



CHAPTER 18 - OPEN SPACE

SECTION 32 REPORT



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1. STRATEGIC CONTEXT

1.1 PURPOSE AND SCOPE OF THE OPEN SPACE CHAPTER

1. The purpose of the Open Space Chapter is:
 - a. To facilitate provision of a network of open spaces and recreation facilities that meet the current and future recreational, cultural, health and wellbeing needs of the community;
 - b. To conserve and enhance the qualities of the natural environment, water bodies and their margins;
 - c. To accommodate a range of roles of open spaces and recreation facilities while ensuring their character, quality and amenity is maintained and enhanced;
 - d. Ensure the Council's statutory responsibilities and higher level policy directions are reflected in the objectives, policies, zonings and rules.
2. The City's open space, especially in the form of parks, gardens and recreation areas, is consistently highly valued by residents in Council's resident surveys. In 2014 Christchurch residents rated the abundance of parks, green or open spaces or gardens as a top contributor to the City having a positive look and feel ¹.
3. Provision of parks and open space fulfils a diversity of social, political, economic and environmental outcomes. Demand for parks and open space is formed within a matrix of factors including population and household change, political initiative, cultural standards, economic sustainability and growth, international / national competitiveness, quality of life, and community desires and needs. Generally, Christchurch has high quantities of local and sports open space in comparison to many New Zealand and foreign cities (McMillan, Overview Report, 2015). The challenge for Christchurch is how to maintain, enhance and extend the City's highly valued open space and recreation network.
4. Christchurch parks suffered a reasonable amount of damage during the earthquakes, especially those adjoining waterways and on the Port Hills. Following the earthquakes, tracks and paths in the Port Hills were closed due to rock fall risk, riverside paths were damaged and in some places covered by temporary emergency stop banks, some Bottle Lake Forest Park tracks were closed, with an area being used for earthquake waste storage and sorting, and many sports facilities, both indoor and outdoor, had to be closed due to severe damage to land and buildings.
5. Surface water quality was degraded by emergency wastewater discharges until November 2011. There were advisories against outdoor water-based recreation, fishing and other food gathering in rivers and estuaries, along beaches and in the sea. Recreational sailing was affected by the uplift on the southern margin of the Avon Heathcote Estuary/Ihutai. There were also social and community impacts. Community cohesion based around local sports events was fragmented; there were potentially negative effects on health due to reduced availability of facilities and additional costs were incurred for increased travel to new venues and for accessing alternative forms of recreation².

¹ www.qualityoflifeproject.govt.nz/

² Natural Environment Recovery Programme Outdoor Recreation



6. Parks are being progressively repaired and in some situations made safe as funding allows. Some parks are likely to largely remain unsafe for public use for some years, for example Castle Rock Scenic Reserve. While the effect of the earthquakes on trees has been apparent in some eastern parks, the full extent of city wide damage to trees is largely unknown. Damage to root and branch systems occurred as trees were subjected to unnatural horizontal and vertical forces which resulted in severed roots, slumping, changes in soil profiles, compaction and a drop in land levels resulting in water logging and potential poisoning of roots. These effects can become apparent up to five years after the event with overseas studies showing that trees have taken 15 years to fully recover from large earthquakes.
7. Earthquake recovery has implications for the quantity, quality and distribution of open space facilities and the level of maintenance that is possible. In terms of the District Plan review, a number of changes have been identified that will assist with Canterbury's recovery.
8. The scope of the Open Space Chapter is to:
 - a. Provide a framework of objectives, policies, zones and rules that support provision of a network of open space and recreation facilities;
 - b. Manage use and development and provide for changing recreational needs;
 - c. Provide for the conservation and enhancement of the qualities of natural environment, water bodies and their margins;
 - d. Facilitate earthquake recovery, including provisions for emergency services.
9. The scope of the Open Space Chapter reflects the statutory directives and needs to provide for management of open space. In particular there is a need to:
 - a. Update the provisions (some being nearly 20 years old) to reflect the direction of relevant statutory documents, in particular the Land Use Recovery Plan (LURP) and Canterbury Regional Policy Statement (CRPS);
 - b. Re-focus the objectives and policies so they specifically recognise and respond to earthquake recovery issues and identify opportunities to remove unnecessary regulatory controls (i.e. reduce resource consents and notification requirements);
 - c. Streamline the number of zones and rules to reduce complexity;
 - d. Update planning maps to recognise newly acquired parks and reserve land through appropriate zoning.
10. An economic cost benefit analysis has not been undertaken for this chapter because the statutory and higher order policy direction provides limited scope to consider alternatives to the management of land and activities on the basis of economic costs and benefits.

1.2 RESEARCH

11. The Open Space chapter gives effect to the higher order policy documents listed in **Appendix 1**. Linkages between the objective and policies in the Strategic Directions chapter and the Open Space Chapter are summarised in **Appendix 2**.
12. The Council has commissioned technical advice and assistance from various internal and external experts and utilised this, along with internal workshops and community feedback, to assist with setting the Plan framework for the proposed Open Space Chapter provisions. The key technical reports informing the Open Space chapter are outlined in **Table 1** below.

Table 1: Key Technical Reports informing the Open Space Chapter

	Title	Author	Description of Report
a.	Evaluating the Effectiveness and Efficiency of the Christchurch City Plan, 2011.	Prepared for CCC by Response Planning	Evaluates the effectiveness and efficiency of the policies, rules and methods in the City Plan with a section 5.7 dedicated to Open Space and Recreation and section 6.7 addressing metropolitan facilities.
b.	Public Open Space Strategy 2010-2040	CCC	The strategy focuses on public parks, roads, waterways and coastline managed by the Council. It provides an overview on public open space, its maintenance and how much and where it could be located over the next 30 years (non-regulatory strategy).
c.	Spaces, Place and People Plan for Sport and Recreation in Greater Christchurch, 2012/updated 2013	Sport and Recreation Earthquake Leadership Group (SRLG)	The SRLG was formed by Sport NZ, CCC and Sport Canterbury to co-ordinate recovery for the sport and recreation sector. It was initially focussed on immediate emergency needs for sport and recreation and has moved to manage both the short term and long term approach for sport and recreation.
d.	Draft Metropolitan Sports Facilities Plan 2012	CCC	The vision is for Christchurch to have a network of well-used, contemporary, fit for purpose metropolitan sports facilities that match the needs of the city, its residents and visitors now and for the next 20 years or more. The use of metropolitan sport hubs is central to realising this vision. The plan proposes three metropolitan sports hubs: a hub along the Avon River in the north-east, a central city hub and a hub at Nga Puna Wai Park in the south-west. These three hubs will form a sports facility 'spine' running from the north-east through the central city to the south-west and will provide the backbone of sports provision in the city.
e.	Reserve Management Plans (RMPs)	CCC and BPDC	Reserve Management Plans (RMPs) are prepared under the Reserves Act. The Council has an ongoing programme of preparing RMPs. The current Plans include: Christchurch Botanic Gardens Management Plan (2007), Stanley Park Reserves Management Plan, (2013), Garden of Tāne Scenic Reserve Management Plan (2010),

			Stoddart Point Reserve and Coastal Cliff Reserves Network Diamond Harbour / Te Waipapa Management Plan (2013), Burnside Park Management Plan (2010), South Brighton Reserves Management Plan (2014), Montgomery Spur Reserve Management Plan (2010), Seafield Park Management Plan (2010), Cashmere Spur and Bowenvale Valley Reserves Management Plan (1991), Nga Puna Wai and Canterbury Agricultural Park management Plan (2010), Jellie Park Management Plan (2010).
f.	Biodiversity Strategy, 2008 to 2035 (2008)	CCC	To retain Christchurch and Banks Peninsula's biodiversity, the Biodiversity Strategy's focus is on the plants, animals and ecosystems that comprise or support local indigenous species.
g.	Banks Peninsula Landscape Study, 2007 and Addendum Report, 2014	Prepared for CCC by Boffa Miskell Ltd. Addendum prepared by CCC.	A comprehensive landscape assessment of Banks Peninsula. The report describes the landscape and natural character values of areas that are recommended for inclusion in the Outstanding Natural Landscapes and Coastal Natural Character Landscapes (ONLs/CNCLs) identified in the Proposed Christchurch Replacement District Plan.
h.	Ōtautahi/Christchurch Landscape Study 2014 Christchurch Landscape Study, 2014	Prepared for CCC by Boffa Miskell Ltd.	Christchurch City wide landscape assessment to assess outstanding and significant landscapes and features, and areas of coastal natural character (at least high and outstanding) within the Coastal Environment.

13. In addition to the above reports and advice, the Council has compiled, reviewed and developed a collection of other supporting material and documents. The Bibliography, attached as **Appendix 3**, provides a list of information that has been used to inform the District Plan review and this Section 32 report.
14. An internal report titled: Christchurch District Open Space and Recreation Overview was prepared to support this Section 32 assessment and is attached as **Appendix 4**.

1.3 PROPOSED DISTRICT PLAN: OVERVIEW AND SYNOPSIS

15. The key strategic directions for Open Space can be summarised as follows:
 - a. Provide people with access to a high quality network of public open spaces and recreation opportunities, including areas of natural character and natural landscape;

- b. Identify and appropriately manage important natural resources and their special values, including rivers, lakes and wetlands;
 - c. Enhance public access and connectivity where appropriate;
 - d. Contribute to people's wellbeing by supporting public participation in a wide range of recreational activities;
 - e. Enable improved access to public and open space during rebuild;
 - f. Achieve high quality, well designed and safe environment;
 - g. Protect and enhance the district's water resources.
 - h. Facilitate expedited recovery and establishment of community facilities, and encourage co-location and shared use of the facilities.
16. One of the key drivers of the DPR, as outlined in statement of expectations is to significantly reduce (compared with the existing District Plans) reliance on resource consent processes, the number, extent, and prescriptiveness of development controls and design standards in the rules, in order to encourage innovation and choice, and the requirements for notification and written approval.
17. Simplification and reduction of the number of zones is another key issue for the DPR to resolve. **Table 2** below summaries the operative zones and the proposed Open Space zone structure (the Banks Peninsula District Plan zones are marked as BP).

Table 2: Operative and Proposed Open Space Zone Structure

Current	Proposed (Open Space Chapter)
Open Space 1 Open Space 2 Conservation 2 Recreational Reserves Zone (BP)	Open Space Community Parks (OCP)
Open Space 3 Open Space 3CS Open Space 3B Open Space 3C Boat Harbour (BP)	Open Space Metropolitan Facilities (OMF)
Open Space 3A	Open Space McLeans Island (OMI)
Conservation 1 Conservation Reserves (BP)	Open Space Natural (ON)
Conservation 3 (part) Conservation 3W Conservation 1B (part) Lakes (BP)	Open Space Water and Margins (OWM)

Current	Proposed (Other Chapters)
Open Space 3D (Isaac Conservation Park)	Rural Waimakariri and Rural Quarry Zones
Conservation 1A (Coastal Margins)	Coastal Environment Zone
Conservation 5 (Papa Ōtākaro)	Central City - Avon River Precinct (Papa Ōtākaro)

Conservation 4 (Cemeteries)	Specific Purpose (Cemeteries) Zone
Open Space 3D (Rosebank)	Transport Zone and Residential zone
Open Space 3D (Clearwater) Open Space 3D (Christchurch Golf Resort)	Specific Purpose (Resort) Zone

18. The five main grouping of existing zones are addressed in detail in the following sections. A number of operative zones are being migrated to other more appropriate chapters as part of the DPR. The reasons for this migration can be summarised as follows:
- The Isaac's site (north-west Christchurch) is in private ownership with predominant land uses being quarrying and farming. The Conservation area is a small proportion of the overall site and was provided as mitigation / environmental offset for development. Conservation restoration is ongoing but is not open to the public. It was considered more appropriate to include the land in the Rural Waimakariri and Rural Quarry Zones.
 - The coastal environment along the Christchurch coastline have been incorporated into Chapter 19 - Coastal Environment with updated provisions to reflect the policy direction provided by the NZCPS 2010.
 - The Avon River Precinct Zone has been incorporated in the Central City chapter. Its provisions are based on the Open Space Water and Margins Zone with amendments made to reflect the directions provided in the Central City Recovery Plan.
 - Cemeteries have been provided for as a Specific Purpose Zone. The zone includes some historic cemeteries which are no longer being used for burials, for example, Barbadoes Street historic cemetery.
 - The majority of the open space land associated with Rosebank has been designated for the upgrades to Johns Road/State Highway 1 and will become the Transport Zone. Residential development and commercial activity are the predominant land uses in the remaining area with no public open space uses remaining. Considering the predominant use of that land and its location opposite a large area of residential development across Johns Road, the area has been rezoned to the Residential Suburban Zone.
 - Clearwater and Christchurch golf resort incorporate extensive areas of green space as mitigation/ environmental offset for a limited amount of permitted residential and guest accommodation development. These green space areas, however, are not open to the general public and do not fulfil a role of being part of Christchurch's accessible open space network. Moreover, the associated residential, guest accommodation and commercial uses are at a scale that is not consistent with the open space objectives. For this reason it was considered more appropriate to include the land in a Specific Purpose Golf Resort Zone.
19. The Special Purpose (Ferryroad) Zone (City Plan) covered a large area adjacent to the Heathcote River in Ferryroad which required further geotechnical investigations to determine suitability of the land for alternative land uses. Following that analysis, the Ferryroad area has been in part incorporated into the Open Space Community Park and Natural Zones while the privately owned rural land has been zoned Rural Urban Fringe. This zoning pattern will provide for appropriate land uses in reflection of the significant site constraints, flooding in particular. It allows the existing open space, recreational, rural and rural-residential uses to continue, whilst avoiding adverse environmental effects. Attached as **Appendix 6** is a Section 32 analysis in relation to Ferryroad.

20. The Section 35 Monitoring report “Evaluating the effectiveness and efficiency of the Christchurch City Plan states: “since the City Plan became operative the provision of new growth-related regional, gardens and heritage, sports and neighbourhood parks is now subject to the Council’s Public Open Space Strategy 2010 to 2040 and Development Contribution Policy 2009 - 2019. As a result, the City Plan is no longer the instrument which determines the provision, distribution and diversity of new growth related open space and recreation areas. Therefore, in this regard, the City Plan policies and methods are out dated and not effective.”
21. The Council relies primarily on subdivision and development contributions for acquisition of land and/or money for reserves and recreation facilities required as a result of new growth. The demand and acquisition of open space is explored in the Stage 1 Section 32 reports for Residential and Subdivision Chapters. This includes a CCC report titled “Minimum areas for neighbourhood parks, 2014” (Residential Chapter Section 32, Appendix 12). The report recommends that neighbourhood parks should be at least 3,000m² in area to provide minimum recreation utility and should be located within 400m of residential properties. This recommendation is reflected in the Stage 1 policies.
22. The following analysis of resource management issues for open space and recreation facilities focuses on land that has already been acquired for recreational/open space purposes, while the matter of open space acquisition is addressed in the residential and subdivision chapters and the associated Section 32 reports.

1.4 CONSULTATION

23. The Council has undertaken public consultation for Phase 1 of the Review, in August - September 2013 and February - March 2014. A summary of this consultation is contained within the ‘Overall Introduction’ Section 32 report for Phase 1.
24. Information on the Phase 2 and the Open Space Chapter has been provided to Ngai Tāhu Rūnanga Focus Working Group during 2014 and the feedback incorporated into the chapter as it has been developed.
25. A Collaborative Agency Group comprising partners from the Canterbury Regional Council, Selwyn District Council, Waimakariri District Council, Canterbury Earthquake Recovery Authority, New Zealand Transport Agency, Te Rūnanga o Ngai Tāhu, the Ministry for Environment and Department of Conservation have provided feedback during the preparation of Phase 2 chapters and most recently on the 12th February 2014.
26. There have been initial meetings and discussions with the Christchurch Stadium Trust regarding potential amendments to the City Plan provisions for Christchurch Stadium. In view of the likely delays with the construction of a new permanent stadium for Christchurch, the time frame for the operation of the temporary stadium needed to be reviewed. It was also considered necessary to review the noise and hours of operation provisions to allow events such as the FIFA U-20 World Cup tournament to take place without the need for resource consents. The Trust representatives undertook to prepare a specific amendment proposal, however, that has not been finalised to date. The comments on the draft Proposal provided by the Ministers, however, contained suggested amendments to the Stadium provisions which largely addressed the areas of concern, in terms of operating hours and noise levels generated by events, expressed initially by the Trust. The suggested amendments have been incorporated into the Stadium provisions.
27. Consultation on the Special Purpose (Ferrymead) zone review is recorded in the Section 32 analysis attached as **Appendix 6**.

2. RESOURCE MANAGEMENT ISSUES

2.1 ISSUE IDENTIFICATION

28. The resource management issues set out in this section have been identified using the following sources of information:
- primary and secondary research, as outlined in the Bibliography attached as **Appendix 1**;
 - public feedback and comment through various sources including the media, public engagement, annual residents' surveys (quality of life project) and academic press;
 - monitoring and review of the current district plans, including resource consents analysis;
 - matters raised in various forums by statutory partners; and
 - input from the Christchurch City Council's Parks and Facilities Planning Team, other Assets and Network Unit teams, park rangers and events management teams, representing Council as the landowner.

2.2 STRATEGIC PLANNING DOCUMENTS

29. The strategic planning documents broadly identify the resource management issues for the district and provide the higher level policy direction to resolve these issues. Those strategic provisions that have been given effect to and taken into account in the Open Space chapter are summarised in **Appendix 1**. The Strategic Directions chapter contains higher order objectives and policies to reflect the outcomes sought in the strategic planning documents. An assessment of these objectives and policies is contained within the Section 32 Strategic Directions report and further in the decision (Decision 1) of the Independent Hearings Panel on the Strategic Directions Chapter of the proposed Plan.
30. A table summarising the hierarchy of objectives and policies is attached as **Appendix 2**. This includes:
- Canterbury Regional Policy Statement (CRPS);
 - Land Use Recovery Plan (LURP);
 - Mahaanui Iwi Management Plan (MIMP);
 - New Zealand Coastal Policy Statement (NZCPS);
 - Operative Christchurch City Plan and Banks Peninsula District Plan; and
 - Proposed Replacement Christchurch District Plan Phase 1 Strategic Directions Chapter.
31. The Natural Environment Recovery Programme, prepared as part of the Recovery Strategy for Greater Christchurch, has identified 17 projects aimed at the natural environment recovery. The overall goals have been developed and include the following:
- Restore the natural environment to support biodiversity and economic prosperity and to reconnect people to the rivers, wetlands and Port Hills - by:*
 - ensuring recovery activities value, protect and sustainably manage the sources of our water;*



- 6.2 *ensuring ecosystems are healthy and functioning;*
- 6.3 *improving the quality and function of estuaries, waterways and wetlands to support the unique biodiversity that is endemic to Te Waipounamu;*
- 6.4 *providing public access to and opportunities for outdoor recreation, cultural, social and economic activities;*
- 6.5 *enhancing air quality through managing recovery activities that impact on air quality, such as heating, transport, demolition and construction; and*
- 6.6 *storing, sorting and processing waste in an environmentally safe and effective manner, including minimising and recycling construction and demolition wastes³.*

2.3 RESOURCE MANAGEMENT ISSUES

RESOURCE MANAGEMENT ISSUE 1 – Provision of a network of open spaces and recreation facilities

Open space provides a backbone for the community in terms of maintaining the amenity of urban areas and providing for active and passive recreation. The values that open spaces provide are inherent in their ability to provide a sense of openness that balances the areas of development. These spaces provide greenness associated with the Garden City image and enhance the amenity of urban areas for the community and visitors. They also support health and wellbeing of the community in a range of ways, including through provision of access to nature, sports and fitness facilities, and recreational opportunities. Maintaining and enhancing natural open spaces, including water bodies and their margins, plays an important role in the protection of natural character, biodiversity, ecosystems and significant landscapes while providing opportunities for appropriate public access and recreation.

