,



natural and built landscapes, manawhenua and historic heritage, archaeological places, waterways and places of significance to manawhenua. Development can be undertaken to positively enhance these values. For example, there is potential for stronger recognition of sites of significance to manawhenua in urban design, as well as protecting important cultural values and relationships. However, inappropriate development can lead to loss of significant natural and cultural heritage values. The Natural Environment Recovery Programme, developed as part of the Recovery Strategy, will particularly assist in developing the issues and opportunities relating to these issues. Engagement with manawhenua on the protection of wāhi tapu and wāhi taonga, and others with knowledge and expertise on natural and cultural heritage issues, will also assist.

3.4.5 Addressing the consequences of natural hazards

- a. Like much of Aotearoa/New Zealand, the district is vulnerable to natural hazards including flooding, tsunami, earthquakes, slope instability and erosion. Some parts of the district are more vulnerable than others and there is potential for significant harm to people and property. The Canterbury earthquakes have highlighted the consequences of natural events for communities and the need for more thorough risk assessment, active management, and avoidance or mitigation to help ensure that losses from future events are limited. Sea level rise and changed ground levels following the earthquakes create increased flooding risks for the district. Climate change is also expected to increase the frequency and severity of storms, resulting in more intense rainfall and flooding, which will be exacerbated by sea level rise.
- b. A key issue for the district is to understand the nature and possible consequences of the risks posed by natural hazards and ensure these risks are managed to acceptable levels. Although much work has been done to reduce risk throughout the district, the District Plan must address and manage the risks of natural hazards, including the management of low probability but high consequence events and events arising from long-term trends.

3.4.6 Cross-boundary issues

- a. Activities in the Christchurch district can have effects on resources within neighbouring districts, and vice versa. Many people choose to live in Waimakariri or Selwyn districts but commute regularly to Christchurch for employment, education or services. The Christchurch central business district served as the central business district for the greater Christchurch area. Likewise, some Christchurch residents commute to Waimakariri or Selwyn, and people and freight regularly move across boundaries to access regional services such as the port and airport.
- b. Land use activities in the Selwyn and Waimakariri districts can affect water/wai quality, rivers, estuaries, and the groundwater supplies for the Christchurch district. Noise, air pollution, stormwater run-off and other effects can all be generated by activities in one district but impact on another. Development on or near territorial boundaries can affect the character and amenity enjoyed by residents in the neighbouring district. There is also potential for other activities located elsewhere in one district to have impacts on another district, such as development in suburban or town centres impacting on centres in other districts.
- c. The Waimakariri River is a significant shared resource on the boundaries of Christchurch, Waimakariri and Selwyn Districts. It is a taonga flowing through the takiwa of many manawhenua.

- d. These issues can be managed by joint planning and collaborative working arrangements across districts. A number of strategic documents have already been prepared that address cross-boundary issues for the greater Christchurch area including Chapter 6 to the Canterbury Regional Policy Statement and the Greater Christchurch Transport Statement.

3.5 Strategic directions for the district

- a. Existing strategic documents provide direction to the Council in addressing the key issues and opportunities for the district. As well as the Council's own strategies and its community outcomes for the district, relevant strategic documents include:
 - i. National Policy Statements prepared under the Resource Management Act 1991 – the New Zealand Coastal Policy Statement, the National Policy Statement for Freshwater Management, the National Policy Statement for Renewable Electricity Generation and the National Policy Statement on Electricity Transmission
 - ii. Regional Policy Statements and Plans prepared under the Resource Management Act 1991 – the Canterbury Regional Policy Statement, Regional Coastal Environment Plan for the Canterbury Region and Canterbury Land & Water Regional Plan
 - iii. documents prepared under the Canterbury Earthquake Recovery Act 2011 – the Recovery Strategy, the Christchurch Central Recovery Plan and the Land Use Recovery Plan
 - iv. the Mahaanui Iwi Management Plan 2013 prepared by the six papatipu rūnanga in the Canterbury area between the Hurunui and Hakatere Rivers, which sets out the Ngāi Tahu objectives, issues and policies for natural resource and environmental management
 - v. other regional strategies such as the Canterbury Regional Land Transport Strategy and the Greater Christchurch Transport Statement.
- b. Section 3.5 provides a summary of the key directions provided by these documents, as are relevant to the District Plan. It is provided by way of context and to set the scene for the objectives and the policies that follow. Links to the guiding source documents are provided at the end of each sub-section.
- c. It is important to note that the district plan, while an important mechanism for achieving the Council's desired outcomes, is only one way of giving effect to the directions set out in these documents. The Council also contributes to desired outcomes through the services and capital projects it provides, funding community organisations, collaborating with central government and other stakeholders, and encouraging others to help bring about change.

3.5.1 Recognising manawhenua interests

3.5.1.1 The special position of Ngāi Tahu is recognised

- a. The Council recognises the significance of the principles of the Treaty of Waitangi and the importance of its relationship with Ngāi Tahu. The Council is committed to continuing to develop its relationship with manawhenua in accordance with the following principles:
 - i. partnership and reciprocity, which include the concepts of co-management, consultation in good faith, sharing decision-making powers and mutual respect
 - ii. kaitiakitanga — active protection of natural resources, including the ability to exercise

mahinga kai using matauranga māori (traditional knowledge), tikanga (culture) and spiritual values

iii. rangatiratanga, which encompasses notions of tribal and hapū autonomy, authority, control and self determination.