Different types of open space are needed to cater for a range of roles, functions and activities. Accessibility to the network is a key issue, in terms of distribution and/or any network deficiencies. While open space land acquisition is addressed in the residential and subdivision chapters, the proposed Open Space zones and their distribution pattern respond to the need for a variety of open space roles and functions. **Map 1 and Map 2** below, titled “Proposed Network of Open Space”, show the distribution of the Open Space zones in the City and on Banks Peninsula, including the newly acquired open space proposed to be rezoned in accordance with their function.

The earthquake recovery presents an opportunity to shape the delivery of sport and recreation facilities to fit with the new shape of urban settlement in Greater Christchurch. “A *network of well-located hubs is proposed to underpin leading edge provision of Spaces and Places, growth in participation and the pursuit of excellence. These hubs build in greater flexibility and agility to accommodate changes in participation patterns over the life of the facilities.*” (Spaces, Place and People Plan for Sport and Recreation in Greater Christchurch, updated 2013).

In order to increase the capacity of open space and recreation facilities there is a need to promote compatible mixed or multi-functional use of land, buildings and facilities. Maximising utilisation of metropolitan facilities and large urban parks is a key issue in post-earthquake Christchurch. There is a growing demand for a variety of facilities within parks which enable co-location of different compatible uses and sharing of facilities, including community facilities. The

³ Ecan, Natural Environment Recovery Programme, Section 17.



use of community parks for initiatives such as community gardens or markets, public artwork displays and community events may also be appropriate.

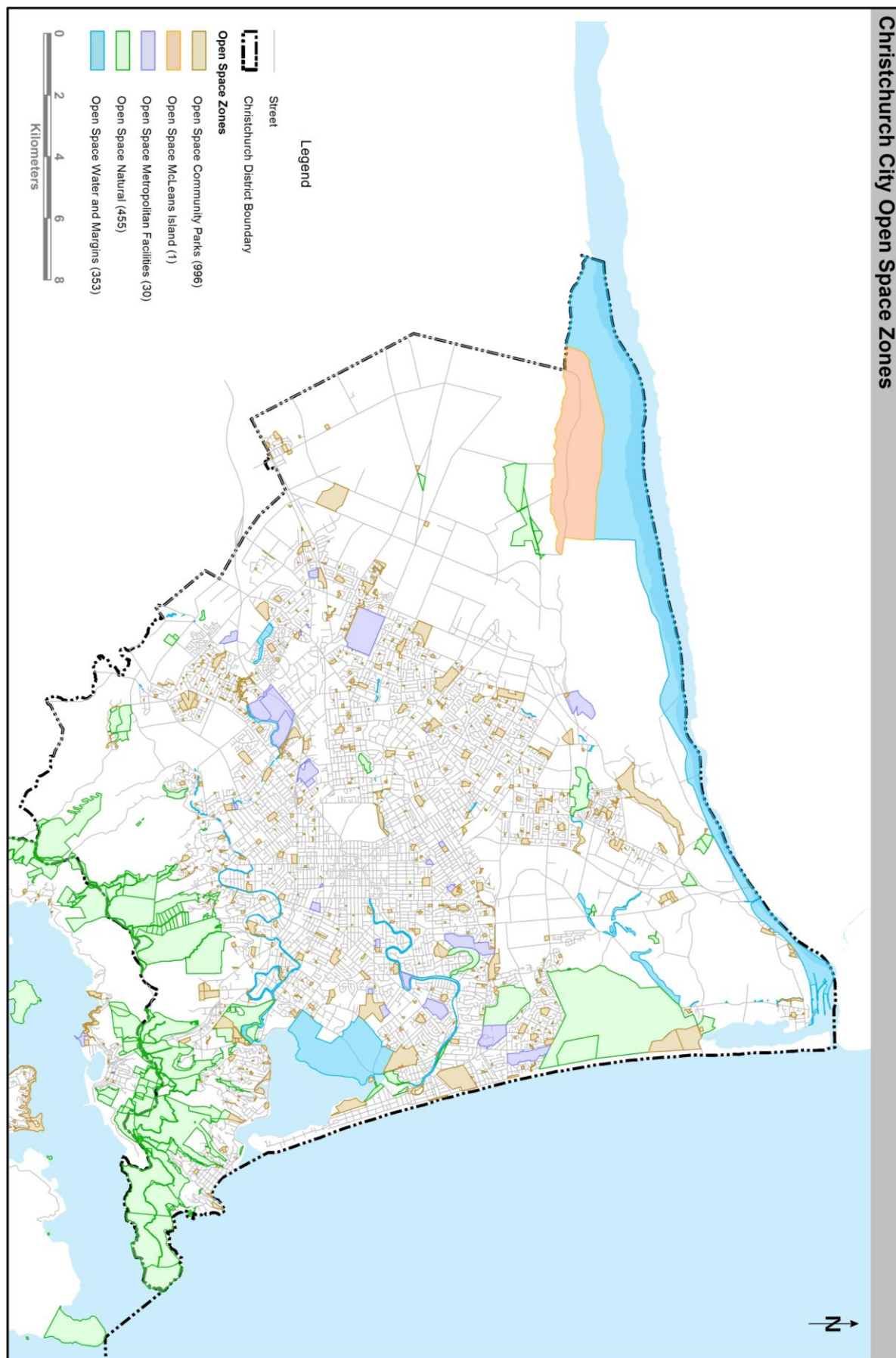
The Open Space McLeans Island Zone is in an area of considerable amenity and conservation values and which has the potential to be inundated by the Waimakariri River in an extreme flood event. Flooding issues within the area need to be managed to prevent exacerbation of flooding effects on the surrounding areas.

The zone contains a range of open space and recreation facilities that are currently provided for in the City Plan. Many of these have the potential for future development and expansion. The continued operation of these activities is specifically provided for in the proposed zone through rules that are broadly consistent with the current framework, including the ability to expand within a defined set of standards.

The continued provision and future development of these existing facilities is integral to the earthquake recovery of Christchurch and the revitalisation of communities. The zone therefore seeks to, as a minimum, maintain the existing provisions relating to these activities and where appropriate provide opportunities for them to be developed further.

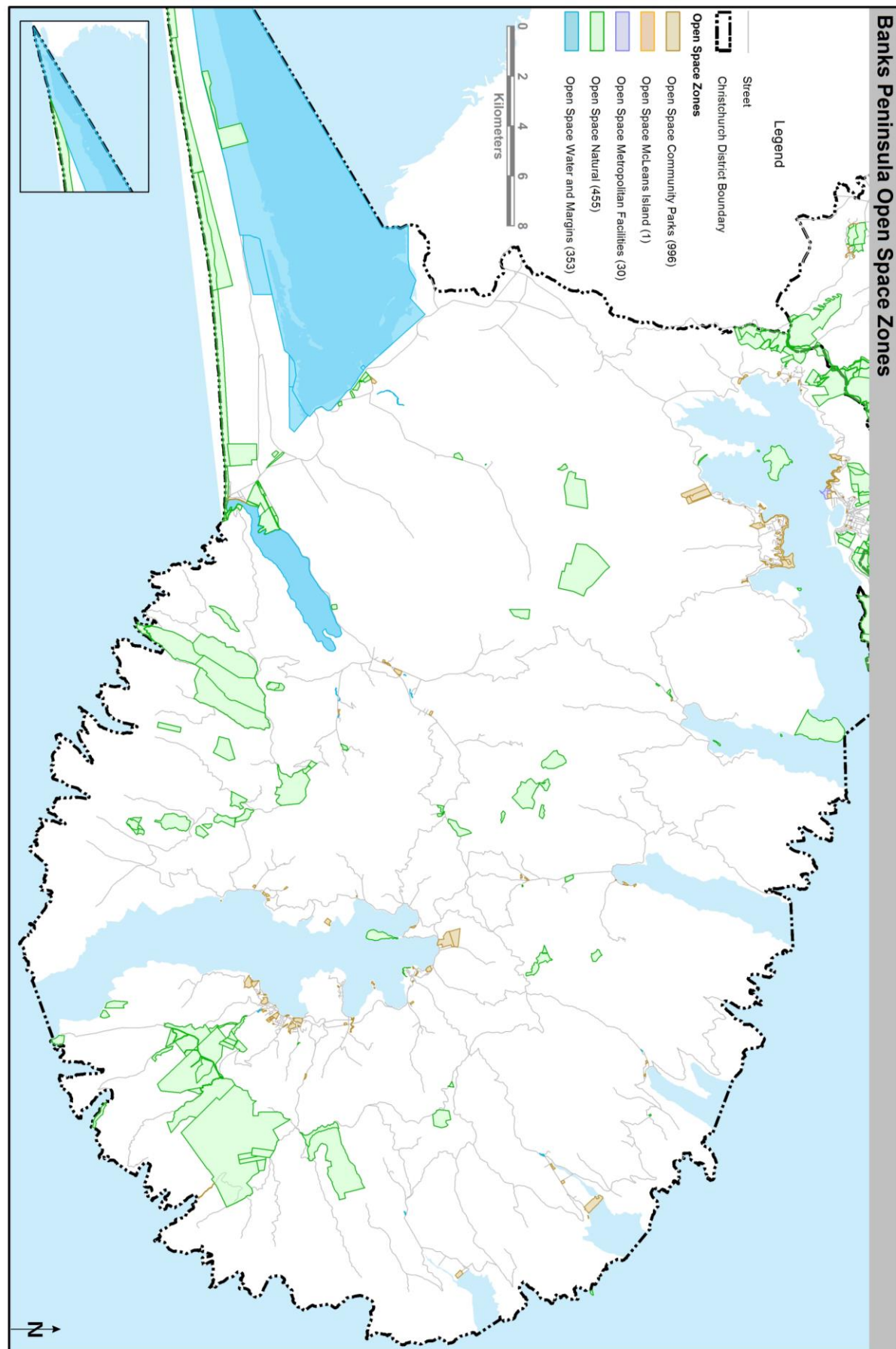


Map 1: Proposed Network of Open Space – Christchurch





Map 2: Proposed Network of Open Space – Banks Peninsula



RESOURCE MANAGEMENT ISSUE 2 – Protection of natural open space, water bodies and their margins

The district's open spaces owned by the Council, Regional Council, Department of Conservation, the Crown and Iwi encompass extensive natural, ecological, scenic and outdoor recreation areas. While the primary focus is on conservation and protection of areas of significant biodiversity, landscape, cultural and historic values, they also enable people to experience the natural open space environment. Recreation, tourism and rural activities need to be managed to ensure they are compatible and do not adversely impact on the values sought to be protected.

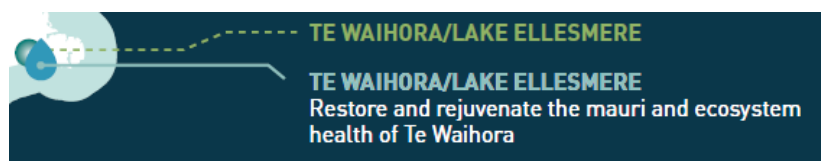
The Resource Management Act 1991 (RMA) recognises the special values of the coast, lakes and rivers. The interconnected network of rivers, streams, lakes and wetlands plays an important role in shaping the district. These spaces are highly valued for their ecological function and amenity, but also play an important role as a recreational resource. These areas are vulnerable to change both within them and from activities and land uses occurring in surrounding areas therefore appropriate management may be needed to mitigate adverse effects of such activities. While some controls will be needed within the open space provisions, e.g. type and scale of development, those which apply across all zones are more appropriately placed within the General Rules and Procedures or Subdivisions chapters e.g. water body setbacks or filling and excavation controls.

Some controls are imposed through the Regional Policy Statement, e.g. with regard to farming in the vicinity of Te Waihora/Lake Ellesmere, therefore any duplicate district plan provisions should be deleted to avoid unnecessary consenting.

"We all have a role in improving our water quality. What we do on land affects our water. All water in a catchment is connected. This means nutrients in groundwater have the potential to enter surface water and vice versa."⁴

The special relationship of iwi to water and the natural environment as well as the importance of access to these areas for mahinga kai is recognised.

Degradation of our lakes, for example Te Waihora (Lake Ellesmere), can lead to the need for restoration programmes. The regular opening of Lake Ellesmere and Forsyth to the sea, for example, is one of the methods of maintaining appropriate water levels and health. Approval from the Canterbury Regional Council and Selwyn District Council may also be required.



Source: MfE, Delivering Freshwater reform: an overview (2014).

RESOURCE MANAGEMENT ISSUE 3 – Potential loss of character, quality, amenity and poor safety

Activities, buildings and structures within open spaces have the potential to be incompatible with the role and anticipated use of the open space. Facilities designed to support active

⁴ MfE, Delivering Freshwater reform: an overview (2014).



recreation and sports vary in scale and the designs may range from open sports fields to large buildings, from playgrounds to stadia. It is important to maintain the predominance of open space in the parks unless the sites are specifically zoned and dedicated to the provision of sports fields, sports and/or community facilities and more intensive development. The zones and related provisions need to be able to direct such development to appropriate sites while ensuring that they are well distributed throughout all areas.

More intense activities have the potential to impact on the amenity of neighbours and surrounding areas. Clear direction as to where more intensive activities are expected to locate is required to address this issue and manage expectations.

Ensuring a safe physical environment is an important aspect of designing open spaces and ensuring they are utilised by the communities which they are designed to service. Insufficient lighting in public areas, lack of clear sightlines and passive surveillance by having open space overlooked can result in public areas being unsafe.

RESOURCE MANAGEMENT ISSUE 4 – land acquired for open space being inappropriately zoned, constraints on the use of heritage buildings within open spaces and the need to simplify and streamline.

Through subdivision process and other mechanisms the Council, over the past few years, has acquired land for open space and recreation purposes. This land currently has a variety of zonings e.g. living / residential and its role in the network of open spaces is not recognised by the District Plans. Updating the zoning of the newly acquired land and reserves needs to be addressed in the DPR to facilitate the intended use without the need for resource consents.

The re-use of heritage buildings within open space can be constrained. There is a need to encourage better use and maintenance of heritage buildings by enabling a wider range of activities within them.

The operative City Plan and Banks Peninsula Plan currently contain 23 open space zones. The number of zones adds to the complexity of the plans. As part of the drive for simplifying and streamlining, it is proposed to migrate seven zones to more appropriate zoning and to reduce the remaining 16 zones to five. Open space zones need to be managed in accordance with their scale and function. Rather than controlling development and uses through creating a separate zone for small community parks, another for larger scale parks, and another for historic parks, it is possible to manage activities within these different parks in accordance with their size and clearly defined function.

There is also a need to make better provision for public amenities and day-to-day park management activities and therefore reduce the consenting requirements.

RESOURCE MANAGEMENT ISSUE 5 – Facilitating earthquake recovery and meeting new open space and recreation needs

Canterbury's sport and recreation landscape has changed significantly as a result of the 2010 and 2011 earthquakes. Sport and recreation are critical to the communities within Greater Christchurch in a number of ways including:

- *Defining Canterbury's identity;*
- *Contributing to social cohesion, social capital, health and community development*



outcomes;

- *Returning an economic value of approximately \$760 million per annum to the Canterbury economy (based on 2008/09 figures);*
- *Employing over 7,000 people (about 2.5% of the workforce) in the region*
- *Rallying the support of 124,000 volunteers annually.* (Spaces, Place and People Plan, 2013).

A key innovation is the development of a network of significant local hubs throughout Greater Christchurch (refer **Diagram 1** below). The network of local hubs is intended to complement the planned Metropolitan Sports Facility in central Christchurch. Each local hub would have a significant land area and be integrated to enable a range of sport and recreation activities to be undertaken on the site (refer **Diagram 2** below).

Enabling multifunctional use of larger sites is necessary to ensure ongoing affordability of sport and recreation facilities in the City.

There is a need to provide for urban growth in the south west and north of the city. While the Nga Puna Wai park in the south west meets the criteria for a sports hub it does not currently have an appropriate zoning to facilitate the planned development.