- b. The Council acknowledges the traditional and cultural relationship between manawhenua and natural and physical resources and recognises the Mahaanui Iwi Management Plan as a key manawhenua direction-setting document for the district. The Council is committed to ongoing engagement with the appropriate Papatipu Rūnanga on resource management issues.
- c. Key documents: Resource Management Act 1991 (sections 6-8); Canterbury Regional Policy Statement (chapter 4); Mahaanui Iwi Management Plan 2013; 2013-16 Community Outcomes for Christchurch

3.5.2 Providing for recovery and growth

3.5.2.1 Development is focused on well-defined urban areas

- a. The Land Use Recovery Plan and Chapter 6 to the Canterbury Regional Policy Statement set a clear direction for future urban development within the Greater Christchurch area, building on the direction provided by the Greater Christchurch Urban Development Strategy, but with revised priorities and policies. These documents provide direction on the urban form of Christchurch. They seek to provide for commerce and industry, housing and other community needs through intensification of existing urban areas, combined with development of some new urban areas, in order to facilitate recovery and accommodate growth. They identify priority areas for urban development and aim for consolidation around the main towns, central Christchurch and suburban centres as the focal points for community interaction, commerce and employment. Specific targets are set for increasing residential density through to 2028.
- b. New urban development is to be integrated with and within existing urban areas, transport networks and other infrastructure. The aim is to optimise the use of resources in the provision and use of infrastructure and provide certainty for investors and the community about where development can occur and the timing of infrastructure.
- c. For the Christchurch district, this means increasing residential density, particularly in the central city and around other key centres, and providing opportunities for new greenfield development for housing and business in specific areas in the north and south-west of the city. Providing for development around existing centres will increase people's accessibility to services, community facilities, public transport and employment.
- d. Key documents: Land Use Recovery Plan; Canterbury Regional Policy Statement (chapter 6, chapter 5); Greater Christchurch Urban Development Strategy; 2013-16 Community Outcomes for Christchurch

3.5.2.2 Christchurch has a strong central city

- a. The Council is firmly committed to the primacy of the central city alongside a network of complementary suburban and town centres. This commitment to the central city is shared by central government as set out in the Christchurch Central Recovery Plan. The Christchurch Central Recovery Plan's vision is for the central city to become the thriving heart of an international city, with a vibrant commercial centre and a range of cultural, entertainment and retail activities on offer day and night. The Plan seeks to have more people living in the central city in medium density housing, with residents of all ages and abilities being able to enjoy the places, spaces and activities available in the city. The central city's distinctive character and identity will reflect its natural and cultural heritage.
- b. Key documents: Christchurch Central Recovery Plan; Land Use Recovery Plan, Canterbury Regional Policy Statement (chapter 6); Greater Christchurch Urban Development Strategy; 2013-16 Community Outcomes for Christchurch

3.5.2.3 The district has a range and choice of housing

- a. Providing for the diverse housing needs of residents is a priority for the Land Use Recovery Plan and is also addressed in the Council's community outcomes. Sufficient land is to be zoned for housing to keep pace with anticipated demand in coming years, as well as providing for additional housing within the existing urban area. This includes opportunities for mixed-use developments and redevelopment of brownfield sites in suitable locations. Provision is required for a range of section sizes and housing types, including affordable housing options, papakainga, and development on Māori Reserves and Māori land. Housing quality is important, as is its location with respect to community facilities, employment opportunities, transport links, infrastructure, and services.
- b. Key documents: Land Use Recovery Plan; Canterbury Regional Policy Statement (chapter 6); Mahaanui Iwi Management Plan; 2013-16 Community Outcomes for Christchurch

3.5.2.4 The district is a good place to do business

- a. Ensuring that Christchurch is a good place to do business will help attract people to visit, work and live in Christchurch. In part, this requires that sufficient and appropriate land is available for the range of industrial and commercial needs, including tourism, and that infrastructure is in place to support sustainable economic growth. It also requires that regulatory requirements make sense and are easy to follow, which is an important objective of this District Plan. The Land Use Recovery Plan provides direction on both these matters, emphasising the need for integrated planning of land development and infrastructure, and the protection of strategic infrastructure such as key transport routes, the airport and port, which are critical to the local, regional and national economy. It also recognises the potential need for temporary provisions for businesses during the recovery period.
- b. Key documents: Land Use Recovery Plan; Canterbury Regional Policy Statement (chapter 6); Christchurch Economic Development Strategy; 2013-16 Community Outcomes for Christchurch

3.5.2.5 The transport system meets the needs of the community

- a. In order to meet the needs of the community, the transport system must be safe, efficient and

accessible, and provide people with choices. Transport strategies seek to manage congestion, reduce costs to the economy and improve the health and wellbeing of communities and the environment by requiring integrated transport planning and greater opportunities for use of public transport, walking and cycling. Potential benefits for the community include reduced reliance on private motor vehicles, reduced use of fossil fuels, improved air quality, health benefits for individuals and enhanced opportunities for community interaction.

- b. The transport system also includes the movements of people and freight beyond the district. International and national access to Christchurch is provided by the Christchurch International Airport and the Lyttelton Port of Christchurch, and regional access is provided through the strategic road and rail network. To ensure the safe and efficient transport of people and freight, and to provide for continued investment in the district, existing strategies seek to ensure the effective, efficient and safe development, operation and maintenance of an integrated transport system, particularly the strategic elements of it.
- c. Key documents: Land Use Recovery Plan; Canterbury Regional Policy Statement (chapter 6, chapter 5), Christchurch Transport Strategic Plan; Greater Christchurch Transport Statement; Canterbury Regional Land Transport Strategy; Greater Christchurch Urban Development Strategy; 2013-16 Community Outcomes for Christchurch

3.5.2.6 A well-designed urban environment

- a. Desired outcomes for the community are that urban areas and neighbourhoods are well designed. Attractive streetscapes, open spaces and buildings enhance the appearance and function of the city and provide opportunities for community interaction and healthy lifestyles. They also provide support for commercial and industrial activity. The Land Use Recovery Plan and Canterbury Regional Policy Statement place a particular emphasis on achieving a high quality urban environment in the development of centres, and commercial, industrial and residential areas. This requires giving attention to the principles of the New Zealand Urban Design Protocol 2005. Among other things, these principles emphasise a need for sensitivity to context, environmentally sustainable design and the efficient use of resources, accessibility for people of all ages and abilities, and improving safety by applying the principles of crime prevention through environmental design. The Mahaanui Iwi Management Plan seeks an urban environment that incorporates Ngai Tahu manawhenua cultural values to enhance the environment.
- b. Key documents: Land Use Recovery Plan; Canterbury Regional Policy Statement (chapter 6); Christchurch Central Recovery Plan; Greater Christchurch Urban Development Strategy; 2013-16 Community Outcomes for Christchurch; New Zealand Urban Design Protocol 2005; National Guidelines for Crime Prevention through Environmental Design in New Zealand; Health Promotion and Sustainability Through Environmental Design; Mahaanui Iwi Management Plan

3.5.3 Enhancing the health and wellbeing of communities

3.5.3.1 A safe and reliable water/wai supply

- a. Regional planning documents, the Mahaanui Iwi Management Plan and the Council's Water Supply Strategy provide direction for the sustainable management of public water/wai supplies. These documents seek clean, safe drinking water/wai for households and businesses, and

protection of the water/wai sources (including springs/puna) from effects of development, including contamination. They also aim to ensure that water/wai supplies are able to meet the public's reasonable needs into the future. The Mahaanui Iwi Management Plan also recognises the importance of water/wai supplies to manawhenua.

- b. Key documents: Land Use Recovery Plan; Canterbury Regional Policy Statement (chapter 6); Proposed Canterbury Land and Water Regional Plan; Water Supply Strategy; 2013-16 Community Outcomes for Christchurch; Canterbury Water Management Strategy; Christchurch-West Melton Water Management Zone Implementation Programme; Banks Peninsula Water Management Zone Implementation Programme; Selwyn-Waihora Water Management Zone Implementation Programme; Mahaanui Iwi Management Plan 2013; Te Kaupapa Whakatu; Ngai Tahu Freshwater Policy Statement

3.5.3.2 Communities are safe and resilient

- a. Strategic documents include several desired outcomes relating to community safety, some of which overlap with other directions summarised here. Improved transport safety is an important part of developing a transport system that meets the needs of the community; protecting people from crime can be furthered through the application of crime prevention through environmental design principles. Another desired outcome is that injuries and risks to public health are limited, which is relevant to the extent to which the District Plan provides for activities that involve noise, dust or the use of hazardous substances.
- b. In relation to community resilience, desired outcomes are that people are protected from unacceptable risks from natural hazards and that the district is prepared for the future challenges and opportunities of climate change. The Canterbury Regional Policy Statement provides direction in this area. It seeks to limit the use and development of land that increases the risks associated with natural hazards. It is important that the risks associated with natural hazards, and the range of tools available to mitigate those risks, are well understood by the community. The Regional Policy Statement also requires that any adverse effects associated with hazard mitigation measures be mitigated and that the effects of climate change be taken into account when considering the frequency and severity of natural hazards.
- c. Key documents: Land Use Recovery Plan; Canterbury Regional Policy Statement (chapter 6, chapter 11, chapter 17, chapter 18); New Zealand Coastal Policy Statement; Regional Coastal Environment Plan for the Canterbury Region; Safer Christchurch Strategy; Climate Smart Strategy; 2013-16 Community Outcomes for Christchurch; National Guidelines for Crime Prevention through Environmental Design in New Zealand

3.5.3.3 The district's culture and heritage is valued

- a. Valuing the district's waahi tapu and historic heritage, including its cultural heritage, requires protecting significant items, places and areas from inappropriate activities and development, as well as conserving and, where possible, enhancing them for future generations. The Canterbury Regional Policy Statement provides direction in this area. Valuing cultural heritage also requires protecting sites and places of significance to manawhenua, including places where a special relationship is claimed through several generations.
- b. In addition, the Council's community outcomes seek to enhance Christchurch's identity through its

built environment and public spaces, including the garden city image and garden heritage of the district. While largely beyond the scope of the District Plan, other community outcomes sought are that cultural and ethnic diversity is valued and celebrated, particularly Ngāi Tahu manawhenua values, and that arts and culture thrive in Christchurch.