Diagram 1: Sport Hub concept

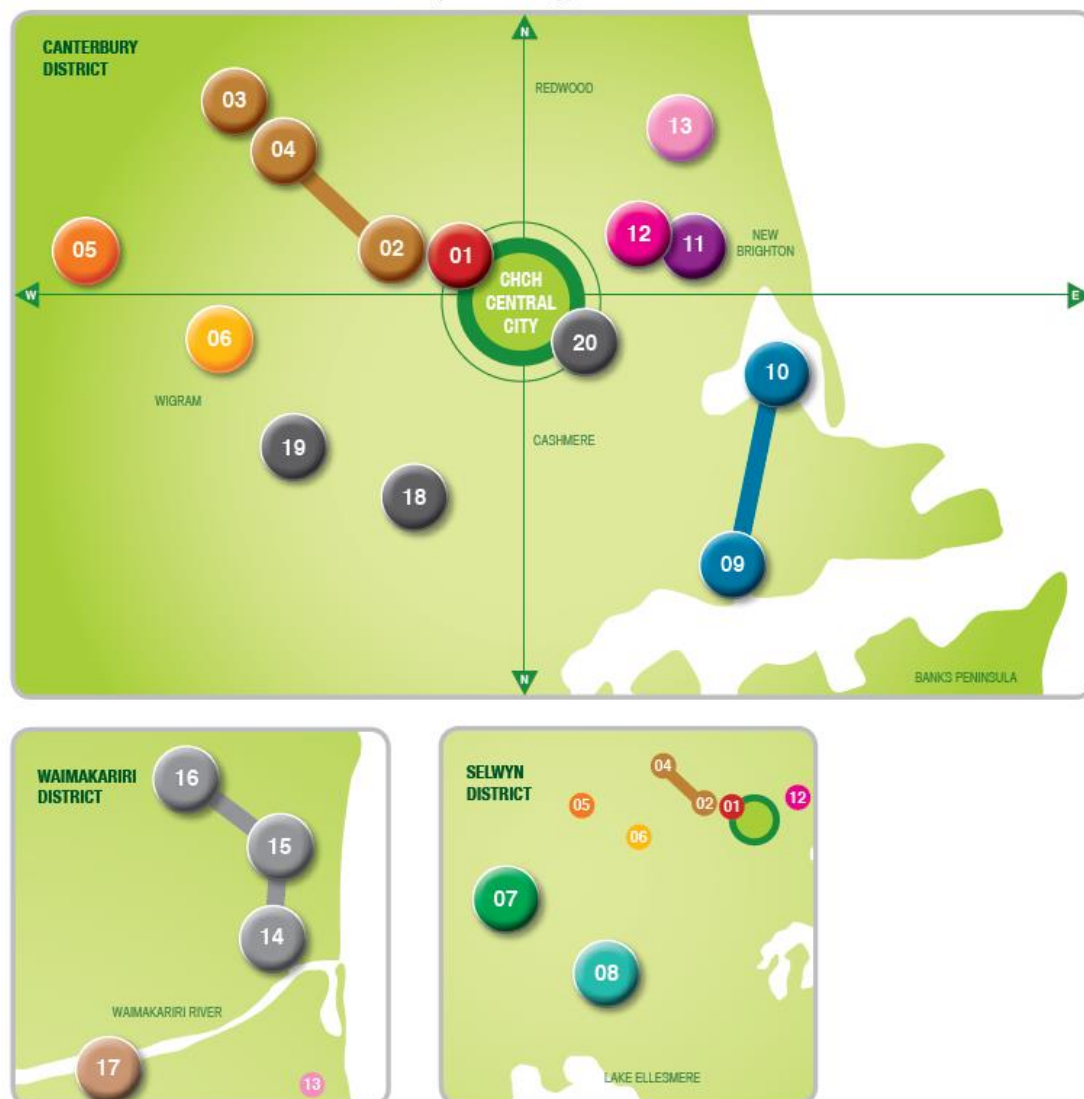


Diagram 2: Proposed Sports Hubs in Greater Christchurch



6.1 6.1.Map 1 – Proposed Precincts and Major Hubs for Sport and Recreation in Greater Christchurch

Sourced from Greater Christchurch Urban Development Strategy



Cont'd

HAGLEY HUB
CRICKET, AQUATICS & INDOOR MULTI-USE
01 Hagley Park

NORTHWEST HUB
HOCKEY & ATHLETICS
02 Canterbury University
03 Nunweek Park
04 Jellie Park

RUAPUNA PARK HUB
MOTOR SPORT
05 Ruapuna Park

WIGRAM HUB
SPORTING AREAS TO BE ADVISED
06 Wigram

18 Pioneer Stadium 20 The proposed Metro Sports Centre 19 Nga Puna Wai Regional Sports Park

ROLLESTON HUB
SPORTING AREAS TO BE ADVISED
07 Rolleston

LINCOLN HUB
SPORTING AREAS TO BE ADVISED
08 Lincoln

LYTTELTON HUB
WATER SPORTS
09 Lyttelton
10 Estuary

CUTHBERTS GREEN HUB
BASKETBALL, BADMINTON, SOFTBALL
11 Cuthberts Green

KERRS REACH HUB
ROWING, PADDLING, BMX, RUNNING
12 Kerrs Reach

NORTHEAST HUB
SPORTING AREAS TO BE ADVISED
13 Community Sport Centre

NORTH HUB
SPORTING AREAS TO BE ADVISED
14 Kaiapoi
15 Woodend
16 Rangiora

MCLEANS ISLAND HUB
EQUESTRIAN, SHOOTING, EVENTS, MTB
17 McLeans Island

CHRISTCHURCH CENTRAL CITY

Source: SRLG, Spaces, Place and People Plan for Sport and Recreation in Greater Christchurch (2013).

3. SCALE AND SIGNIFICANCE EVALUATION

32. The level of detail considered for the evaluation of the proposed District Plan provisions has been determined by an assessment of their scale and significance. The scale and significance assessment considers the environmental, economic, social and cultural effects of the provisions. In making this assessment regard has been had to whether the provisions:
- a. are of city wide or regional significance;
 - b. impede the City's recovery;
 - c. adversely affect people's health and safety ;
 - d. result in a significant change to the character and amenity of local communities;
 - e. have effects on resources that are considered to be a matter of national importance in terms of section 6 of the Act;
 - f. adversely affect those with particular interests including Maori (consideration needs to be given to whether there is certainty of effects based on the availability of information to enable an assessment of benefits and costs);
 - g. limit options for future generations to remedy effects;
 - h. have effects considered implicitly or explicitly by higher order documents;
 - i. include regulations or other interventions that will impose significant costs on individuals or communities.

The level of evaluation that was possible to be undertaken through this Section 32 report has been significantly influenced by the truncated process and the timeframe for the District Plan Review. The Section 32 evaluation will continue to be updated through the consultation process and in particular, in response to recommendations from the Minister for the Canterbury Earthquake Recovery, the Minister for the Environment and submissions from the community and stakeholders.

3.1 OBJECTIVES

33. The objectives contained within this chapter give effect to the provisions contained within higher order policy documents including the Strategic Directions chapter. Those Strategic Directions having particular relevance to the Open Space Chapter are listed in **Appendix 2**. The scale and significance of the Strategic Directions objectives and policies have been assessed under the Section 32 report for the Strategic Directions chapter and further through the hearing process and the decision (Decision 1) issued by the Independent Hearings Panel on 26th February 2015.
34. The Open Space chapter contains three objectives: Objective 1 – Provision of Open Space and Recreation Facilities, Objective 2 – Natural open space, water bodies and their margins and Objective 3 – Character, quality and amenity. These objectives consolidate and build on those relevant provisions from the Strategic Directions chapter by providing more detailed interpretation and direction.
35. The proposed objectives seek to largely maintain the status quo, which is the retention and development of open space and recreation facilities within the Christchurch district while maintaining the character and amenity of their environments.

3.2 POLICIES AND RULES

36. The policies and rules have been evaluated as a package, as together they address the resource management issues. Five policies are proposed, the first defining the range of roles, functions and activities individually in respect of the five zones proposed. The type of use and development anticipated within each zone is described. Policies two to five apply across all zones. These policies provide the framework for achieving the objectives.

The proposed policies and rules largely seek to maintain the status quo, within a slightly more relaxed regulatory framework. That is, a greater range of activities will be provided for as permitted, provided that activity specific standards and built form standards are complied with. While the built form standards control effects of activities involving the construction of a building, the activity specific standards provide controls for activities, such as minor sports activities/facilities for example, which do not require a building but still have the potential to displace an accessible public open space within a small park, under 5,000m² and create unacceptable adverse effects on the neighbours. Given that the provisions take into account the character and function of the open spaces, site sizes, adjoining environment, the effects of the potential uses, this is unlikely to have a significant adverse effects on the integrity of the environment.

4. EVALUATION OF PROPOSED OBJECTIVES

37. Section 32(1)(a) of the RMA requires the Council to evaluate the extent to which the objectives are the most appropriate way to achieve the purpose (section 5) of the Act.

OBJECTIVE <u>MOST APPROPRIATE WAY TO ACHIEVE THE PURPOSE OF THE RMA</u>	
Objective 1	Summary of Evaluation
18.1.1 Objective 1 - Provision of open spaces and recreation facilities a. A network of open spaces and recreation facilities that:	a. The outcome sought through Objective 18.1.1 is a sufficient and diverse network of open spaces and recreation facilities. Attached as Appendix 4 , is a report which provides a detailed overview of the Christchurch district open space and recreation facilities, their benefits and factors that influence



<ul style="list-style-type: none"> i. provides a diversity in the type and size of open spaces and recreational facilities to meet the current and future recreational, cultural, health and wellbeing needs of the community; ii. contributes to the earthquake recovery of Christchurch and revitalised communities where people enjoy a high quality urban environment and enhanced opportunities for recreation; iii. is accessible and distributed to meet the demands generated by population growth, urban intensification and areas of identified deficiency; iv. provides users with a pleasant and safe environment; v. enables temporary and multifunctional uses; vi. maintains and enhances amenity values, connectivity and public access, where appropriate; and vii. recognises and provides for Ngai Tāhu's historic and contemporary relationship with the Christchurch District land and water resources, and reflects their cultural values. 	<ul style="list-style-type: none"> the ongoing provision and maintenance of such assets, including the district planning framework. b. The LURP provides strategic direction on earthquake recovery, including provision of 'green infrastructure'. This is further reflected in the objectives of the Natural Environment Recovery Programme and is encouraged. c. Out of centre commercial activities and the use of open space for activities that do not support recreation or displace open space are excluded. These do not have the benefits of recreation activities and have the potential to conflict with the DPR commercial objectives and policies. d. Accessibility of open space is a key issue. There are multiple drivers including population growth, urban intensification e.g. brownfield redevelopment and some areas that may be deficient in open space or recreation facilities. Providing flexibility in the management of open space is crucial to fulfilling the community's needs. An example could be providing for minor sports facilities on community parks over 10,000m². e. Good urban design is essential to providing users with a pleasant and safe urban environment. f. Multifunctional use can achieve social benefits and more economically efficient form of consolidating services and facilities, for example – Pioneer Stadium with the indoor aquatic centre, indoor sports stadium, physiotherapists, ancillary administrative offices, café, car parking and public amenities. These built facilities also service the adjoining outdoor sports fields, playground and the riverside park, and create a community hub. g. The special relationship of Ngai Tāhu and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga is also provided for through the open space network.
<p>18.1.2 Objective 2 – Natural open space, water bodies and their margins</p> <ul style="list-style-type: none"> a. Conservation and enhancement of the inherent qualities of natural open spaces and water bodies and their margins where: <ul style="list-style-type: none"> i. the natural character, biodiversity, health and life supporting capacity of water bodies and their margins are 	<ul style="list-style-type: none"> a. This objective is closely aligned to Chapter 9 Natural and Cultural Heritage. Many of the sites owned by Council have been purchased or acquired in order to preserve their natural character and values. b. In addition to preserving the special values, these open spaces enable people to experience the natural environment and provide for recreation where this is compatible.



<p>maintained and enhanced;</p> <ul style="list-style-type: none"> ii. people are enabled to experience natural open spaces through a range of compatible recreation activities; and iii. accessibility of natural open spaces and water bodies for the enjoyment of their amenity, recreational, cultural and mahinga kai values is maintained and enhanced, where appropriate. 	<ul style="list-style-type: none"> c. Section 6 of the RMA directs that public access should be maintained and enhanced to and along the coast, lakes and rivers. Section 6 also outlines matters of national importance which need to be recognised and provided for, including preservation of the natural character and protection of outstanding natural features from inappropriate subdivision use and development. The “where appropriate” in the objective provides for an assessment in the case of more sensitive environments where public access may be in conflict with other section 6 matters. d. Lakes and rivers are particularly important to Ngai Tāhu and are highly valued as a source of mahinga kai. The objective seeks to maintain and enhance these values.
<p>18.1.3 Objective 3 – Character, quality and amenity</p> <ul style="list-style-type: none"> a. Activities, buildings and structures within open spaces are of scale, form and design which: <ul style="list-style-type: none"> i. maintains the predominance of open space except for sites specifically dedicated to a more intense built development of recreation, sports or community facilities; ii. is compatible with the role and anticipated use of the open space, acknowledging that metropolitan facilities sites may contain large scale built development; iii. is integrated and consistent with the character of the surrounding area; iv. minimises adverse effects on the adjoining land uses and the surrounding environment’s ecological, landscape, natural and amenity values; v. supports the Garden City character of urban Christchurch and the heritage and natural setting of the Banks Peninsula townships and settlements; and vi. recognises and provides for cultural heritage and the culture, traditions and relationship of Maori with their 	<ul style="list-style-type: none"> a. There is a spectrum in the intensity of use of open space – from natural with little human modification to large scale built development associated with metropolitan facilities. This objective reflects the need to provide for a range of roles and functions. b. The scale and character of development within open space will be largely determined by the size of the park and the zoning of the surrounding areas, for example the residential zone surrounding Jellie Park vs industrial areas surrounding Jade Stadium. In residential areas, the larger the park the more open space is retained for general recreation and amenity, and the easier it is to mitigate any adverse effects of the activities/facilities within the park. c. The objective is consistent with Part II s5(2)(c) which refers to avoiding, remedying, or mitigating any adverse effects of activities on the environment. A high quality urban environment contributes to the overall amenity and quality of the environment. d. The objective acknowledges that the character outcomes sought in the City versus Banks Peninsula differ and is an important aspect of merging the two geographic areas. e. The special relationship of Ngai Tāhu and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga is recognised as an important consideration in the open space provision.

ancestral lands, water, sites, waahi tapu and other taonga.	
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5. EVALUATION OF PROPOSED POLICIES, RULES AND METHODS

38. Section 32 (1)(b) requires an evaluation of whether the provisions are the most appropriate way to achieve the objectives by identifying other reasonable practicable options, assessing the efficiency and effectiveness of the provisions in achieving the objectives, and summarising the reasons for deciding on the provisions.
39. The assessment must identify and assess the benefits and costs of environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions, including opportunities for economic growth and employment. The assessment must, if practicable, quantify the benefits and costs and assess the risk of acting or not acting if there is uncertain or insufficient information available about the subject matter.
40. A quantitative economic cost benefit analysis was not considered necessary, given the statutory and higher order policy directives to manage the adverse effects of activities.

5.1 SUMMARY OF POLICY OPTIONS

41. Based on the analysis of the resource management issues set out in section 2.3 above, the following policy options have been considered:

Option 1: Maintain the status quo i.e. retain Christchurch City Plan (CP) and Banks Peninsula District Plan (BPDP) provisions. Under this option:

- a. Deficiencies with the existing plan provisions, as identified in the section 35 report “Evaluating the effectiveness and efficiency of the Christchurch City Plan (2011)”, would not be addressed.
- b. Significant time has lapsed since the City and Banks Peninsula Plans were made operative and they do not reflect current strategies, plans and policies. For example, the use of development contributions instead of financial contributions has made a number of CP provisions redundant.
- c. The provisions do not reflect amendments to the CRPS and earthquake recovery plans, including LURP and sport plans (such as Place and Spaces and draft Metropolitan Facilities Plans) promoting hubs.
- d. The format of CP and BPDP is “effects based” while the proposed Replacement Christchurch District Plan has moved toward “activities based” provisions.
- e. Land that has been acquired for open space and recreation facilities purposes is not zoned appropriately and there is uncertainty around the extent of the water and margins which are not mapped in the CP.

Option 2: Adopt a more permissive approach to activities within the open space zones with minimal regulation, greater reliance on reserve management plans and non-regulatory methods. Under this option:

- a. While it would result in reduced resource consent and compliance costs, it would not give effect to the statutory responsibilities under the RMA or relevant strategies, plans and policies.



- b. Reserve management plans do not exist for private open space and have only been prepared for a relatively small portion of Council parks and reserves. Some of the plans are out of date, particularly as a result of the earthquakes. While Reserve Management Plan preparation is subject to public submission process, there are no appeal rights. The Reserves Act does not have the same focus on mitigating adverse effects of activities on the surrounding sensitive environment, such as residential neighbourhood, as the RMA does, therefore mitigation of these would need to rely more on complaints process. For these reasons it is considered that relying on Reserve Management Plans does not currently offer an adequate alternative to the District Plan.
- c. There would be potential for displacement of open space and recreation facilities and for adverse effects on the neighbours and the surrounding environment.

Option 3 (preferred option): Create a policy framework that provides for a network of open spaces and recreation facilities and consolidation of zones and rules. Under this option:

- a. The City and Banks Peninsula Plans provisions are consolidated, in particular the number of zones is reduced from 23 to 5 (with 7 migrating to other chapters).
- b. Existing provisions that have been demonstrated through monitoring to be efficient and effective are retained.
- c. Efficiency is improved and resource consent triggers reduced, for example, through better provision for public amenities, park management activities and heritage building uses.
- d. Earthquake recovery issues, emergency services and temporary activities are addressed and better provisions are made for sport/recreation hubs and multi-functional use of facilities.
- e. The land acquired for open space and recreation is zoned appropriately and the extent of water and margins zone is identified on the planning maps.