- c. Key documents: Land Use Recovery Plan; Canterbury Regional Policy Statement (chapter 6, chapter 13); Mahaanui Iwi Management Plan; 2013-16 Community Outcomes for Christchurch

3.5.3.4 People have a sense of connection to and participate in their community

- a. The Council's Strengthening Communities Strategy (July 2007) seeks to develop strong communities where people have a sense of belonging and rich social networks, and take part in the social, cultural, economic and political life of the community. Some of the work the Council and others do to help strengthen communities is outside the scope of the District Plan. However, the District Plan plays an important role by creating opportunities for community interaction and links to the past – for example, through provision for open space, community facilities and walking networks; through access to mahinga kai; through access to, and promotion of, places of cultural significance and manawhenua values; and through and supporting the central city and suburban centres as community focal points.
- b. Key documents: Land use Recovery Plan; Canterbury Regional Policy Statement (Chapter 6); Strengthening Communities Strategy; 2013-16 Community Outcomes for Christchurch

3.5.3.5 People have access to recreational opportunities

- a. The Council seeks to support participation in a wide range of recreational activities as a contributor to people's social, physical and emotional wellbeing. A desired outcome for the community is that all people have access to the coastal environment, lakes, rivers, parks, open spaces, recreation facilities and libraries. Public access to areas of scenic, natural, heritage, cultural or educational interest is also important, accepting that providing access can, in some cases, have implications for private landowners.
- b. Key documents: Public Open Space Strategy; New Zealand Coastal Policy Statement; Physical Recreation and Sport Strategy; Strengthening Communities Strategy; 2013-16 Community Outcomes for Christchurch

3.5.4 Valuing and protecting the natural environment

3.5.4.1 The district's distinctive landscapes and indigenous biodiversity are protected and enhanced

- a. Strategic documents at the national, regional and district level direct the protection of the district's distinctive natural features and landscapes from inappropriate activities and development. These include the natural character of the coastal environment, rivers and lakes, and the Port Hills/Nga Kohatu Whakarakaraka o Tamatea Pokai Whenua and Banks Peninsula/Te Pātaka o Rakaihautu. Likewise, strong direction is provided for protecting and enhancing the district's ecosystems and indigenous biodiversity, particularly areas supporting

significant indigenous vegetation and significant habitats of indigenous fauna, and providing for the importance of the natural environment to Ngai Tahu cultural values.

- b. Key documents: Land Use Recovery Plan; Canterbury Regional Policy Statement (chapter 6, chapter 8, chapter 9); New Zealand Coastal Policy Statement; Regional Coastal Environment Plan for the Canterbury Region; Mahaanui Iwi Management Plan; Natural Environment Recovery Programme; Biodiversity Strategy; Public Open Space Strategy; 2013-16 Community Outcomes for Christchurch

3.5.4.2 Water/wai quality and quantity are protected and enhanced

- a. Protecting and enhancing the district's water/wai resources is vital to ensure people have clean, safe water/wai to drink, to maintain the cultural wellbeing of tangata whenua and to support economic activity. Desired outcomes in this area relate to safeguarding water from the effects of land use, improving water/wai quality in rivers, streams, lakes and wetlands and maintaining stream and river flows. While water/wai is primarily a regional council responsibility, the Council works with Environment Canterbury to achieve these outcomes through land use planning and stormwater management.
- b. The Mahaanui Iwi Management Plan also recognises water/wai as a taonga and the relationship of manawhenua with water/wai, including cultural wellbeing and customary use opportunities. The protection and enhancement of the district's water/wai resources is in the interests of all.
- c. Key documents: Land Use Recovery Plan; Canterbury Regional Policy Statement (chapter 6, chapter 7); National Policy Statement for Freshwater Management 2011; Proposed Canterbury Land & Water Regional Plan; Mahaanui Iwi Management Plan; Natural Environment Recovery Programme; Surface Water Strategy; 2013-16 Community Outcomes for Christchurch; Canterbury Water Management Strategy; Christchurch-West Melton Water Management Zone Implementation Programme; Banks Peninsula Water Management Zone Implementation Programme; Selwyn-Waihora Water Management Zone Implementation Programme

3.5.4.3 Efficient and sustainable use of resources

- a. The sustainable management of natural and physical resources is the fundamental purpose of the Resource Management Act 1991 and reflects the cultural values of Ngāi Tahu manawhenua, including the importance of mahinga kai to cultural wellbeing. The Land Use Recovery Plan requires integration of land use and infrastructure, including intensification of urban areas, to achieve the efficient use of these resources. Other outcomes sought are: more efficient energy use, a greater proportion of energy used from renewable sources, efficient and sustainable use of water/wai, a reduction in waste, recognition of the importance of strategic infrastructure, and recognition of the life supporting capacity of the district's soils.
- b. Key documents: Land Use Recovery Plan; Canterbury Regional Policy Statement (chapter 5, chapter 6, chapter 15, chapter 16, chapter 19); Mahaanui Iwi Management Plan; National Policy Statement for Renewable Electricity Generation 2011; National Policy Statement on Electricity Transmission; Proposed Canterbury Land & Water Regional Plan; Sustainable Energy Strategy; Climate Smart Strategy; Water Supply Strategy; Draft Waste Management and Minimisation Plan 2013; 2013-16 Community Outcomes for Christchurch; Canterbury Water Management Strategy; Christchurch-West Melton Water Management Zone Implementation Programme;

Banks Peninsula Water Management Zone Implementation Programme; Selwyn-Waihora Water Management Zone Implementation Programme

3.6 Objectives and policies

- a. The following objectives and policies provide high-level direction for the management of resources within the district. They are guided by the strategic directions summarised in Section 3.5. In many cases the Christchurch District Plan is required to “give effect to” or “not be inconsistent with” other strategic documents. Many of the objectives and policies in this chapter therefore reinforce the directions in those documents, as they apply to the Christchurch district. Other chapters in the District Plan set out additional objectives and policies, which provide more specific direction on the matters raised in this chapter.

3.6.1 Objective - Recovery and long-term future of the district

- a. The recovery and development of Christchurch as a dynamic and internationally competitive city with:
 - i. sufficient land to meet the community's immediate recovery and longer term needs for housing, economic development, rural activities and community facilities
 - ii. a range of housing options, including affordable housing and papakainga
 - iii. diverse opportunities for business to establish and prosper
 - iv. transport and other infrastructure that is coordinated and integrated with land use and supports sustainable development and economic growth
 - v. a distinctive identity and quality urban environment that is attractive to business, residents and visitors
 - vi. recognition of the ancestral and contemporary relationship between Ngai Tahu and the land
 - vii. revitalised communities where people enjoy a high quality of life
 - viii. long-term sustainable and efficient use of resources, including those that contribute to the wellbeing of manawhenua.

3.6.1.1 Policy - Existing and new greenfield urban land

- a. Promote the utilisation and redevelopment of existing urban land and provide additional land for urban activities within planned new urban areas to meet community needs.

3.6.1.2 Policy - Housing affordability

- a. Provide opportunities for affordable housing development through increased housing densities in new urban areas and infill opportunities in existing urban areas, and greenfield land that is sufficient to meet housing demand.

3.6.1.3 Policy - Business development

- a. Enable business development and growth primarily within a network of commercial and industrial areas in appropriate locations.

3.6.1.4 Policy - Temporary recovery activities

- a. Recognise the critical need to provide, in the short term, for temporary earthquake recovery activities, and for some existing temporary recovery activities to remain beyond their authorised period, because alternative locations or options are not available, while taking into account:
 - i. the effects on residential amenity and on the surrounding community and environment, including the temporary nature of any effects
 - ii. the implications on the recovery of the district as a whole, including the loss of housing stock and the recovery of centres for both commercial activities and their role as community focal points.
- b. In particular, to provide for;
 - i. additional housing and accommodation opportunities,
 - ii. businesses, services and community facilities that have been forced to relocate as a consequence of the Canterbury earthquakes, and
 - iii. storage facilities for earthquake rebuild construction activities and for the storage of goods that are relocated while repairs and rebuilds are undertaken
where they will not result in significant adverse effects for the duration of that activity, or have long term consequences, and where the activities are to be discontinued by 30 April 2018.
- c. Ensure that most activities in temporary locations and accommodation following the Christchurch earthquakes ultimately relocate into areas specifically identified for that land use, to support the longer term prosperity and sustainability of Christchurch.
- d. Monitor the establishment and operation of temporary housing, industrial, business and other activities during the recovery of Christchurch from the Canterbury earthquakes to meet ongoing recovery needs.

3.6.1.5 Policy - Development design and quality

- a. Development shall give effect to the principles of the [New Zealand Urban Design Protocol 2005](#) and the following principles of good urban design:
 - i. Tūrangawaewae of manawhenua and sense of place and belonging – the unique and distinctive qualities of the surroundings including existing and historic social, cultural, natural and built heritage, character and identity are respected and appropriately reflected within the development.
 - ii. Connectivity and accessibility – buildings, spaces and networks enable efficient, safe and high quality connections for people of all ages and physical abilities and for all modes of transport within a development, to surrounding areas, and to local facilities and services, with emphasis at a local level placed on walking, cycling and public transport.
 - iii. Safety – injury and crime prevention methods are incorporated in the design of developments, networks and spaces, including the principles of Crime Prevention through Environmental

Design.

- iv. Choice and diversity – development provides for choice and diversity in layout, built form, land use, housing type and density, to adapt to the changing needs and circumstances of the population.
- v. Integration – development is designed to integrate all elements of a building or space into a coherently designed solution that is able to optimise the relationships between buildings, spaces, activities and networks.
- vi. Design quality – well designed developments and spaces that provide a high level of amenity, opportunities for social interactions, and are attractive to people and business, particularly in areas with higher densities of people and built development.
- vii. Resilience – developments and spaces are fit for purpose but also adaptable and resilient to meet changing needs, risks and uses over time.
- viii. Environmentally sustainable – development is designed to be energy and water efficient, minimise the use of fossil fuels, minimise waste, manage stormwater, restore biodiversity and ecosystems, safeguard mauri and maximise passive solar gain.