5.2 PROVISIONS (POLICY) MOST APPROPRIATE WAY TO ACHIEVE THE OBJECTIVES

Policies	General Policy Direction Adopted
<p>18.1.4 POLICY 1 – THE ROLE OF OPEN SPACE AND RECREATION FACILITIES</p> <p>a. Provide a network of public and private open spaces and recreation facilities that cater for a range of roles, functions and activities as follows:</p> <ul style="list-style-type: none"> i. Open Space – Community Parks Zone ii. Open Space – Metropolitan Facilities Zone iii. Open Space - McLeans Island Zone iv. Open Space - Natural Zone v. Open Space - Water and Margins Zone <p style="text-align: center;">(quoted in full in sections 5.3 to 5.7 below)</p> <p>b. Avoid activities that do not have a practical or functional need to be located within open space and/or recreation facilities.</p> <p>c. Provide for the redevelopment of privately owned open spaces no longer required for recreational activities in accordance with the rules of the zone most compatible with the surrounding environment.</p> <p>18.1.5 POLICY 2 - MULTIFUNCTIONAL USE, ACCESSIBILITY AND RECOVERY</p> <p>a. Increase the capacity of the open space and recreation facilities by promoting compatible mixed or multi-functional use of land, buildings and facilities through adaptable designs.</p> <p>b. Maximise utilisation of metropolitan facilities and large urban parks.</p> <p>c. Provide for temporary activities and facilities, where appropriate, to revitalise and connect communities, and promote recovery.</p> <p>d. Maintain and enhance accessibility of open spaces to communities by provision of appropriately located entrances, public access ways, frontages on public roads, waterways, and wherever practicable connectivity with the wider network.</p>	<p>a. Option 3 above is the preferred general policy direction. Analysis in respect of the Community Parks, Metropolitan Facilities, McLeans Island, Natural and Water and Margins zones is included in sections 5.3, 5.4, 5.5, 5.6 and 5.7 below.</p> <p>b. The general policy direction from the Regional Policy Statement, Land Use Recovery Plan and other Replacement Christchurch District Plan chapters is to provide for the revitalisation of communities and in doing so, provide opportunities for access to open space and recreation facilities within and adjoining urban areas. Continuing to provide for recreation and open space facilities within the existing urban areas will assist in the revitalisation of the wider Christchurch community.</p> <p>c. Having regard to the strategic policy direction, the recommended policy approach is to provide for the continued development of existing activities, recovery and temporary activities while ensuring that the open space areas do not become overdeveloped, and to provide sufficient amenity and facilities in the areas of urban growth and/or intensification.</p>



<p>18.1.6 POLICY 3 - SAFETY</p> <p>a. Open space and recreation facilities shall be designed and developed to ensure a safe physical environment by:</p> <ul style="list-style-type: none"> i. designing spaces to deter crime and encourage a sense of safety, and reflecting the principles of Crime Prevention through Environmental Design (CPTED), ii. providing clear sightlines and sufficient lighting to enhance visibility of public areas, iii. achieving passive surveillance by having open space that is overlooked. <p>18.1.7 POLICY 4 - WATER BODIES AND THEIR MARGINS</p> <p>a. Maintain and enhance the natural character, biodiversity, health and life supporting capacity of water bodies and their margins by:</p> <ul style="list-style-type: none"> i. limiting development and activities in the vicinity of water bodies to those activities which have a practical and functional need to be located within these areas, ii. planting and rehabilitation of water bodies and their margins. <p>b. Retain and enhance recreation opportunities and public access, where appropriate, to and along water bodies through provision of esplanade reserves or strips, or creation of adjacent open space parks.</p> <p>c. Recognise the cultural significance of water resources to Ngāi Tahu and ensure they are managed to maintain and enhance mahinga kai and Ngāi Tahu whānui access to these resources.</p> <p>18.1.8 POLICY 5 - ENVIRONMENTAL EFFECTS</p> <p>a. Ensure activities and the scale, layout, and design of open space and/or the facilities within them is appropriate to the locality and context, and adverse effects on the amenity values of neighbours and wider community are mitigated, including through:</p> <ul style="list-style-type: none"> i. provision of sufficient separation distances and limiting height of buildings; 	
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<ul style="list-style-type: none"> ii. limiting the floor area and site coverage; iii. landscaping and screening requirements; iv. mitigating adverse noise, glare, dust and traffic effects which may in some cases require a buffer area; v. restricting the types, duration, hours of operation and frequency of activities; vi. minimising disturbance of natural landforms and significant or indigenous vegetation in natural environments; vii. requiring building setbacks from the banks of water bodies; viii. controlling the volume and depth of filling and excavation within the water body setbacks, and removal of vegetation. b. Ensure the scale, layout, and design of facilities, buildings and structures is consistent with the role and function of the open space, its anticipated level of spaciousness and character. c. Minimise potential impacts of development within the Open Space zones on the Christchurch International Airport operations by: <ul style="list-style-type: none"> i. avoiding development which could give rise to reverse sensitivity effects; ii. avoiding the risk of birdstrike through the creation of new water bodies, including for stormwater management purposes. 	
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5.3 PROVISIONS (POLICY, RULE, METHOD) MOST APPROPRIATE WAY TO ACHIEVE THE OBJECTIVES

Open Space Community Parks Zone, including:

Part of Ferrymead (refer Section 32 report attached as **Appendix 6**).

Provision(s) most appropriate	Effectiveness and Efficiency
<p>1. Policies</p> <p>As quoted in 5.2 above and Policy 18.1.4 – Policy 1 – The role of open space and recreation facilities.</p> <ul style="list-style-type: none"> i. Open Space – Community Parks Zone – enables formal and informal recreation activities, while complementing and enhancing neighbourhood amenity values, including: <ul style="list-style-type: none"> A. Smaller public spaces with landscaping and seating located and designed to promote interaction within the local community; B. Accessible neighbourhood parks with a predominance of open space and relatively flat topography capable of accommodating tree planting, landscaping, small scale public amenities, playground equipment and informal playing fields; C. Larger parks accommodating minor sports facilities, public amenities, landscaping, large trees and potential capacity for multifunctional use; and D. Heritage and urban parks having important scenic, botanical, educational, heritage, and recreational values and providing for entertainment. <p>2. Methods</p> <ul style="list-style-type: none"> a. Zoning <p>Combine the following existing zones into a new Community Parks zone:</p> <ul style="list-style-type: none"> i. Open Space 1 ii. Open Space 2 iii. Conservation 2 iv. Recreational Reserves Zone (Banks Peninsula) 	<p>1. Benefits</p> <ul style="list-style-type: none"> a. An overview of Christchurch open space and recreation benefits is provided in Appendix 4. <p>Community Parks Zone contains a range of park types - small public spaces, neighbour parks, larger parks accommodating minor sports facilities and heritage and urban parks. Accordingly, the size of the parks ranges from small to large (>10,000m²). Larger sites are identified as having capacity to accommodate minor sports facilities and multifunctional use with potential adverse effects internalised.</p> <ul style="list-style-type: none"> b. Accessible neighbourhood parks offer a variety of recreation, landscape, amenity, social, and community opportunities. The majority of residents have a community park of at least 2500m² located within easy walking distance of their homes - usually within 400m. They are generally small in size (up to 4 hectares) with a desirable minimum size of 3000m². They may contain a range of facilities such as playgrounds, exercise equipment, ball courts or informal sports areas or simply provide pedestrian linkages between adjacent areas and areas for tree planting. Some of the sites may be suitable for community gardens. c. Larger parks accommodating minor sports facilities are distributed across the urban areas and some rural areas of Banks Peninsula. There are initiatives to encourage sports groups to concentrate facilities in centralised 'sports hubs'. This increases built facility efficiency and makes better use of the sports field areas. These park may also be able to accommodate community gardens. d. Whilst sports parks are primarily intended to provide for organised recreation activities requiring large areas of space they are also multipurpose recreation areas and often contain playgrounds, hard surfaced recreation areas, car parks, public amenity buildings, community facilities, amenity features and enclosed recreation areas, for example

<p>v. Cultural 1 - Canterbury Museum Site</p> <p>b. Reserves Act</p> <p>The Council currently has the Reserve Management Plans that apply to community parks:</p> <ul style="list-style-type: none"> i. Stanley Park Reserves Management Plan, 2013 ii. Garden of Tāne Scenic Reserve Management Plan, June 2010 iii. Stoddart Point Reserve and Coastal Cliff Reserves Network Diamond Harbour / Te Waipapa Management Plan 2013 iv. Burnside Park Management plan 2010 v. South Brighton Reserves Management Plan, 2014 vi. Christchurch Botanic Gardens Management Plan, 2007. <p>c. Non-regulatory methods, including:</p> <ul style="list-style-type: none"> vii. Open Space Strategy viii. Environmental education programmes ix. Interpretation centres, for example Botanic Gardens and Travis Wetland. <p>d. Bylaws under the Local Government Act, including:</p> <ul style="list-style-type: none"> i. Parks and Reserves Bylaw (2008) – note currently under review, revised version anticipated April 2015. ii. Public Places Bylaw (2008) 	<p>bowling greens.</p> <p>e. Garden and heritage parks and associated services benefit the whole community and visitors to Christchurch and are provided for on a district-wide basis. The parks are not evenly distributed across the urban area as neighbourhood parks are but are situated near the older areas, for example around old homesteads and established gardens or in the central city.</p> <p>Garden and heritage parks have a positive effect on the environment, human health, biodiversity, recreation, heritage and culture. They also contribute to tourism and to enabling economic wellbeing. For example, the Christchurch Botanic Gardens is one of the highest visited destinations in the City with in excess of 1.2 million visits per year. The larger parks may also be suitable for hosting temporary and community events.</p> <p>g. Heritage buildings are especially valued for their cultural contribution to the quality and amenity of the City. Parks such as Mona Vale, Riccarton Bush and House, Risingholme, Avebury, Abberley and Woodham make an important contribution to Christchurch's identity and heritage.</p> <p>h. Other benefits include protection of endangered plant species, an example being the collections in the Botanic Gardens. Environmental education programmes, promotion and displays are also an important part of their function. These are facilitated through information or visitor centres with the recently constructed Botanic Gardens information centre being an example.</p> <p>i. Urban parks such as Hagley Park, also provide venues for entertainment and annual events, for example Christmas in the Park. These are popular events with social benefits.</p> <p>j. While emergency services generally locate outside of open spaces, provision is made for these should the need arise.</p> <p>k. Part of the current Special Purpose (Ferrymead) Zone has been rezoned to Open Space Community Park Zone. It accommodates informal playing fields and the</p>
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	<p>Ferrymead Heritage Park (open air museum and historic railway operations). The activities within the Heritage Park have been provided for as a Scheduled Activity in Chapter 6, General Rule and Procedures. The section 32 report attached as Appendix 6 provides detailed analysis of the effectiveness and efficiency of the proposed provisions.</p> <p>2. Costs</p> <ul style="list-style-type: none"> a. Potential duplication and/or inconsistency with Reserve Management Plans. b. Buildings have the potential to displace green space. c. Sports facilities have the potential to adversely impact on neighbours and surrounding areas due to lack of separation and space to internalise nuisance effects. d. Without management entertainment in parks can generate noise and traffic effects that are incompatible with their other values and primary use. <p>3. Efficiency and Effectiveness</p> <ul style="list-style-type: none"> a. Provides a framework to manage development in community parks. b. The land is primarily in Council ownership and the provisions will work in tandem with Council's Open Space Strategy, RMP, bylaws and other management tools available to Council. c. Bylaws are the most appropriate and effective method for managing people, nuisance, access and trading in public places.
<p>3. Rules</p> <p>Refer attached Chapter 18</p> <p>18.2 Open Space Community Parks Zone</p> <p>18.2.1 How to use the rules</p> <p>Note – refer Chapter 2 for definitions</p> <p>18.2.2 Activity Status Tables</p> <p>18.2.2.1 Permitted activities</p>	<p>1. Benefits:</p> <ul style="list-style-type: none"> a. The permitted activity rules provide for day to day park management and public amenities which are an essential part of the amenity benefits of community parks. b. Open space and recreation facilities protected from displacement, particularly on smaller sites. c. Car parking areas on neighbourhood parks less than 5,000m² are discouraged to maximise green space, an important role of smaller local



<p>18.2.2.3 Restricted discretionary activities</p> <p>18.2.2.4 Discretionary Activities</p> <p>18.2.2.5 Non Complying Activities</p> <p>Note - No controlled or prohibited activities.</p> <p>18.2.3 Built Form Standards</p> <p>18.7 Matters of Discretion</p>	<p>and neighbourhood parks. A similar rule existed in CP and in the rollover analysis it was determined to increase the threshold for the size of park to reduce resource consenting.</p> <p>d. Provision for listed existing camping grounds have been incorporated into the Community Park Zone in reflection of the current CP rule. Camping grounds attract tourism role and enable people to experience the outdoors.</p> <p>e. The rules provide for a wider range of activities to establish in heritage buildings within community parks. This list is more enabling than Chapter 9, due to the public ownership and the need to enable the most economic use to support the upkeep of the buildings.</p> <p>2. Costs:</p> <p>a. Compliance and potential resource consent costs.</p> <p>b. Potential duplication and/or inconsistency with Reserve Management Plans.</p> <p>3. Efficiency and Effectiveness:</p> <p>a. Rules trigger an assessment of potential effects with the exercise of discretion limited where appropriate and non-notification clause incorporated where the effects are internalised. The limiting of discretion and non-notification clause will make the process for these applications more streamlined and efficient.</p> <p>b. Co-location is a key strategy for provision of sporting and recreation facilities particularly where there is a common need for a service or function (for example reception or office) and where there is the potential for sharing of facilities (for example fitness and high performance centres, changing rooms and other amenities, meeting and social spaces), parking and human resources. Co-location can achieve more social benefits, be more economically efficient through consolidation of services and facilities. An example could be co-located swimming pools, indoor sports centres and health / fitness centres. (Refer Spaces & Places).</p> <p>c. A key innovation is the development of a network of significant local hubs throughout</p>
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	<p>Greater Christchurch. The network of local hubs is intended to complement the planned Metropolitan Sports Facility in central Christchurch. Each local hub would have a significant land area and usually a single integrated facility to enable a range of sport and recreation activities to be undertaken at the site. (Refer Spaces & Places).</p> <p>d. The rules seek to protect green space and recreation opportunities from displacement by activities that do not support open space and recreation. Thresholds have been set for ancillary activities in terms of site size, floor areas and the maximum percentage of all buildings on the site they are permitted to occupy. Above these thresholds an assessment is triggered – this will ensure the long term effectiveness and efficiency of the network of open spaces and recreation facilities.</p> <p>e. A built form standard is proposed setting a maximum size of a single building, site coverage and the area of impervious surfaces. The table attached as Appendix 5 contains detailed analysis of the efficiency and effectiveness of this rule.</p> <p>f. The rules are considered to have high efficiency as the benefits outweigh the costs.</p>
5.4 PROVISIONS (POLICY, RULE, METHOD) <u>MOST APPROPRIATE WAY TO ACHIEVE THE OBJECTIVES</u>	
<p>Open Space Metropolitan Facilities Zone including</p> <p>Open Space Metropolitan Facilities Zone – Canterbury Agricultural Park (Agribusiness Centre); and</p> <p>Metropolitan Facilities Zone – Christchurch Stadium – Temporary Zone</p>	
Provision(s) most appropriate	
<p>1. Policies</p> <p>As quoted in 5.2 above and Policy 18.1.4 – Policy 1 – The role of open space and recreation facilities.</p> <p>i. Open Space – Metropolitan Facilities Zone - accommodates public and private major sports facilities, larger recreation facilities, and motorised sports facilities on sites that provide:</p> <p>A. Sufficient land area to accommodate large scale buildings, structures, car parking and, where necessary, buffer</p>	<p>1. Benefits:</p> <p>a. The zone recognises the role of both private and publicly owned metropolitan facilities.</p> <p>b. Providing for major sports facilities on specific sites protects other green spaces. Effects of large scale buildings can be internalised within sites.</p> <p>c. Sport and recreation plays a substantial and vital role in reshaping Christchurch into an integrated, sustainable and vibrant district. It is widely recognised that sport and recreation contribute significantly to community well-</p>

<p>areas to minimise reverse sensitivity;</p> <p>B. Capacity for multifunctional use and provision for co-location of complementary or compatible activities, including community and ancillary commercial activities;</p> <p>C. Capacity to host city, regional, national and international events providing entertainment to residents and visitors, including Agribusiness activities associated with the A&P Show and Canterbury Sale Yards; and</p> <p>D. Revitalisation of Christchurch post-earthquakes.</p> <p>b. Methods</p> <p>a. District Plan and Zoning</p> <p>Combine the following existing zones into a new Metropolitan Facilities Zone:</p> <ul style="list-style-type: none"> i. Open Space 3 ii. Open Space 3CS iii. Open Space 3B iv. Open Space 3C v. Boat Harbour (Banks Peninsula) <p>b. Reserves Act and Reserve Management Plans</p> <p>This method is not applicable to privately owned metropolitan facilities.</p> <p>The Council currently has the following Reserve Management Plans that apply to metropolitan facilities:</p> <ul style="list-style-type: none"> i. Nga Puna Wai and Canterbury Agricultural Park Management Plan (2010). ii. Jellie Park Management Plan 2010 <p>c. Non-regulatory methods, including:</p> <ul style="list-style-type: none"> i. Open Space Strategy ii. Environmental education programmes 	<p>being. (Refer Spaces and Places report).</p> <p>d. Co-location of activities and services as well as multifunctional use of facilities provides for economic efficiency.</p> <p>d. Christchurch Stadium retained as a temporary zone and use (created by CERA under section 27 of CER Act). It is proposed to extend the expiry date to 2027 (a further 10 years). The lease agreement to the Stadium Trust has been extended by 5 years. Construction of a new permanent stadium has been delayed and rebuild is progressing slower than expected. The days and hours of operation for night time events has been extended till 11pm Monday to Sunday to allow for the occasional need to play extra time or have penalty shootouts during tournaments such as FIFA U-20 World Cup. This also takes into account particular needs associated with televising such events.</p> <p>2. Costs:</p> <ul style="list-style-type: none"> a. Compliance and potential resource consent and costs. b. On Council owned reserve land, there is potential for duplication of Reserve Management Plan provisions, for example Nga Puna Wai and Canterbury Agricultural Park Management Plan (2010). <p>3. Efficiency and Effectiveness:</p> <ul style="list-style-type: none"> a. Provides a framework to manage development of metropolitan facilities. b. Reserve Management Plans only apply to vested Council reserve land while Bylaws apply to Council land and public places. As 11 sites are privately owned, these methods alone cannot be relied upon and are not appropriate. c. Potentially significant effects in terms of scale of buildings, impervious surfacing, car parking areas, noise, glare and traffic are managed through the activity and built form standards as well rules in Chapter 6 – General Rules and Procedures and Chapter 7 - Transport.
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<ul style="list-style-type: none"> iii. Interpretation centres iv. Event promotion and management. d. Bylaws under the Local Government Act, including: <ul style="list-style-type: none"> i. Parks and Reserves Bylaw (2008) – note currently under review, revised version anticipated April 2015. ii. Public Places Bylaw (2008) 	
<p>3. Rules</p> <p>Refer attached Chapter 18</p> <p>18.3 Open Space Metropolitan Facilities Zone</p> <p>18.3.1 How to use the rules</p> <p>Note – refer Chapter 2 for definitions</p> <p>18.3.1.4 Table 1: Privately owned Metropolitan Facilities underlying zones</p> <p>18.3.2 Activity Status Tables</p> <p>18.3.2.1 Permitted activities</p> <p>18.3.2.3 Restricted discretionary activities</p> <p>18.3.2.4 Discretionary activities</p> <p>18.3.2.5 Non Complying Activities</p> <p>Note - No controlled or prohibited activities.</p> <p>18.3.3 Built form Standards – Open space Metropolitan Facilities Zone</p> <p>18.3.4 Rules – Open Space Metropolitan Facilities Zone – Canterbury Agricultural Park (Agribusiness Centre)</p> <p>18.3.4.1 Activity Status Tables</p> <p>18.3.4.2 Built form Standards – Open space Metropolitan Facilities Zone - Canterbury Agricultural Park</p> <p>18.3.5 Rules – Open Space Metropolitan Facilities Zone – Christchurch Stadium – Temporary Zone</p> <p>18.3.5.1 Activity Status Tables</p> <p>18.3.5.2 Built form Standards – Open space</p>	<p>1. Benefits:</p> <p>a. The City Plan Open Space 3 B (private recreation facilities zone) currently lists 12 sites. As part of the DPR this number has been reduced to 11, with Rangers Park in Linwood having been redeveloped for earthquake recovery housing.</p> <p>Private recreation facilities play a significant role in providing for the sporting needs of the city's population, including for events of regional and national importance. These sites contain substantial facilities in the form of grandstands, tracks, playing fields and courts, guest accommodation, restaurants and associated facilities.</p> <p>b. Boat Harbour is recognised in the DPR as a metropolitan facility providing for small and recreational boats in an area adjacent to the Lyttelton Port. Provision is made for development and use of a range of berthing, servicing, launching and retrieving facilities and ancillary activities. Concentrating such facilities into an already modified location reduces potential sprawl in the coastal environment. It also maintains and enhances public access to the coastal marine area.</p> <p>c. The rules provide for a wider range of activities to establish in heritage buildings (noting there is only a small number of heritage buildings currently listed within the Metropolitan Facilities Zone). This list is more enabling than Chapter 9, as these activities would have less effect than permitted major sports facilities. There is also the need to enable the most economic use to support the upkeep of heritage buildings.</p>