3.6.2 Objective - Development form and function

- a. An integrated pattern of development and well-functioning urban form that:
 - i. provides certainty about where development can occur
 - ii. avoids natural hazards or adequately remedies or mitigates the risks
 - iii. consolidates development for urban activities
 - iv. improves people’s connectivity and accessibility to employment, transport, services and community facilities
 - v. links green and open spaces to enhance indigenous biodiversity and flora and fauna corridors, and recreational and access opportunities
 - vi. promotes the efficient provision and use of infrastructure, particularly strategic infrastructure
 - vii. improves energy efficiency and provides for renewable energy and use
 - viii. supports the role of the central city and suburban and town centres as community focal points for housing, commercial, service, community and transport activity
 - ix. restores and enhances the role of the central city as the principal community focal point for greater Christchurch and supports the major role of Key Activity Centres (as identified in the [Canterbury Regional Policy Statement](#)) as community focal points for significant areas of Christchurch and for adjoining districts
 - x. recognises the landscape, recreational and environmental values of rural areas.

3.6.2.1 Policy - Accessible development

- a. Locate and design development and activities, including the transport network, so as to:
 - i. improve accessibility between activities
 - ii. shorten trip distances
 - iii. minimise energy use

- iv. protect air quality
- v. reduce dependency on private motor vehicles
- vi. enhance opportunities for walking, cycling, and public transport
- vii. provide for the co-location of complementary and compatible activities, including working from home opportunities.

3.6.2.2 Policy - Greenfield urban land supply

- a. Provide greenfield land for urban activities at a rate and in locations that meet anticipated demand and enable the efficient and affordable provision and use of new and existing infrastructure.

3.6.2.3 Policy - Urban consolidation

- a. Provide for urban activities only:
 - i. within the existing urban areas
 - ii. on greenfield land on the periphery of Christchurch's urban area identified as Greenfield Priority Areas in the [Canterbury Regional Policy Statement Chapter 6, Map A](#).
- b. Increase the housing development opportunities in the urban area to meet the intensification targets specified in the [Canterbury Regional Policy Statement, Chapter 6, Objective 6.2.2 \(1\)](#), particularly:
 - i. in and around the Central City, Key Activity Centres (as identified in the [Canterbury Regional Policy Statement](#)), larger neighbourhood centres, and nodes of core public transport routes
 - ii. in parts of Residential Greenfield Priority Areas identified in [Map A, Chapter 6 of the Canterbury Regional Policy Statement](#)
 - iii. in suitable brownfield areas.

3.6.2.4 Policy - Timing of urban development

- a. Co-ordinate the nature, timing and sequencing of development with the development, funding, implementation and operation of transport and other infrastructure.
- b. Ensure land is not used for urban activities until the necessary infrastructure is in place.
- c. Recognise that, during the recovery from the Canterbury earthquakes, the functioning of the publicly funded transport network may temporarily be at less than the level of service normally expected.

3.6.2.5 Policy - Education activities

- a. Provide for education activities in rural areas within the Greater Christchurch area of the Christchurch District in limited circumstances where no other practicable options exist within an urban area.

3.6.2.6 Policy - Rural-Residential

- a. Rural-residential development is restricted to the Banks Peninsula/Te Pātaka o Rakaihautu area of the district and is not provided for on the peri-urban/rural flat land and Port Hills/Nga Kohatu Whakarakaraka o Tamatea Pokai Whenua surrounding the Christchurch urban area.

3.6.2.7 Policy - Community focal points

- a. Maintain and enhance the function and viability of, and public investment in, the Central City and Key Activity Centres (as identified in the [Canterbury Regional Policy Statement](#)), and ensure those centres provide a high quality urban environment as key community focal points.
- b. Restore and reinforce the role and attractiveness of the Central City as the primary community focal point for the district.

3.6.2.8 Policy - Infrastructure

- a. Limit the adverse effects of activities on the efficient and effective functioning, maintenance and upgrading of infrastructure, including reverse sensitivity effects.
- b. Ensure development does not limit the efficient and effective provision, operation, safety, and maintenance or upgrade of strategic infrastructure and freight hubs.
- c. Avoid noise sensitive activities within 50dBA Ldn noise contour for Christchurch International Airport, unless within an existing residentially zoned urban area or a Residential Greenfield Priority Area identified in the [Canterbury Regional Policy Statement Chapter 6, Map A](#).
- d. Provide for and protect the efficient operation, recovery, and upgrade of the Lyttelton Port of Christchurch in a way that minimises conflict with adjoining activities.

3.6.3 Objective - Manawhenua

- a. A strong enduring relationship between the Council and Ngāi Tahu manawhenua in the sustainable management of natural and physical resources that recognises:
 - i. the principles of the Treaty of Waitangi as the foundation for the relationship
 - ii. the unique cultural and spiritual relationship of Ngāi Tahu with the district's natural and physical resources
 - iii. the objectives and policies of the Mahaanui Iwi Management Plan.