<p>Metropolitan Facilities Zone – Christchurch Stadium</p> <p>18.7 Matters of discretion</p>	<p>2. Costs:</p> <ul style="list-style-type: none"> a. Resource consent and compliance costs. b. On Council owned reserve land, potential for duplication and/or inconsistency with Reserve Management Plans. <p>3. Efficiency and Effectiveness:</p> <ul style="list-style-type: none"> a. The City Plan Open Space 3 B (private recreation facilities zone) rule 2.1.2 specifies for that for activities other than golf course and recreation activities underlying zone rules (as listed) apply. <p>The Section 35 monitoring has not identified any issues in respect of the efficiency and effectiveness of this rule and it is proposed that it be “rolled over”. Accordingly, privately owned sites zoned Open Space Metropolitan Facilities which are no longer required for recreation, major and/or minor sports activities are subject to the provisions of the underlying zones specified (18.3.1.4 Table 1). The majority of these underlying zones are residential and this clause would enable residential redevelopment.</p> <ul style="list-style-type: none"> b. Larger sites are identified as having capacity to accommodate major sports facilities, events and multifunctional use with potential adverse effects internalised. c. Multifunctional use enables maximum utilisation of metropolitan facilities and is an efficient use of land and buildings. d. Detailed analysis of the site coverage and impervious surfaces Built Form Standard levels proposed is provided in Appendix 5 - “Table of the proposed building floor area, site coverage and impervious surfaces limits” e. Matters of Discretion have been limited and non-notification clause applied where effects are internalised within the zone. f. In this zone the presumption is that any activity not listed as permitted, restricted discretionary or non-complying is a discretionary activity (rather than non-complying activity as in most DPR zones). Large scale development is anticipated and a discretionary assessment
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	<p>provides an appropriate level of control.</p> <p>g. Built Form Standards setting out maximum levels for site coverage and impervious surfaces is proposed. These rules combined with setbacks and height limits aim to protect the amenity of the open space and the surrounding environment. The table attached as Appendix 5 contains detailed analysis of the efficiency and effectiveness of this rule.</p> <p>The rules are considered to have high efficiency as the benefits outweigh the costs.</p>
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5.5 PROVISIONS (POLICY, RULE, METHOD) MOST APPROPRIATE WAY TO ACHIEVE THE OBJECTIVES

Open Space McLeans Island Zone

Provision(s) most appropriate

1. Policies

As quoted in 5.2 above and **Policy 18.1.4 – Policy 1 – The role of open space and recreation facilities.**

iii. Open Space - McLeans Island Zone - provides for recreation activities requiring larger scale buildings or areas of land and/or benefiting from natural, relatively isolated surroundings, including:

- A. Built facilities and car parking located within sites with large balance areas of open space;
- B. Activities that generate effects requiring separation from residential and sensitive activities; while
- C. Recognising the environmental context of the area which is flood prone, close to active rural quarrying activities and the airport, and which accommodates conservation elements.

1. Benefits:

- a. The proposed policy will provide for the continued development of recreation and open space activities within this regionally important cluster of facilities and provide enhanced opportunities for social interaction. This provides a cultural benefit.
- b. The proposed policy will assist in the revitalisation of Canterbury communities through enhanced opportunities for recreation.
- c. The proposed policy will safeguard the life-supporting capacity of the soils and will benefit the natural environment by limiting the extent of built development within a flood prone area.
- d. The proposed policy will provide opportunities for economic growth and employment by enabling the expansion of existing facilities such as Orana Wildlife Park.

2. Costs:

- a. The proposed policy will potentially result in further development of an area that has identified as being suitable for gravel extraction and thus limit its future development potential. This potentially has implications on resource availability for the Canterbury rebuild.
- b. The further development of this zone has the potential to result in economic costs by encouraging people away from other established facilities. Notwithstanding this, the McLeans Island area is considered to offer Christchurch residents some unique opportunities for recreation activities.

3. Efficiency and Effectiveness

- a. The proposed policy is an efficient means of achieving the overriding objectives and purpose of the Resource Management Act. Specifically it establishes clear policy that recognises that built development associated with recreation and open space activities is anticipated within the zone with limits on the overall building footprint within the area.

	<p>b. The proposed policy will achieve the objective and largely maintain the status quo with minimal changes to the current planning framework.</p> <p>c. The proposed policy will effectively achieve the open space zone objectives through providing for specific activities that contribute to the recovery and revitalisation of communities while maintaining the character and amenity of the area.</p>
<p>3. Rules</p> <p>Refer attached Chapter 18</p> <p>18.4 Open Space Mcleans Island Zone</p> <p>18.4.1 How to use the rules</p> <p>Note – refer Chapter 2 for definitions</p> <p>18.4.2 Activity Status Tables</p> <p>18.4.2.1 Permitted activities</p> <p>18.4.2.3 Restricted discretionary activities</p> <p>18.4.2.4 Discretionary activities</p> <p>18.4.2.5 Non-complying activities</p> <p>Note - No controlled or prohibited activities.</p> <p>18.4.3 Built form standards</p> <p>18.7 Matters of discretion</p>	<p>Activities</p> <p>1. Benefits:</p> <p>a. The proposed package of permitted, restricted discretionary, discretionary and non-complying activities provides for established activities within this zone and allows them to be further developed to meet the needs of the wider Christchurch community. The package also provides for a range of new open space and recreation activities to be established within this area which is largely separated from more sensitive zones. This will enable public and private operators to provide a range of services to the community while ensuring that any adverse environmental effects are appropriately mitigated.</p> <p>b. The standards also provide for a range of activities that are ancillary to the primary open space or recreation activity and which will improve the overall experience of visitors to the area.</p> <p>c. The proposed package will provide opportunities for economic growth and employment by facilitating the development of existing activities and ancillary services.</p> <p>d. The proposed package will result in environmental benefits by limiting the extent of built development within a flood prone area.</p> <p>2. Costs:</p> <p>a. Further extensive development of open space and recreation activities in this area could constrain the future development potential of an area that is recognised as having high quality gravels. This will potentially adversely impact on the speed of the Christchurch recovery.</p>



	<p>b. Limitations on building size associated with particular activities may result in increased compliance costs.</p> <p>3. Efficiency and Effectiveness:</p> <p>a. The proposed package is an efficient and effective means of achieving the overriding objectives and policies for the zone. Specifically they will enable existing providers to continue to rebuild and improve services damaged in the Canterbury Earthquakes and in doing so revitalise communities. The permitted activity provisions are such that existing activities in the zone will be able to undertake some improvement works without the need for consent.</p> <p>b. The proposed package will also provide for the protection of the character, quality and amenity of the zone without the need to go through a rigorous consent process on a frequent basis. This is considered to be an efficient use of both Council and community resources.</p> <p>Built Form Standards</p> <p>1. Benefits:</p> <p>a. The proposed built form package will ensure that the character, quality and amenity of the zone are protected by ensuring appropriate building setbacks are achieved and that total site coverage is limited. This is further discussed in Appendix 5, "Table of proposed building floor area, site coverage, impervious surface limits".</p> <p>b. The standards also limit over development in a manner that ensures flooding within the zone is not exacerbated by significant increases in the built and impervious surfaces site coverage, this is considered to be an environmental benefit as well as a social and economic one.</p> <p>c. The standards will avoid, or mitigate adverse effects on the character and amenity of the surrounding environment by ensuring that appropriate setback distances are achieved and that landscaping is maintained around the site boundaries.</p> <p>2. Costs:</p> <p>a. Limitations on building size associated with particular activities may result in increased compliance costs when existing activities are</p>
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	<p>expanded or new activities established.</p> <ul style="list-style-type: none"> b. The proposed limitations on building size may result in economic costs (opportunity cost) by limiting the total development potential of some activities. c. Controls relating to building setback and total site coverage are an effective means of ensuring that the open space character of the area is maintained without imposing additional prescriptive requirements for landscaping. <p>3. Efficiency and Effectiveness:</p> <ul style="list-style-type: none"> a. The built form standards are an effective means of enabling development to occur on the site while establishing the appropriate level of development. Some expansion is provided for, as long as it is of an appropriate scale and intensity.
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5.6 PROVISIONS (POLICY, RULE, METHOD) MOST APPROPRIATE WAY TO ACHIEVE THE OBJECTIVES

Open Space Natural Zone including:

Part of Ferrymead (refer Section 32 report attached as **Appendix 6**).

Provision(s) most appropriate	Effectiveness and Efficiency
<p>1. Policies</p> <p>As quoted in 5.2 above and extract from Policy 18.1.4 – Policy 1 – The role of open space and recreation facilities.</p> <p>4. Open Space - Natural Zone – encompasses extensive natural, ecological, scenic and outdoor recreation areas which enable:</p> <ul style="list-style-type: none"> A. Conservation and protection of areas of significant biodiversity, landscape, cultural and historic values; B. People to experience the natural open space environment through a range of compatible recreation and tourist activities; C. Compatible rural activities and buildings appropriate to the location and proposed use. <p>2. Methods</p> <p>a. Zoning</p> <p>Combine the following existing zones into a new Open Space Natural Zone:</p> <ul style="list-style-type: none"> i. Conservation 1 ii. Conservation Reserves (BP) <p>Reference should also be made to Chapter 9, Natural and Cultural Heritage.</p> <p>b. Reserves Act and Reserve Management Plans</p> <p>The Council currently has the Reserve Management Plans that apply to the following parks:</p> <ul style="list-style-type: none"> i. Montgomery Spur Reserve Management Plan, 2010 ii. Seafield Park Management Plan, 2010 iii. Cashmere Spur and Bowenvale Valley Reserves Management Plan 1991 	<p>1. Benefits</p> <ul style="list-style-type: none"> a. Areas of significant biodiversity, landscape, cultural and heritage values are identified in the following documents: <ul style="list-style-type: none"> i. Biodiversity Strategy, Biodiversity and sites of ecological significance in Chapter 9, Natural and Cultural Heritage. ii. Landscape Study Banks Peninsula (2007), DRP addendum and Christchurch Landscape Study (2014) and Chapter 9 Natural and Cultural Heritage. iii. Heritage items scheduled in Chapter 9 Natural and Cultural Heritage iv. Areas of significance to Ngai Tāhu and as identified in The Mahaanui Iwi Management Plan, 2013. b. The majority of this zone is in public ownership and its conservation and protection has environmental, social, cultural benefits. c. The Port Hills provide a natural backdrop to the city and are an accessible outdoor recreation area in close proximity to the urban population. A large portion of the upper slopes has been identified as an outstanding natural landscape and a smaller area in the vicinity of Victoria Park as a significant landscape (refer Christchurch Landscape Study, 2014). There are also areas of ecological significance. Chapter 9, Natural and Cultural Heritage has more specific objectives, policies and rules to ensure these qualities are protected from inappropriate subdivision, use and development. d. On Banks Peninsula there are some large natural open space areas which also provide opportunities for outdoor recreation. Refer Open Space Strategy. e. Enabling people to experience the natural open spaces through compatible recreation and tourism activities provides not only health and wellbeing benefits but also contributes economically to their upkeep. Economic benefits in terms of tourism in

<p>c. Non-regulatory methods, including:</p> <ul style="list-style-type: none"> i. Open Space Strategy ii. Environmental education programmes iii. Interpretation centres <p>d. Bylaws under the Local Government Act, including:</p> <ul style="list-style-type: none"> i. Parks and Reserves Bylaw (2008) – note currently under review, revised version anticipated April 2015. ii. Public Places Bylaw (2008) <p>e. Conservation Act</p> <p>While some Department of Conservation land is zoned Open Space Natural activities. Section 4 of the Conservation Act exempts activities from the District Plan and they are subject to concession approval process under Conservation legislation.</p> <p>f. Summit Road (Canterbury) Protection Act 2001</p> <p>Summit Road Act protected area includes Summit of the Port Hills to 30m below the Summit Road between Evans Pass and Gebbies Pass Roads and including some of the adjoining reserves. It also includes the rural City side of the Dyers Pass road corridor Including Victoria and Elizabeth Parks.</p>	<p>the district are also observed (but not quantified).</p> <p>f. Due to the size of these landholdings, pastoral farming may be used to maintain the properties and contribute economically to their upkeep. The policies seek to recognise that compatible rural activities and buildings are appropriate in the zone.</p> <p>3. Costs:</p> <ul style="list-style-type: none"> a. Resource Consent and associated compliance costs. b. Accessibility and human activity potentially damaging or destroying sensitive areas of ecological, landscape, heritage and cultural value. c. Rural activities and farm buildings have the potential to result in the loss of ecological values and adverse effects on landscape qualities. <p>4. Efficiency and Effectiveness</p> <ul style="list-style-type: none"> a. Open Space Natural Zone is closely aligned to Chapter 9, Natural and Cultural Heritage, with the latter providing the policy framework for biodiversity and sites of ecological significance, landscapes and cultural and heritage items. The qualities of these are matters of national importance under s6 of the RMA, and their protection is efficient and effective. b. The Summit Road Protection Act provides protection measures for protection of the scenic and natural amenities of the Port Hills and views from Summit Road. It would not be effective to rely on this legislation alone as a protection method, as it is geographically constrained and issue specific.
<p>3. Rules</p> <p>Refer attached Chapter 18</p> <p>18.5 Open Space Natural Zone</p> <p>18.5.1 How to use the rules</p> <p>Note – refer Chapter 2 for definitions</p> <p>18.5.2 Activity Status Tables</p> <p>18.5.2.1 Permitted activities</p> <p>18.5.2.3 Restricted discretionary activities</p> <p>18.5.2.4 Discretionary activities</p> <p>18.5.2.5 Non Complying Activities</p>	<p>1. Benefits:</p> <ul style="list-style-type: none"> a. Conservation and park management activities are provided for and are central to the benefits anticipated from this zone. b. The rules provide for a wider range of activities to establish in heritage buildings. The list is more enabling than Chapter 9, due to the predominantly public ownership and the need to enable more economic uses to support the upkeep of the parks and buildings. <p>2. Costs:</p> <ul style="list-style-type: none"> a. Resource consents and compliance costs. b. Accessibility and human activity may be potentially damaging or destroying sensitive areas (ecological,

<p>Note - No controlled or prohibited activities.</p> <p>18.5.3 Built form Standards</p> <p>18.7 Matters of discretion</p>	<p>heritage / cultural).</p> <p>c. Limited provision for larger buildings, which may limit opportunities for multifunctional use.</p> <p>3. Efficiency and Effectiveness:</p> <p>a. Part of the operative Special Purpose (Ferrymead) Zone has been rezoned to Open Space Natural. A site specific rule has been incorporated into the permitted activities table to provide for the activities, such as a golf course, being carried out in this area. The section 32 report attached as Appendix 6 provides detailed analysis of the effectiveness and efficiency of the proposed provisions.</p> <p>b. Built Form Standards setting a maximum size of a single building, site coverage and impervious surfaces limits are proposed to control adverse effects of buildings and activities on the open space, its natural, ecological and landscape values and on the adjoining land uses. The table attached as Appendix 5 contains detailed analysis of the efficiency and effectiveness of this rule.</p> <p>c. The rules are considered to have high efficiency as the benefits outweigh the costs.</p>
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5.7 PROVISIONS (POLICY, RULE, METHOD) <u>MOST APPROPRIATE WAY TO ACHIEVE THE OBJECTIVES</u>	
Open Space Water and Margins Zone, including Te Waihora (Lake Ellesmere) and Wairewa (Lake Forsyth)	
Provision(s) most appropriate	Effectiveness and Efficiency
<p>1. Policies</p> <p>As quoted in 5.2 above and extract from Policy 18.1.4 - Policy 1 - The role of open space and recreation facilities.</p> <p>ii. Open Space - Water and Margins Zone - to manage the use of the surface of water and margins of rivers, lakes, and wetlands for the purpose of:</p> <p>A. Protection of the natural qualities and habitats of water bodies and margins of:</p> <p>i. Lake Te Waihora (Ellesmere) and Lake Wairewa (Forsyth);</p> <p>ii. Waimakariri River;</p> <p>iii. Christchurch and Banks Peninsula rivers, streams, water bodies and wetlands;</p> <p>iv. Bromley wildlife conservation area associated with the sewage treatment facility;</p> <p>B. Maintenance and enhancement of public access, where appropriate, through esplanade reserves and strips;</p> <p>C. Provision for sports and recreational use of water bodies, where this does not compromise other values, including the use of motorised craft on specific water bodies;</p> <p>D. Provision for customary harvesting.</p> <p>2. Methods</p> <p>g. District Plan and Zoning</p> <p>Combine the following existing zones into a Water and Margins Zone:</p> <p>i. Conservation 3 (part)</p>	<p>1. Benefits</p> <p>a. As identified in the Strategic Directions Chapter, 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. Benefits include safeguarding water from the effects of land use, improving water/wai quality in rivers, streams, lakes and wetlands and maintaining stream and river flows.</p> <p>b. The Mahaanui Iwi Management Plan recognises water/wai as a taonga and emphasises the relationship of manawhenua with water/wai, including cultural wellbeing and customary use opportunities. The city's rivers, swamps and wetlands had a number of food gathering sites scattered among them. A network of trails, tracks and waterway passages followed Christchurch's rivers, as well as the coastline, and connected the key settlements and numerous mahinga kai sites. (Christchurch Landscape Study, 2014). The policies reflect that water bodies and their margins are highly valued by Ngai Tāhu and provide for customary use and harvesting.</p> <p>c. The water bodies and their margins attract competing uses and the policies focus on their management to ensure that the natural qualities and habitats in these environments are protected, accessibility is maintained and enhanced, and opportunities for sport and recreation use are provided for. The policy makes it clear that sport and recreation use is provided for where it does not compromise other values, likewise public access is to be enhanced "where appropriate".</p> <p>d. The Water and Margins Zone on Banks Peninsula encompasses Wairewa (Lake Forsyth) and the southern portion of Te Waihora (Lake Ellesmere). The lakes are the</p>



<ul style="list-style-type: none"> ii. Conservation 3W iii. Conservation 1B (part) iv. Lakes (Banks Peninsula) h. Reserves Act i. Reserve Management Plans i. Non-regulatory methods, including: <ul style="list-style-type: none"> i. Open Space Strategy ii. Environmental education programmes iii. Interpretation centres e.g. Travis Wetland. j. Bylaws under the Local Government Act, including: <ul style="list-style-type: none"> i. Parks and Reserves Bylaw (2008) – note currently under review, revised version anticipated April 2015. ii. Public Places Bylaw (2008) iii. The Council Marine and River Facilities Bylaw (2008); iv. Environment Canterbury Navigation Safety Bylaws (2010). k. Other i. Water Conservation Order for Te Waihora (Lake Ellesmere) (1990); ii. Wairewa (Lake Forsyth is a Ngāi Tahu Statutory Acknowledgement are. iii. Ngāi Tahu are the owners of the bed of Te Waihora (Lake Ellesmere) and there is a Department of Conservation and Ngāi Tahu joint management plan for the lake and its bed administered by the Te Waihora Management Board. 	<p>most significant bodies of water and are important for ecological and cultural reasons. They contribute to the distinctive character, amenity, ecological, landscape and recreation values. Other than these lakes, Banks Peninsula has limited freshwater resources with most valleys and gullies having streams with consistent but low flows. There are, however, some waterways which could be classified as downstream or upstream rivers. The intention is to identify and map these and add them to the Water and Margins Zone in the near future.</p> <ul style="list-style-type: none"> e. Christchurch has a complex network of surface and groundwater, as rivers carry mountain rainfall to the coast, aquifers collect and transport water underground, and a series of spring fed lowland rivers drain the plains towards the coastline (Christchurch Landscape Study, 2014). They contribute to the distinctive character, amenity, ecological, landscape and recreation values of the city. f. The Bromley wildlife conservation area associated with the sewage treatment facility has been included in this zone in reflection of its significant wildlife conservation value, the importance of which is enhanced by its size and strategic position adjacent to the Avon-Heathcote Estuary. The oxidation ponds act as an artificial wetland and an extension to the ecological functions of the estuary itself. It is a very effective breeding area for many bird species. Providing for the conservation and enhancement of this wildlife habitat has ecological benefits. <p>2. Costs</p> <ul style="list-style-type: none"> a. Accessibility and human activity potentially damaging or destroying sensitive areas of ecological, landscape, heritage and cultural value. b. Potential for water quality to further deteriorate. c. Clean up costs, for example Te Waihora (Lake Ellesmere). <p>3. Efficiency and Effectiveness</p> <ul style="list-style-type: none"> a. National Policy Statement for Freshwater
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	<p>Management provides the high level policy direction in respect of water. Section 17 of the Natural Environment Recovery, as outlined above, also provides directions.</p> <p>b. The Waterway and Margins Zone is to be shown on the planning maps. This will improve certainty around the extent of the zone and where the rules apply.</p> <p>c. Esplanade reserves and strips as a mechanism for land adjacent to waterways to be acquired is addressed in the Subdivision Chapter. Where land has already been acquired it will be included within the zone. The zone may be extended (through plan changes) in the future to include further land acquired.</p>
<p>3. Rules</p> <p>Refer attached Chapter 18</p> <p>18.6 Open Space Water and Margins Zone</p> <p>18.6.1 How to use the rules</p> <p>Note – refer Chapter 2 for definitions</p> <p>18.6.2 Activity Status Tables</p> <p>18.6.2.1 Permitted activities</p> <p>18.6.2.3 Restricted discretionary activities</p> <p>18.6.2.4 Discretionary activities</p> <p>18.6.2.5 Non Complying Activities</p> <p>Note - No controlled or prohibited activities.</p> <p>18.6.3 Built form Standards</p> <p>18.7 Matters of discretion</p>	<p>1. Benefits:</p> <p>a. Activities on the surface of water are largely limited to non-motorised recreation and sports except for Waimakariri River, small parts of the Styx and Avon Rivers, Te Waihora (Lake Ellesmere) and Wairewa (Lake Forsyth). These are “rolled-over” provisions which will result in a continued protection of the water and margins environments as well as preventing nuisance effects, such as excessive noise, on surrounding sensitive environment.</p> <p>b. Full discretion is retained with respect to construction of new buildings along water margins to allow for a full assessment of effects of such activities on the ecological and scenic values of water and margins as well as on their flood carrying capacity and the potential for erosion. The rules will work in conjunction with the waterway setbacks and filling and excavation rules (Chapter 6) and the Natural and Cultural Heritage provisions (Chapter 9).</p> <p>2. Costs:</p> <p>a. Resource consents and compliance costs.</p> <p>b. Accessibility and human activity potentially damaging or destroying sensitive areas of ecological, landscape, heritage and cultural value.</p> <p>3. Efficiency and Effectiveness:</p> <p>a. These rules will work in conjunction with General Rules – Water body setback</p>



	<p>requirements for buildings, and filling and excavation.</p> <p>b. Appendix 5 – Table of the proposed building floor area, site coverage and impervious surfaces limits - addresses the efficiency and effectiveness of rule 18.6.2.1 P7 Public amenities and the proposed activity specific limits on buildings.</p> <p>c. The rules are considered to have high efficiency as the benefits outweigh the costs</p>
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5.8 Risk of Acting or Not Acting
<p>a. The risk of not acting is that the Council fails to reflect the statutory direction in higher level policy documents, including LURP and the CRPS, requiring provision of adequate open space and recreation facilities. Given this statutory direction the risk of not acting outweighs the risk of acting.</p> <p>b. In addition, by not zoning sufficient areas as Open Space the Council would create the risk of inappropriate development occurring in an uncoordinated manner and subsequently diminishing the capacity of open space and recreation facilities to meet the needs of the changing community.</p> <p>c. The Council holds extensive information and in-house knowledge of its parks, reserves and recreation facilities. The Section 35 monitoring undertaken did not identify any major deficiencies with the current District Plan provisions. The resource consent data analysis, however, indicates that the building floor area limits, particularly in the Metropolitan Facilities and McLeans Island Zones, are inadequate and do not reflect the size of facilities required. The approach to “roll over” provisions that have been demonstrated to be efficient and effective, with some necessary amendments to maximum floor area limits for example, provides ongoing certainty.</p> <p>d. There is a degree of uncertainty around development of post-earthquake sports hubs. Where information is currently available, e.g. Nga Puna Wai Park, this has been acted upon and provided with appropriate zoning.</p> <p>e. There is a large amount of uncertainty around the timing of the new stadium construction in the central city and the sunset clause for the Christchurch Stadium temporary zone. A conservative approach has been adopted and the expiry date of the zone extended to 2027.</p>

6 CONCLUSIONS

42. The Open Space Chapter provides an overarching objective and policy framework for the management of open space, water bodies and their margins while consolidating the multiple zonings under the Operative District Plans to the proposed five new zones.
43. With reference to higher level policy documents, strategic directions and the material researched, five key resource management issues have been identified:
 - a. Provision of a sufficient and diverse network of open spaces and recreation facilities;
 - b. Protection of natural open space areas, water bodies and their margins;
 - c. Managing the effects of activities to prevent potential loss of character, quality, amenity, as well as safety of open spaces;
 - d. Acquired parks and reserves land being inappropriately zoned, the use of heritage buildings being constrained and the need to simplify and streamline.
 - e. Facilitating earthquake recovery and meeting new open space, recreation and community needs.
44. These resource management issues have been addressed in three objectives, a policy defining the roles of a range of open space and recreation facilities and four supporting policies applicable to all Open Space Zones.
45. A range of methods was considered including relying on Reserves Act and reserve management plans. Reliance on reserve management plans was rejected in favour of District Plan rules as currently the Council only has RMPs for a small portion of the land in the Open Space Zones. This technique would also not be applicable to privately owned facilities. Bylaws are considered an appropriate method working in conjunction with the District Plan rules, and are effective at managing people, nuisance, access and trading in public places.
46. The proposed five new zones consist of:
 - a. Open Space Community Parks Zone;
 - b. Open Space Metropolitan Facilities Zone;
 - c. Open Space McLeans Island Zone;
 - d. Open Space Natural Zone; and
 - e. Open Space Water and Margins Zone.
47. These zones cover the spectrum from natural environment, with little or no built development, to highly modified areas, with large scale built sports and recreation facilities such as stadia and swimming pool/indoor sports complexes. Through facilitating a network of varied open space and recreation facilities, the current and future recreational, cultural, health and wellbeing needs of the community will be met and the natural environment conserved and enhanced.





6. SUMMARY OF CONSULTATION

7. SUMMARY OF ISSUES RAISED IN SUBMISSIONS

8. SUMMARY OF ANALYSIS IN s42A STAFF REPORT

9. SUMMARY OF EVIDENCE PRESENTED AT HEARING OF SUBMISSIONS

10. COUNCIL DECISIONS

APPENDIX 1: KEY STRATEGIC DOCUMENTS

The following documents have directed the preparation of this District Plan Review and influenced its content:

1. Strategic Documents

- a. New Zealand Coastal Policy Statement 2010 (NZCPS);
- b. Recovery Strategy for Greater Christchurch 2012;
- c. Land Use Recovery Plan 2013 (LURP);
- d. Natural Environment Recovery Programme 2013;
- e. Canterbury Regional Policy Statement 2013 (CRPS);
- f. Regional Coastal Environment Plan 2005 (RCEP);
- g. National Policy Statement for Freshwater Management 2011;
- h. National Biodiversity Statement 2011;
- i. Land and Water Regional Plan 2014; and
- j. Mahaanui Iwi Management Plan 2013.

3. Other strategies and plans

- a. Public Open Space Strategy;
- b. Biodiversity Strategy;
- c. Sustainable Energy Strategy;
- d. Climate Smart Strategy;
- e. Water Supply Strategy;
- f. Wastewater Strategy;
- g. Surface Water Strategy;
- h. Christchurch Visitor Strategy;
- i. Christchurch Economic Development Strategy; and
- j. Urban Character Study.

APPENDIX 2: LINKAGES BETWEEN STRATEGIC DIRECTIONS AND OPEN SPACE OBJECTIVES AND POLICIES

Linkages and grouping of provisions under proposed Policy Direction.

Strategic Objectives and Policies	Open Space - Objectives	Open Space - Policies
3.3.1 Objective – Enabling recovery and facilitating the future enhancement of the district 3.3.2 Objective – Clarity of language and efficiency 3.3.3 Objective – Ngāi Thu Manawhenua 3.3.9 Objective – Natural and Cultural Environments 3.3.11 Objective – Community facilities and education activities 3.3.13 – Objective Emergency services and public safety 3.3.14 Objective – Incompatible activities 3.3.15 Objective – Temporary recovery activities	<p>18.1.1 OBJECTIVE 1 - PROVISION OF OPEN SPACES AND RECREATION FACILITIES</p> <p>a. A network of open spaces and recreation facilities that:</p> <ul style="list-style-type: none"> iii. provides a diversity in the type and size of open spaces and recreational facilities to meet the current and future recreational, cultural, health and wellbeing needs of the community; iv. contributes to the earthquake recovery of Christchurch and revitalised communities where people enjoy a high quality urban environment and enhanced opportunities for recreation; iii. is accessible and distributed to meet the demands generated by population growth, urban intensification and areas of identified deficiency; iv. provides users with a pleasant and safe environment; v. enables temporary and multifunctional uses; vi. maintains and enhances amenity values, connectivity and public access, where appropriate; and vii. recognises and provides for Ngāi Tahu’s historic and contemporary relationship with the Christchurch District land and water resources, and reflects their cultural values. <p>18.1.2 OBJECTIVE 2 – NATURAL OPEN SPACE, WATER BODIES AND THEIR MARGINS</p> <p>a. Conservation and enhancement of the inherent qualities of natural open spaces and water bodies and their margins where:</p> <ul style="list-style-type: none"> iv. the natural character, biodiversity, health and life supporting capacity of water bodies and their margins are maintained and enhanced; v. people are enabled to experience natural open spaces through a range of compatible recreation activities; and vi. accessibility of natural open spaces and water bodies for the enjoyment of their amenity, recreational, cultural and mahinga kai values is maintained and enhanced, where appropriate. <p>18.1.3 OBJECTIVE 3 – CHARACTER, QUALITY AND AMENITY</p> <p>a. Activities, buildings and structures within open spaces are of scale, form and design which:</p> <ul style="list-style-type: none"> i. maintains the predominance of open space except for sites specifically dedicated to a more intense built development of recreation, sports or community facilities; ii. is compatible with the role and anticipated use of the open space, acknowledging that metropolitan facilities sites may contain large scale 	<p>18.1.4 POLICY 1 – THE ROLE OF OPEN SPACE AND RECREATION FACILITIES</p> <p>a. Provide a network of public and private open spaces and recreation facilities that cater for a range of roles, functions and activities as follows:</p> <ul style="list-style-type: none"> i. Open Space – Community Parks Zone – enables formal and informal recreation activities, while complementing and enhancing neighbourhood amenity values, including: <ul style="list-style-type: none"> A. Smaller public spaces with landscaping and seating located and designed to promote interaction within the local community; B. Accessible neighbourhood parks with a predominance of open space and relatively flat topography capable of accommodating tree planting, landscaping, small scale public amenities, playground equipment and informal playing fields; C. Larger parks accommodating minor sports facilities, public amenities, landscaping, large trees and potential capacity for multifunctional use; and D. Heritage and urban parks having important scenic, botanical, educational, heritage, and recreational values and providing for entertainment. ii. Open Space – Metropolitan Facilities Zone - accommodates public and private major sports facilities, larger recreation facilities, and motorised sports facilities on sites that provide: <ul style="list-style-type: none"> A. Sufficient land area to accommodate large scale buildings, structures, car parking and, where necessary, buffer areas to minimise reverse sensitivity; B. Capacity for multifunctional use and provision for co-location of complementary or compatible activities, including community and ancillary commercial activities; C. Capacity to host city, regional, national and international events providing entertainment to residents and visitors; and D. Opportunities for revitalisation of Christchurch post-earthquakes. iii. Open Space - McLeans Island Zone - provides for recreation activities requiring larger scale buildings or areas of land and/or benefiting from natural, relatively isolated surroundings, including: <ul style="list-style-type: none"> A. Built facilities and car parking located within sites with large balance areas of open space; B. Activities that generate effects requiring separation from residential and sensitive activities; while C. Recognising the environmental context of the area which is flood prone, close to active rural quarrying activities and the airport, and which accommodates conservation elements. iv. Open Space - Natural Zone – encompasses extensive natural, ecological, scenic and outdoor recreation areas which enable: <ul style="list-style-type: none"> A. Conservation and protection of areas of significant biodiversity, landscape, cultural and historic values; B. People to experience the natural open space environment through a range of compatible recreation

Strategic Objectives and Policies	Open Space - Objectives	Open Space - Policies
	<p>built development;</p> <p>iii. is integrated and consistent with the character of the surrounding area;</p> <p>iv. minimises adverse effects on the adjoining land uses and the surrounding environment’s ecological, landscape, natural and amenity values;</p> <p>v. supports the Garden City character of urban Christchurch and the heritage and natural setting of the Banks Peninsula townships and settlements; and</p> <p>vi. recognises and provides for cultural heritage and the culture, traditions and relationship of Maori with their ancestral lands, water, sites, waahi tapu and other taonga.</p>	<p>and tourist activities;</p> <p>C. Compatible rural activities and buildings appropriate to the location and proposed use.</p> <p>v. Open Space - Water and Margins Zone - to manage the use of the surface of water and margins of rivers, lakes, and wetlands for the purpose of:</p> <p>A. Protection of the natural qualities and habitats of water bodies and margins of:</p> <p>v. Lake Te Waihora (Ellesmere) and Lake Wairewa (Forsyth);</p> <p>vi. Waimakariri River;</p> <p>vii. Christchurch and Banks Peninsula rivers, streams, water bodies and wetlands;</p> <p>viii. Bromley wildlife conservation area associated with the sewage treatment facility;</p> <p>B. Maintenance and enhancement of public access, where appropriate, through esplanade reserves and strips;</p> <p>C. Provision for sports and recreational use of water bodies, where this does not compromise other values, including the use of motorised craft on specific water bodies;</p> <p>D. Provision for customary harvesting.</p> <p>b. Avoid activities that do not have a practical or functional need to be located within open space and/or recreation facilities.</p> <p>c. Provide for the redevelopment of privately owned open spaces no longer required for recreational activities in accordance with the rules of the zone most compatible with the surrounding environment.</p> <p>18.1.5 POLICY 2 - MULTIFUNCTIONAL USE , ACCESSIBILITY AND RECOVERY</p> <p>a. Increase the capacity of the open space and recreation facilities by promoting compatible mixed or multi-functional use of land, buildings and facilities through adaptable designs.</p> <p>b. Maximise utilisation of metropolitan facilities and large urban parks.</p> <p>c. Provide for temporary activities and facilities, where appropriate, to revitalise and connect communities, and promote recovery.</p> <p>d. Maintain and enhance accessibility of open spaces to communities by provision of appropriately located entrances, public access ways, frontages on public roads, waterways, and wherever practicable connectivity with the wider network.</p> <p>18.1.6 POLICY 3 - SAFETY</p> <p>a. Open space and recreation facilities shall be designed and developed to ensure a safe physical environment by:</p> <p>i. designing spaces to deter crime and encourage a sense of safety, and reflecting the principles of Crime Prevention through Environmental Design (CPTED),</p> <p>ii. providing clear sightlines and sufficient lighting to enhance visibility of public areas,</p> <p>iii. achieving passive surveillance by having open space that is overlooked.</p> <p>18.1.7 POLICY 4 - WATER BODIES AND THEIR MARGINS</p> <p>a. Maintain and enhance the natural character, biodiversity, health and life supporting capacity of water</p>

Strategic Objectives and Policies	Open Space - Objectives	Open Space - Policies
		<p>bodies and their margins by:</p> <ul style="list-style-type: none">i. limiting development and activities in the vicinity of water bodies to those activities which have a practical and functional need to be located within these areas,ii. planting and rehabilitation of water bodies and their margins. <p>b. Retain and enhance recreation opportunities and public access, where appropriate, to and along water bodies through provision of esplanade reserves or strips, or creation of adjacent open space parks.</p> <p>c. Recognise the cultural significance of water resources to Ngāi Tahu and ensure they are managed to maintain and enhance mahinga kai and Ngāi Tahu whānui access to these resources.</p> <p>18.1.8 POLICY 5 - ENVIRONMENTAL EFFECTS</p> <p>a. Ensure activities and the scale, layout, and design of open space and/or the facilities within them is appropriate to the locality and context, and adverse effects on the amenity values of neighbours and wider community are mitigated, including through:</p> <ul style="list-style-type: none">i. provision of sufficient separation distances and limiting height of buildings;ii. limiting the floor area and site coverage;iii. landscaping and screening requirements;iv. mitigating adverse noise, glare, dust and traffic effects which may in some cases require a buffer area;v. restricting the types, duration, hours of operation and frequency of activities;vi. minimising disturbance of natural landforms and significant or indigenous vegetation in natural environments;vii. requiring building setbacks from the banks of water bodies;viii. controlling the volume and depth of filling and excavation within the water body setbacks, and removal of vegetation. <p>b. Ensure the scale, layout, and design of facilities, buildings and structures is consistent with the role and function of the open space, its anticipated level of spaciousness and character.</p> <p>c. Minimise potential impacts of development within the Open Space zones on the Christchurch International Airport operations by:</p> <ul style="list-style-type: none">i. avoiding development which could give rise to reverse sensitivity effects;ii. avoiding the risk of birdstrike through the creation of new water bodies, including for stormwater management purposes.