3.6.3.1 Policy - Development of Māori reserves

- a. Enable Māori Reserves to be developed and used for residential, commercial and community facilities in accordance with tikanga Māori, taking into account the following matters where relevant:
 - i. flooding, inundation and other natural hazards



- ii. rural amenity and outlook
- iii. compact urban form
- iv. range of housing options
- v. provision of appropriately sized local retail/commercial centres
- vi. any outline development plan
- vii. an appropriate range of lot sizes and densities.

3.6.3.2 Policy - Protection of cultural heritage of significance to Ngāi Tahu

- a. Ensure development retains and recognises values of historic and cultural significance to Ngāi Tahu, and the relationship, culture and traditions of Ngāi Tahu.

3.6.3.3 Policy - Access to sites of significance

- a. Provide manawhenua with appropriate access to sites of significance to Ngāi Tahu.

3.6.4 Objective - Natural and cultural environment

- a. A high quality natural and cultural environment where:
 - i. People have access to a high quality network of public open space and recreation opportunities, including areas of natural character and natural landscape.
 - ii. The district's significant natural resources are protected or enhanced, including:
 - A significant natural features and landscapes, particularly outstanding natural features and natural landscapes including the Waimakariri River, Lake Ellesmere/Te Waihora, the Port Hills/Nga Kohatu Whakararakara o Tamatea Pokai Whenua and Banks Peninsula/Te Pātaka o Rakaihautu
 - B the natural character of the coastal environment, wetlands, lakes and rivers, springs/puna, lagoons/hapua and their margins
 - C indigenous ecosystems, particularly those supporting significant indigenous vegetation and significant habitats supporting indigenous fauna, mahinga kai and cultural values
 - D the mauri, life-supporting capacity, health and productive capacity of ecosystems and resources, including rural soils and water/wai
 - iii. Special character and amenity values, including the general prominence of planting and natural features in the city, are retained and enhanced.
 - iv. Significant historic heritage objects, structures, places, landscapes and areas are protected, including those of significant cultural heritage, and past heritage and cultural associations are recognised.

3.6.4.1 Policy - Freshwater features and values

- a. Avoid land use and development adversely affecting groundwater aquifers, surface water/wai bodies and stream catchments, particularly the district's potable water/wai supplies.

- b. Avoid disturbing significant spring head features.
- c. Ensure best practicable options are adopted for the treatment and disposal of stormwater, generally including on-site retention and treatment for new urban areas, that also mitigate direct stormwater flow into natural waterways.
- d. Require esplanade reserves and strips, except where inappropriate, and development setbacks where necessary to protect natural and cultural and manawhenua values.

3.6.5 Objective - Natural hazards

- a. The risk to people, property and infrastructure from natural hazards is avoided or reduced to acceptable levels.

3.6.6 Objective - Amenity, health and safety

- a. The health and safety of the district’s residents is protected, and the amenity values they enjoy are protected or enhanced, including:
 - i. the protection of people and the environment from the adverse effects of contaminated land and hazardous substances
 - ii. new activities and development do not create significant health, nuisance or other adverse effects for people or the environment
 - iii. sensitive activities are not established near lawfully established activities that generate noise, odour and other adverse effects.

3.7 Linkages

Issue	Directions	Objectives	Policies
3.4.1 Providing for the different needs of the community	3.5.2.1 Development is focused on well-defined urban areas	3.6.1 Recovery and long-term future of the district	3.6.1.1 Existing and new urban greenfield land 3.6.1.2 Housing affordability 3.6.1.3 Business development 3.6.1.4 Temporary recovery activities
		3.6.2 Development form and function	3.6.2.1 Accessible development 3.6.2.2 Greenfield urban land supply 3.6.2.3 Urban consolidation

Issue	Directions	Objectives	Policies
3.4.1.1 Housing	3.5.2.3 The district has a range and choice of housing	3.6.1 Recovery and long-term future of the district	3.6.2.4 Timing of urban development 3.6.2.7 Community focal points 3.6.1.1 Existing and new urban greenfield land 3.6.1.2 Housing affordability 3.6.1.4 Temporary recovery activities
		3.6.2 Development form and function	3.6.2.3 Urban consolidation
		3.6.3 Manawhenua	3.6.3.1 Development of Māori Reserves
3.4.1.2 Commerce and industry	3.5.2.2 Christchurch has a strong central city 3.5.2.4 The district is a good place to do business	3.6.1 Recovery and long-term future of the district	3.6.1.1 Existing and new urban greenfield land 3.6.1.3 Business development 3.6.1.4 Temporary recovery activities
		3.6.2 Development form and function	3.6.2.1 Accessible development 3.6.2.7 Community focal points 3.6.2.8 Infrastructure
3.4.1.3 Rural activities	3.5.2.1 Development is focused on well-defined urban areas	3.6.1 Recovery and long-term future of the district	3.6.1.1 Existing and new urban greenfield land
		3.6.2 Development form and function	3.6.2.6 Rural-Residential 3.6.2.8 Infrastructure
		3.6.4 Natural and cultural environment	
3.4.1.4 Community facilities and public open space	3.5.2.6 A well-designed urban environment 3.5.3.4 People have a sense of connection	3.6.1 Recovery and long-term future of the district	3.6.1.1 Existing and new urban greenfield land 3.6.1.4 Temporary recovery activities