APPENDIX 3: BIBLIOGRAPHY
Bibliography for Chapter 18 - Open Space

Ref.	Document Title / Date	Author/s	Overview of Document	Relevant Sections for Open Space Review	Web Link / TRIM Number
1.	Land use Recovery Plan (LURP), December 2013	Christchurch Earthquake Recovery Authority (CERA)	Statutory document directing land use recovery post earthquakes.	Facilitating earthquake recovery.	http://cera.govt.nz/recovery-strategy/built-environment/land-use-recovery-plan#view-the-lurp
2	Natural Environment Recovery Programme	Environment Canterbury (ECan)	Environment Canterbury led the development of the Natural Environment Recovery Programme to facilitate the restoration and enhancement of the natural environment, and capture opportunities to build future resilience. The Natural Environment Recovery Programme identifies ways to rehabilitate and improve the natural environment through the rebuild.	Facilitating earthquake recovery.	http://ecan.govt.nz/our-responsibilities/regional-leadership/Pages/nerp.aspx
3.	Natural Environment Recovery Programme Outdoor Recreation	ECan	<p>The Natural Environment Recovery Programme aims to provide access to and opportunities for outdoor recreation by:</p> <ul style="list-style-type: none"> • Promoting current facilities • Examining the potential for recreation corridors and networks • Repairing/improving existing paths and tracks and building new ones • Maintaining and developing recreation facilities • Supporting maintenance and improvement of 	Facilitating earthquake recovery.	http://ecan.govt.nz/publications/General/nerp-infosheet-outdoor-recreation.pdf

			<p>recreation access and networks</p> <ul style="list-style-type: none"> • Providing for passive recreation, visual amenity and community wellbeing during the rebuild. 		
4.	Regional Policy Statement, Operative January 2013	Environment Canterbury (ECan).	<p>The purpose of the CRPS is to set out objectives, policies and methods to resolve those resource management issues and to achieve the integrated management of the natural and physical resources of Canterbury.</p> <p>Version 2 incorporates Chapter 6 - Recovery and Rebuilding of Greater Christchurch.</p>	Higher level policy direction on issues including urban form, open space, natural hazards and earthquake.	http://ecan.govt.nz/our-responsibilities/regional-plans/rps/pages/default.aspx
5.	<p>Regional Plans, including:</p> <ul style="list-style-type: none"> i. Canterbury Natural Resources Regional Plan; ii. Proposed Canterbury Land & Water Regional Plan; iii. Waimakariri River Regional Plan iv. Regional Coastal Environment Plan (RCEP), 2005. v. Under development – Waiwera (Lake Forsyth). 	Environment Canterbury (ECan)	<p>Regional Plans.</p> <p>The proposed LWRP is still under development with sections such as Waiwera being added.</p>	Particularly relevant to the Water and Margins Zone.	<p>http://ecan.govt.nz/our-responsibilities/regional-plans/pages/rps-regional-plans.aspx</p> <p>http://ecan.govt.nz/our-responsibilities/regional-plans/regional-coastal-environment-plan/Pages/Default.aspx</p>

6.	Mahaanui Iwi Management Plan, 2013	Ngai Tahu	The Mahaanui IMP directs the participation and particular interests of Ngai Tahu Papatipu Runanga are recognised and provided and sites and places of importance and special values.	Objectives and policy development and customary use in rules.	http://mkt.co.nz/mahaanui-iwi-management-plan/
7.	New Zealand Coastal Policy Statement 2010 (NZCPS) and Section 32 evaluation.	Department of Conservation	Mandatory National Policy Statement under the RMA. An independent review of the effectiveness of the 1994 NZCPS was undertaken in 2004 and recommended that the NZCPS be formally reviewed to revoke obsolete policies and to provide additional policy guidance for local government.	District Plans must give effect to the NZCPS. Development of Objectives and Policies and methods and Section 32 analysis.	www.doc.govt.nz http://www.doc.govt.nz/publications/conservation/marine-and-coastal/new-zealand-coastal-policy-statement/new-zealand-coastal-policy-statement-2010/
8.	National Policy Statement for Freshwater Management, 2014	Ministry for the Environment (MfE)	The National Policy Statement for Freshwater Management 2014 (NPS-FM 2014) sets out the objectives and policies for freshwater management under the RMA. Superseded 2011 version and introduces a set of national bottom lines to achieve the two compulsory values (ecosystem health and human health for recreation). No council can set a freshwater objective below a national bottom line. Water quality cannot be allowed to degrade across a region.	District Plans must give effect to the NPS. Development of Objectives and Policies and methods and Section 32 analysis.	http://www.mfe.govt.nz/publications/rma/nps-freshwater-management-2014/index.html
9.	Delivering Freshwater Reform, an overview (July 2014).	Ministry for the Environment (MfE) and Ministry for Primary Industries.	An overview of freshwater reform.	Improving the way we manage water.	http://www.beehive.govt.nz/sites/all/files/Delivering_Freshwater_Reform.pdf
10.	Evaluating the Effectiveness and Efficiency of the Christchurch City	Response Planning	Evaluates the effectiveness and efficiency of the policies, rules and methods in the City Plan in accordance with Section 35 of the RMA.	Section 5.7 – Open Space and Recreation (page 98 – 109). Includes analysis of	

	Plan, 2011.			relationship with Open Space Strategy and development contribution policy, rule triggers and identifies opportunities to reduce resource consent numbers.	
11.	City Plan (CP) – operative November 2005.	Christchurch City Council (CCC)	-	Where demonstrated to be effective and efficient provisions have been “rolled over”.	http://www.ccc.govt.nz/theccouncil/policiesreportsstrategies/districtplanning/cityplan/index.aspx
12.	Banks Peninsula District Plan (BPDP) - operative October 2012	Banks Peninsula District Plan (BPDP)	-	Where demonstrated to be effective and efficient provisions have been “rolled over”.	http://www.ccc.govt.nz/theccouncil/policiesreportsstrategies/districtplanning/cityplan/index.aspx
13.	District Plan Review, Phase 1, June 2014.	Christchurch City Council (CCC)	a. Strategic Directions b. Natural Hazards	District wide policy direction for open space and natural hazards.	http://www.ccc.govt.nz/theccouncil/meetingsminutes/agendas/2014/June/CouncilDPR5June.aspx
14.	Public Open Space Strategy 2010-2040	CCC	Strategy with its primary focus is on public parks, roads and waterways/ coastline managed by the Council. It provides an overview on public open space, its maintenance and how much and where it could be located over the next 30 years (non-regulatory).	Overarching policy direction for open space.	http://www.ccc.govt.nz/theccouncil/policiesreportsstrategies/strategies/healthyenvironmentstrategies/openspacestrategy.aspx Trim - 11/38349

15.	Development Contributions Policy, 2009–19	CCC	The Local Government Act 2002 (LGA) allows councils to require development contributions from developers to assist in funding community facilities if the effect of their developments requires the councils to provide new or upgraded infrastructure. The Council has prepared this policy to detail how it will do this.	The Council no longer relies on financial contributions under the RMA/City plan and the policies need to be updated to reflect this change.	http://www.ccc.govt.nz/homeliving/goaheadbuildingplaningS00/feesandcharges-s08/dcp2009-s08-01-03.aspx
16.	2013-16 Community Outcomes for Christchurch	CCC	The community outcomes describe what the Christchurch City Council aims to achieve to promote the social, economic, environmental and cultural interests of the district, in the present and in the future.	Community outcomes include: <ul style="list-style-type: none"> • Water quality and quantity are protected and restored • Water quality in rivers, streams, lakes and wetlands is improved • Ground water is safeguarded from the effects of land use • Stream and river flows are maintained 	http://resources.ccc.govt.nz/files/ltccp/TYP2013/Volume1/CommunityOutcomesTYP2013.pdf
17.	Report on Minimum area for Neighbourhood Parks (2014).	CCC, Kelvin McMillan	Analysis of size of neighbourhood parks (<3000m ²) and spatial requirement (400m).	Referred to in DPR Phase 1, Residential and Subdivision chapters.	http://resources.ccc.govt.nz/files/TheCouncil/policiesreportsstrategies/districtplanning/districtplanreview/Appendix12-Reportminimumsizeneighbourhoodparks.pdf TRIM 14/448124

18.	Spaces, Place and People Plan for Sport and Recreation in Greater Christchurch, 2012/updated 2013	Sport and Recreation Earthquake Leadership Group (SRLG)	The SRLG was formed by Sport NZ, CCC and Sport Canterbury to coordinate recovery for the sport and recreation sector. Initially focussed on immediate emergency needs for sport and recreation and has then moved to manage both the short term and long term approach for sport and recreation.	Earthquake recovery, minor and major sports facilities and hubs.	http://www.sportcanterbury.org.nz/content/library/spaces_place_and_people_plan_for_sport_and_recreation_in_greater_christchurch.pdf
19.	Draft Metropolitan Sports Facilities Plan 2012	Christchurch City Council	Vision is for Christchurch to have a network of well-used, contemporary, fit for purpose metropolitan sports facilities that match the needs of the city, its residents and visitors now and for the next 20 years or more. The use of metropolitan sport hubs is central to realising this vision. The plan proposes three metropolitan sports hubs; a hub along the Avon river in the north-east, a central city hub and a hub at Nga Puna Wai Park in the south-west. These three hubs will form a sports facility 'spine' running from the north-east through the central city to the south-west and will provide the backbone of sports provision in the city.	Earthquake recovery, minor and major sports facilities and hubs.	http://resources.ccc.govt.nz/files/CityLeisure/recreationsport/MetropolitanSportsFacilityPlanDraft2012Review.pdf
20.	Surface Water Strategy 2009 – 2039 (2009).	CCC	<p>The Council's surface water management vision is that:</p> <p>The surface water resources of Christchurch and Banks Peninsula support the social, cultural, economic and environmental health of residents, and are managed wisely for future generations.</p> <p>The Council's goals are to:</p> <ol style="list-style-type: none"> 1. Improve the water quality of our surface water resources; 2. Reduce the adverse effects of flooding; 3. Improve the ecosystem health of surface water resources; 4. Protect and restore Ngāi Tahu values associated 	Development of Water and Margins policies and zone.	http://www.ccc.govt.nz/the-council/policiesreportsstrategies/strategies/healthyenvironmentstrategies/surfacewaterstrategy.aspx

			<p>with surface water resources;</p> <ol style="list-style-type: none"> 5. Support a range of recreation activities on and around waterways; 6. Protect heritage values associated with surface water; 7. Protect and enhance the landscape values of surface water; 8. Support community involvement in surface water management; 9. Manage stormwater in an efficient manner that supports Goals 1 – 8. <p>The Strategy includes an implementation programme which focuses on areas where the Council can make the most difference and address the most pressing issues. To work towards the goals the Council is committed to:</p> <ul style="list-style-type: none"> • minimising sources of pollutants; • managing stormwater in a manner that supports the Council's goals; • developing Integrated Catchment Management Plans; • reviewing development standards; • implementing a community education programme; and • undertaking further investigations. 		
21.	Parks and Reserves Bylaw (2008)	CCC, under LGA	<p>The object of the Bylaw is to provide for the orderly management and control of parks and reserves vested in or under the control of the Council for the benefit and enjoyment of all users of those parks and reserves.</p> <ul style="list-style-type: none"> • When parks and reserves are open to the public and when they may be closed 	Methods – rely on bylaw for management and control of people and activities in Council parks and reserves.	http://www.ccc.govt.nz/the-council/policiesreportsstrategies/bylaws/parksreserves.aspx

			<ul style="list-style-type: none"> • Various restrictions on behaviour in parks and reserves • The rules relating to animals in reserves • Restrictions on the use of water in parks and reserves • The rules relating to vehicles, other mechanical devices and vessels in parks and reserves • When a person may light a fire in a park or reserve • Restrictions on camping • Restrictions on the use of aircraft in parks and reserves • Provisions relating to playing of sports and games in parks and reserves • Specific rules relating to the Botanic Gardens, Rawhiti Golf Course. 		
22.	Public Places Bylaw (2008)	CCC, under LGA	<p>This bylaw enables the management of public places in order to balance the various different, and sometimes competing, lawful uses for which public places may be used. It seeks to provide for reasonable controls to protect health and safety, to protect the public from nuisance and to provide for the regulation of trading in public places.</p> <ul style="list-style-type: none"> • Requires anyone wanting to undertake a commercial activity or to create an obstruction in a public place to get permission from the Council • Enables the Council to declare Special Use Areas to prohibit or allow activities in specific areas, and • Prevents barbed, razor or electrified wire from being used in fencing in a way that could endanger public safety. 	Methods – rely on bylaw for management of activities with potential nuisance and trading in in Council parks and reserves.	http://www.ccc.govt.nz/theCouncil/policiesreportsstrategies/bylaws/publicplaces.aspx
23.	New Zealand Urban Design Protocol	Ministry for the Environment (MfE)	<p>This bylaw enables the management of public places in order to balance the various different, and sometimes competing, lawful uses for which public</p>	Development of policy 3, Safety and matters of discretion where	http://www.mfe.govt.nz/publications/towns-and-cities/new-zealand-urban-

			<p>places may be used. It seeks to provide for reasonable controls to protect health and safety, to protect the public from nuisance and to provide for the regulation of trading in public places.</p> <ul style="list-style-type: none"> • Requires anyone wanting to undertake a commercial activity or to create an obstruction in a public place to get permission from the Council • Enables the Council to declare Special Use Areas to prohibit or allow activities in specific areas, and • Prevents barbed, razor or electrified wire from being used in fencing in a way that could endanger public safety. 	safety issues may arise.	design-protocol
24.	Crime Prevention Through Environmental Design (2005)	MfE Guidelines	Sets out a framework for incorporating crime prevention into quality urban designs. Principles include safe movement and connections; See and be seen; clear and logical and orientation; eyes on the street; showing a space is cared for; well-designed, managed and maintained environments and using active security measures.	Development of policy 3, Safety and matters of discretion where safety issues may arise.	http://www.justice.govt.nz/publications/publications-archived/2005/national-guidelines-for-crime-prevention-through-environmental-design-in-nz/part-1-seven-qualities-of-safer-places
25.	Canterbury Water Management Strategy (2011).	ECan and others. The CMWS, initiated in 2005 by the Canterbury Mayoral Forum, is a collaborative process between the Canterbury Regional Council, the ten territorial authorities of Canterbury and	The Canterbury Water Management Strategy (CWMS) provides a path toward improving the management and use of Canterbury's water resources. The Strategy takes a regional approach to achieving collaborative and sustainable water management.	Informing Water and Margins objectives, policies and provisions.	http://ecan.govt.nz/get-involved/canterburywater/pages/default.aspx

		Ngāi Tahu, as well as key environmental and industry stakeholders.			
26.	Banks Peninsula Water Management Zone Implementation Programme; Christchurch-West Melton Water Management Zone Implementation Programme; Selwyn-Waihora Water Management Zone Implementation Programme;	ECan (Environment Canterbury has summarised the water management recommendations made by Canterbury Water Management Strategy (CWMS) zone committees to date.)	<p>Implementation Programmes are non-statutory documents that are being completed by each of the ten CWMS committees within the Canterbury region.</p> <p>Each Implementation Programme contains zone-specific recommendations for water management to achieve the CWMS targets.</p>	Informing Water and Margins objectives, policies and provisions.	http://ecan.govt.nz/publications/Council/bp-zone-committee-jan-zip-2013.pdf http://ecan.govt.nz/publications/Council/christchurch-west-melton-final-zip.pdf http://ecan.govt.nz/publications/General/cw-selwyn-waihora-zip.pdf
27.	Banks Peninsula Landscape Study, 2007	Prepared for Christchurch City Council by Boffa Miskell Ltd.	Comprehensive Landscape assessment of Banks Peninsula.	Identification of areas of natural character in the coastal environment and landscapes in the coastal environment.	http://resources.ccc.govt.nz/files/BanksPeninsulaLandscapeStudyFinalReport-9May2007.pdf
28.	Christchurch Landscape Study, 2014	Prepared for Christchurch City Council by Boffa Miskell Ltd.	Christchurch City wide landscape assessment, and natural character values of the Coastal Environment consistent with the New Zealand Coastal Policy Statement (NZCPS 2010)	Methodology, assessment of the coastal natural character and GIS mapping along Christchurch coast.	Trim - 14/1125396