Issue	Directions	Objectives	Policies
<p>3.4.1.5 Ngāi Tahu manawhenua cultural practices</p>	<p>3.5.1.1 The special position of Ngāi Tahu is recognised</p> <p>3.5.2.6 A well-designed urban environment</p> <p>3.5.3.1 A safe and reliable water/wai supply</p> <p>3.5.3.3 The district's culture and heritage is valued</p> <p>3.5.3.4 People have a sense of connection to and participate in their community</p> <p>3.5.4.1 The district's distinctive landscapes and indigenous biodiversity are protected and enhanced</p> <p>3.5.4.2 Water/wai quality and quantity are protected and enhanced</p> <p>3.5.4.3 Efficient and sustainable use of resources</p>	<p>3.6.2 Development form and function</p> <p>3.6.3 Manawhenua</p> <p>3.6.4 Natural and cultural environment</p>	<p>3.6.2.1 Accessible development</p> <p>3.6.2.5 Education activities</p> <p>3.6.2.7 Community focal points</p> <p>3.6.3.2 Protection of cultural heritage of significance to Ngāi Tahu</p> <p>3.6.3.3 Access to sites of significance</p> <p>3.6.4.1 Freshwater features and values</p>
<p>3.4.1.6 Infrastructure</p>	<p>3.5.2.4 The district is a good place to do business</p>	<p>3.6.1 Recovery and long-term future of the district</p> <p>3.6.2 Development form and function</p>	<p>3.6.1.1 Existing and new urban greenfield land</p> <p>3.6.2.2 Greenfield urban land supply</p> <p>3.6.2.4 Timing of urban development</p> <p>3.6.2.8 Infrastructure</p>

Issue	Directions	Objectives	Policies
3.4.1.7 Temporary activities	3.5.2.4 The district is a good place to do business	3.6.1 Recovery and long-term future of the district	3.6.1.4 Temporary recovery activities
3.4.2 Effective functioning of the transport system	3.5.2.1 Development is focused on well-defined urban areas 3.5.2.5 The transport system meets the needs of the community	3.6.1 Recovery and long-term future of the district	3.6.1.5 Development design and quality
		3.6.2 Development form and function	3.6.2.1 Accessible development 3.6.2.4 Timing of urban development 3.6.2.8 Infrastructure
3.4.3 Improving the quality of the urban environment	3.5.2.6 A well-designed urban environment	3.6.1 Recovery and long-term future of the district	3.6.1.5 Development design and quality
		3.6.2 Development form and function	3.6.2.1 Accessible development
3.4.4 Protecting our resources, values, health and wellbeing	3.5.4.3 Efficient and sustainable use of resources	3.6.1 Recovery and long-term future of the district	3.6.1.5 Development design and quality
		3.6.2 Development form and function	3.6.2.1 Accessible development
3.4.4.1 Water/wai supply	3.5.3.1 A safe and reliable water/wai supply 3.5.4.2 Water/wai quality and quantity are protected and enhanced	3.6.4 Natural and cultural environment	3.6.4.1 Freshwater features and values
3.4.4.2 Energy	3.5.2.5 The transport system meets the needs of the community 3.5.2.6 A well-designed urban environment 3.5.4.3 Efficient and sustainable use of resources	3.6.1 Recovery and long-term future of the district	3.6.1.5 Development design and quality
		3.6.2 Development form and function	3.6.2.1 Accessible development
3.4.4.3 Established activities and	3.5.2.4 The district is a good place to do	3.6.2 Development form and function	3.6.2.8 Infrastructure

Issue	Directions	Objectives	Policies
strategic infrastructure	business		
3.4.4.4 Residential amenity	3.5.2.3 The district has a range and choice of housing 3.5.2.6 A well-designed urban environment	3.6.1 Recovery and long-term future of the district	3.6.1.5 Development design and quality
3.4.4.5 Health and safety of people and the environment	3.5.3.2 Communities are safe and resilient 3.5.4.1 The district's distinctive landscapes and indigenous biodiversity are protected and enhanced 3.5.4.2 Water/wai quality and quantity are protected and enhanced	3.6.6 Amenity, health and safety	
3.4.4.6 Natural and cultural heritage	3.5.3.3 The district's culture and heritage is valued 3.5.4.1 The district's distinctive landscapes and indigenous biodiversity are protected and enhanced 3.5.4.2 Water/wai quality and quantity are protected and enhanced 3.5.1.1 The special position of Ngāi Tahu is recognised	3.6.4 Natural and cultural environment	3.6.4.1 Freshwater features and values
		3.6.3 Manawhenua	3.6.3.2 Protection of cultural heritage of significance to Ngāi Tahu 3.6.3.3 Access to sites of significance
3.4.5 Addressing the consequences of natural hazards	3.5.3.2 Communities are safe and resilient	3.6.5 Natural hazards	