29.	Banks Peninsula Landscape Addendum Report, 2014	Christchurch City Council	The report describes the landscape and natural character values of areas that are recommended for inclusion in the Outstanding Natural Landscapes and Coastal Natural Character Landscapes (ONLs/CNCLs) identified in the Proposed Christchurch Replacement District Plan.	Identification of natural character in the coastal environment and landscapes.	Trim: 14/1170546
30	New Zealand Geopreservation Inventory	NZ Geopreservation	List of geo-preservation sites	Background to natural and water zones.	www.geomarine.org.nz
31.	Lepidoptera of Kaitorete Spit, Canterbury	Lepidoptera of Kaitorete Spit, Canterbury	Lepidoptera of Kaitorete Spit, Canterbury	Lepidoptera of Kaitorete Spit, Canterbury	TRIM 14/1115182.
32.	Management Plan for Wetlands on Council Endowment Land at Kaitorete Spit and Ahuriri.	Management Plan for Wetlands on Council Endowment Land at Kaitorete Spit and Ahuriri.	Management Plan for Wetlands on Council Endowment Land at Kaitorete Spit and Ahuriri.	Management Plan for Wetlands on Council Endowment Land at Kaitorete Spit and Ahuriri.	TRIM 14/1114892
33	Banks Peninsula walking track	The Banks Peninsula Track Company	“track of 35 km through pasture and forest as you explore the remote outer bays of Banks Peninsula”	Overlay on maps where track / access interacts with coastal environment.	http://www.bankstrack.co.nz/
34.	Banks Peninsula Conservation Trust	Wildside Project: south-eastern bays	Wildside Map, showing covenants, reserves, and predator control operations on the Wildside and inner harbour	Informing the qualities of the eastern bays.	http://www.bpct.org.nz/our-projects/wildside-project.asp
35.	Marine Structures Asset Management Plan, 2010	CCC	Asset management plan for CCC owned and maintained marine structure assets around greater Christchurch and the Banks Peninsula.	Includes comprehensive list of wharves & Jetties, slipway & ramps, seawalls &	14/212399

				recreational rafts, moorings and boat sheds.	
36.	Investigation into the River and Tidal Flood Protection needs for Christchurch – Avon River Stage 1 Report, February 2014 (draft)	GHD Report prepared for Christchurch City Council.	Examines the current and future impact of earthquake events on the Avon River system and associated infrastructure (including temporary stopbanks) from the Estuary up to the Harper Avenue / Carlton Road Bridge. Identifies a range of options to mitigate the flooding based on flooding scenarios from extreme rainfall events as well as tide events resulting from sea levels rising up to 1m.	Natural hazards.	Trim: 14/221250
37.	Investigation into the River and Tidal Flood Protection needs for Christchurch – Styx River Stage 1 Report, February 2014 (draft).	GHD Report prepared for Christchurch City Council.	Examines the current and future impacts of earthquake events on the Styx River catchment and associated infrastructure from the tide gates up to Marshlands Road. Overtopping of the sand dunes behind Brooklands Lagoon in extreme tide events has been identified as a potential flooding scenario and will significantly increase with sea level rise up to 1m.	Natural hazards.	Trim: 14/221266
38.	Investigation into the River and Tidal Flood Protection needs for Christchurch – Heathcote River Stage 1 report, February 2014 (draft).	GHD Report prepared for Christchurch City Council.	Examines the current and future impact of earthquake events on the Heathcote river system and associated infrastructure from the Estuary up to Colombo Street. Identifies a range of options to mitigate the flooding resulting from extreme rainfall events as well as tide events with assumed seal levels rising up to 1m.	Natural hazards.	Trim: 14/221276
39.	Biodiversity Strategy 2008-2035 (2008)	CCC	A Council Strategy that provides resource information and policy direction for biodiversity protection and enhancement across the District. Non statutory. Strategy Goals are: - To conserve and restore indigenous biodiversity;	Resource information and mandate for open space management	http://www.ccc.govt.nz/the-council/policiesreportsstrategies/strategies/healthyenvironmentstrategies/biodiversity.aspx



			- Raise awareness; encourage participation, and improve and facilitate research and monitoring.		
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**APPENDIX 4: CHRISTCHURCH DISTRICT OPEN SPACE AND RECREATION
OVERVIEW****Introduction**

The city's open space especially in the form of parks, gardens and recreation areas is consistently highly valued by residents in Council's resident surveys. In 2014 Christchurch residents rated the abundance of parks, green or open spaces or gardens as a top contributor to the city having a positive look and feel. (See <http://qualityoflifeproject.govt.nz/>)

Provision of parks and open space fulfils a wide diversity of social, political, economic and environmental outcomes (see Table 1 below). Generally Christchurch has high quantities of local and sports open space in comparison to many New Zealand and foreign cities. The total amount of natural open space per 1000 people (such as provided by the City Council's regional parks) available to Christchurch residents within Christchurch district is similar to that available to residents within the Auckland Council area (see TRIM 15/88168).

Demand for and use of parks and open space is formed within a complex matrix of factors including population and household change, recreation trends, political initiative, cultural standards and mores, economic sustainability and growth, international / national competitiveness, quality of life, and community desires and needs.

The challenge for open space in Christchurch is how to continue to maintain the quality of its highly valued community open spaces whilst accommodating new recreation, cultural and environmental opportunities. Best practice planning for open space use and development recognises that open space uses often don't neatly fit into defined zones or categories and uses frequently cross boundaries. Also activities occur within the context of overall open space provision (private and public) and site uses need to be put in the context of surrounding land uses and opportunities. Therefore it is desirable that a range of mechanisms be encouraged or at the least not discouraged by District Plan provisions to bolster, enhance and complement use of public open space.

Economic Implications of the Rebuild on Open Space and Recreation

The new District Plan coincides with post earthquake rebuilding and growth across urban Christchurch. This has financial implications for development and management of public open space. City Council parks and recreation provision, development and maintenance will be occurring in a period of strong fiscal constraint over the life of the District Plan

Parks suffered a reasonable amount of damage during the earthquakes especially those adjoining waterways and those on the Port Hills. They are being progressively repaired and in some situations made safe as budgets allow. Some parks such as Castle Rock Scenic Reserve are likely to largely remain unsafe for public use for some years. While the effect of the earthquakes on trees has been apparent in some eastern parks, the full extent of city wide damage to trees is largely unknown. Damage to root and branch systems occurred as trees were subjected to unnatural horizontal and vertical forces which resulted in severed roots, slumping, changes in soil profiles, compaction and a drop in land levels resulting in water logging and potential poisoning of roots. These effects can become apparent up to five years after the event with overseas studies showing that trees have taken 15 years to fully recover from large earthquakes.

Sustainable alternative methods to provide recreation opportunities, environmental education protection and enhancement may necessitate greater use of shared delivery models and private initiatives to keep the costs of maintenance and new developments to a minimum. This has implications for District Plan open space objectives, policy and rules packages. Consenting processes are a cost to the Council (as a parks / land management organisation) as well as for private individuals wishing to use or develop parks. The aim

therefore within the Open Space chapter has been to keep consenting costs to a minimum by only imposing consent thresholds where necessary (for example, where potential developments or activities may have an adverse affect on a neighbour), where Council's aim is to encourage open space infrastructure efficiency or where asset protection is required.

Benefits of Open Space

The following open space benefits and functions illustrate that publically accessible open space provision is an important part of the city's infrastructure along with roads, water supply, waste management and surface water management. It provides the space, cultural and environmental opportunities that allow cities to function at a high level. Whilst not normally essential for day to day life support (except in civil emergencies) the long term availability of open space is necessary for the sustainable growth and development of Christchurch district in a competitive national and international environment.

Table 1: Environmental, Social and Economic Benefits of Open Space to the Community

Open space benefits	Specific open space benefits	Which areas of the District benefit
Ecosystem benefits	<ul style="list-style-type: none"> • Ambient temperature regulation • Air pollution filtration • Noise reduction • Carbon sequestration • Water quality • Storm water / flood mitigation and • Soil conservation / catchment management. 	Entire district (especially important in the maintenance and improvement of urban environmental function)
Biodiversity benefits	Protection, enhancement and restoration of natural areas including waterways, indigenous forest, wildlife habitat and corridors.	Entire district especially along waterways, lakes and in natural areas.
Landscape and urban form benefits	<ul style="list-style-type: none"> • Creates, supports and upholds city character and identity including the urban Christchurch Garden City image • Helps define the layout and structure of urban form including provision of recreational routes • Protects outstanding natural, amenity and cultural features and landscapes • Provides space for community activity and living green especially trees • Provides settings for monuments and appropriate civic facilities • Provides green settings and context for urban build form and historic places • Provides shade and shelter from the elements 	Entire district but especially; Lyttelton and Akaroa Harbour settlements – urban and regional parks Suburban – neighbourhood and sports parks/ greenways Greenfields – neighbourhood and sports parks / greenways Intensification areas – neighbourhood parks / greenways Central city – neighbourhood parks Rural – Council regional parks, Department of Conservation parks, Trust

Open space benefits	Specific open space benefits	Which areas of the District benefit
	<ul style="list-style-type: none"> Provides open space contrast and relief from high density built form Improves and provides urban amenity. 	land, unformed legal roads, greenways.
Infrastructure benefits	<ul style="list-style-type: none"> Provides an important part of and complement to the city transportation network for walking / cycling. Contributes to the health and viability of the city's waterway system. Urban resilience - life support function of reserves in civil emergencies as places of refuge. E.g. use of Latimer Square as a civil defence base after the Feb 22 2011 earthquakes. 	Lyttelton and Akaroa Harbour settlements Suburban Greenfields Intensification areas Central city
Human health and wellbeing	<ul style="list-style-type: none"> Recreation opportunity Health (mental and physical including sport, exercise and increased activity opportunities) Social interaction Play opportunities Amenity Provides space for art display, music and entertainment; shows and public events Community gardens. 	Entire district
Economic benefits	<ul style="list-style-type: none"> Improved desirability of city as a place to live and work; Reduced health costs through benefits of sport and leisure provision Tourism attraction e.g. Botanic Gardens Reduction in cost of environmental mitigation and urban health care; Increased urban property values adjoining reserves Opportunity for open space related commercial development. 	Entire district
Culture and Heritage	<ul style="list-style-type: none"> Taonga species are protected. Sites and places of importance to tangata whenua are recognised and protected. Heritage buildings, places and sites are 	Entire district

Open space benefits	Specific open space benefits	Which areas of the District benefit
	protected. <ul style="list-style-type: none"> Protection of archaeological sites 	

Publically accessible open space provided by public agencies

The Christchurch City Council, Department of Conservation and Environment Canterbury provide in the vicinity of 16,800 ha of publically accessible open space within Christchurch district. The majority of this is in rural areas such as McLeans Island (Waimakariri Regional Park), along Pegasus Bay (e.g. the beach parks and Bottle Lake Forest) and Kaitorete Spit coastlines (e.g. Department of Conservation) and in discrete land parcels on Banks Peninsula such as the City Council's 900 ha Te Oka Bay Reserve. The City Council manages some 8800 ha of land for public open space purposes. See Table 2 below. Much of the City Council and Department of Conservation public open space is managed pursuant to the requirements of the Reserves Act. Department of Conservation land management is also guided by the Canterbury Conservation Management Strategy. Environment Canterbury actively supports use of endowment land held for river protection purposes for public open space purposes.

Table 2: City Council managed Parks in Christchurch District

Table 2: Parks managed by Christchurch City Council 2014 - source CCC SAP 28/01/2015				
Park Type (City Council Long Term Plan park asset categories)	Numbers of parks	Total Area (ha)	Ha / 1000 people	CCC Open Space Strategy Standards
Neighbourhood	762	765	2.2	1.0
Garden & Heritage	51	69	0.2	
Sports	114	1186	3.5	3.5
Regional (larger nature based parks)	97	6745.5 (includes all Port Hills reserves land and Bottle Lake Forest)	19.8	25.0
Total	1024	8765.5	25.7	

The Christchurch City Council's open space system provides the following attributes and functions.

The Neighbourhood Parks (District Plan review zone; Open Space Community Park)

Neighbourhood Parks offer a variety of recreation, landscape, amenity, social, and community opportunities for the local community usually located within about 400m walking distance from residences. They are generally small in size with a desirable minimum size of 3000m². They may contain a range of built facilities such as playgrounds, exercise equipment, ball courts or informal sports areas or simply provide pedestrian linkages between adjacent areas. They are one of the few places where large growing trees can be planted in higher density urban areas.

A 2009 review of parks distribution across the Christchurch urban area found that the majority of residents had a park of 2500m² or larger located within easy walking distance of their homes. As urban intensification occurs it is important that these smaller parks are kept relatively building free, to retain as much living green space as possible, especially as residential section sizes decrease.

Garden & Heritage Parks (District Plan review zone; Open Space Community Park)

Garden and Heritage Parks and associated services are intended to benefit the whole community and visitors to Christchurch and are therefore provided for on a metropolitan basis. The parks are not evenly distributed across the urban area like Neighbourhood Parks but were mostly situated near the central city area or in older parts of the city and based around old homesteads and their established gardens.

The Christchurch Botanic Gardens (Central City Open Space Zone) is one of the highest visited destinations in the city with in excess of 1.2 million visits per year. Combined with the other parks across the city, Garden and Heritage Parks have a positive effect on environmental and human health, biodiversity, recreation, heritage and culture. Heritage buildings in parks generally and central city parks are especially valued for their cultural contribution to the quality and amenity of the city. Parks such as Mona Vale, Riccarton Bush and House, Risingholme, Avebury, Abberley and Woodham make an important contribution to Christchurch's Garden City and cultural heritage.

In addition to enhancing the amenity of the city the Garden and Heritage Parks contribute to global strategies to protect endangered species through collections in the Botanic Gardens and other parks. Education, promotion and displays are an important part of their function with structures such as the new Botanic Gardens information centre an important feature.

Sports Parks (District Plan review zone; Open Space Community Park)

The Council provides land for multi-use sports parks in a planned network of equitably distributed parks across the urban areas and some rural areas of Banks Peninsula. In recent times there has been a Council open space planning initiative to encourage sports groups to concentrate facilities in centralised 'sports hubs'. This is to increase built facility efficiency and to make better use of the sports field areas.

Whilst sports parks are primarily intended to provide for organised recreation activities requiring large areas of space they are also multi-purpose recreation areas and often contain playgrounds, hard surfaced recreation areas, car parks, buildings, amenity features and enclosed recreation areas such as bowling greens. In the future as sports hubs are developed there may be a need to decommission some of the smaller sports park playing field areas to provide for a greater diversity of local recreation opportunities.

Regional Parks (District Plan review zone; Open Space Natural)

The Council provides a large network of nature based parks such as the Port Hills reserves, Travis Wetland, Styx Mill Conservation Reserve, Misty Peaks Reserve, Te Oka Bay Reserve and Bottle Lake Forest. Over the years the Council's regional parks system has been build up through strategic purchases using development contributions funds. Bottle Lake Forest is different to many of the other regional parks in that it is a working commercial forest in addition to providing for a range of outdoor recreation activities, especially mountain biking. Generally the regional park network is well distributed around the Christchurch urban area, though opportunities for outdoor recreation activities on level terrain such as mountain biking are restricted to the north and north east of the city.

The regional parks system provides walking and bike tracks, dog parks, horse trails, car parks, toilets, heritage assets, directional and information signs, play facilities and educational facilities. Commercial recreation activities are managed through a lease or license, such as the Adventure Park high ropes course at Spencer Park.

A large part of the regional parks system is concerned with conservation of indigenous plants and animals and natural environments and ecosystems. This includes monitoring and measuring of key bird

populations, (such as bird species in Travis Wetland) habitat protection, restoration and maintenance, pest animal and plant control, fencing and conservation grazing management.

The Council provides opportunities and activities to raise awareness and understanding about biodiversity with the public including an educational programme that reaches in the vicinity of 10,000 students each year. There are a range of information and learning opportunities about the natural environment, biodiversity and ecosystems for residents, students and visitors through visitor centres, leaflets, activities, community education and volunteer opportunities, e.g. Arbor Day and Kidsfest. The Council liaises with and supports a number of environmental organisations and individuals, such as the Summit Road Society, Port Hills Trust Board, Orton Bradley Park and landowners, in order to facilitate overall environmental and social benefit.

Private open space

A number of privately managed open space areas are available for public use in Christchurch district. These include land held by private societies and trusts such as the Summit Road Society on the Port Hills, the Port Hills Trust Board (Mt Vernon Park, 220 ha), Maurice White Native Forest Trust (Hinewai, 1270 ha) and the Josef Langer Charitable Trust (park off Le Bons Bay Road). The Orton Bradley Park Board also manages more than 650 ha for public use at Charteris Bay.

Liaison and partnership between the City Council the Department of Conservation, Environment Canterbury, Rod Donald Banks Peninsula Trust and other trusts and conservation societies contributes toward the goal of providing comprehensive and coordinated provision of publicly accessible open space across the district.

In addition large areas of land are managed as private golf courses, sport and entertainment facilities in urban and rural Christchurch. Whilst these are generally only accessible to members or paying guests they provide open space amenity benefit to the City or access to recreation facilities that are not generally provided by the public estate.

Waterways and Lakes

Christchurch district contains two large lakes (Te Waihora / Lake Ellesmere and Te Roto o Wairewa / Lake Forsyth) of considerable cultural importance to Ngāi Tahu and with high biological and landscape significance. The important water ways include the Waimakariri, Otakaro / Avon, Heathcote, Styx and Otukaikino Rivers. Most major waterways are adjoined by formed or unformed legal roads and in the urban areas by parks. The two major lakes are adjoined by an assortment of legal road, park and private land.

Te Waihora / Lake Ellesmere is the most important water bird habitat in New Zealand while Te Roto o Wairewa / Lake Forsyth is in the top 25. A notable characteristic of Christchurch is its importance for wetland and coastal birds. The waterways, wetlands and lakes make an important contribution to maintaining the District's avian environmental qualities.

The waterways and lakes also contribute to the landscape character of the City and provide important recreation opportunities.

Growth implications for open space use and recreation activities in Christchurch District

Population Change

Christchurch city's population is expected to grow by around 23,000 people between 2015 and 2025, and by 60,000 people between 2015 and 2056. Half of this growth is expected to occur in the next 20 years. Eighty percent of this growth will happen in the next 30 years. Much of the growth will occur in the North West and South West of the city. Post-earthquake population redistribution will present ongoing land management challenges and opportunities.

Almost all of the growth will occur in the ages 50 years and over. This is an age when sports participation is known to dramatically reduce and participation in other activities such as walking increases. A quarter of the population will be over 65 years from 2041 (currently 15%). The population over 80 is expected to double by 2036.

Growth implications for Neighbourhood Parks

Population growth and redistribution of earthquake displaced populations will see continued demand for local parks and green connections in Greenfield, Brownfield and intensified development areas with implications for greater use and requirement for public open space for recreation, environmental enhancement and amenity. Maintaining urban living quality in growth related developments is essential to meet public expectations and legislative expectations of the Regional Policy Statement and District Plan residential objectives. This approach is important if Christchurch is to be a resilient and thriving city, prepared for and able to provide acceptable higher density urban living.

Growth implications for Garden & Heritage Parks

Population growth will result in higher demand on Garden and Heritage parks in particular central city facilities and redevelopment of the Te Papa Ōtākaro/Avon river precinct as the city is rebuilt. The Christchurch Botanic Gardens as the major resident and visitor attraction in the city is likely to experience higher visitation numbers, especially as it is relatively close to central city urban intensification areas. Remaining heritage buildings in parks will be important in the look and feel of the city, and their value to residents will increase as a result of the major loss of heritage buildings due to the earthquakes. Garden and heritage parks are not distributed evenly across the city with the west and northern areas having fewer examples, while growth is occurring in these areas post-earthquake.

Growth implications for Sports Parks

National surveys indicate that sports club membership rates are declining. Overall numbers are increasing with population growth, but the proportion of the population who join clubs is declining. Declining sports club membership corresponds with an ageing population and increasing participation in a wider range of sport and recreation activities. Walking, cycling, and indoor activities have become more popular and relatively new recreation activities such as mountain biking, parapenting, and kite surfing continue to appear.

The implications for Sports Parks is that there is likely to be a small increase in the demand for sports fields and a large increase in demand for other sport and recreation facilities. There is also growing demand for improved quality of sports fields and facilities. The development of Sports Parks will therefore need to be flexible to adapt to the community's changing sport and recreation preferences.

The location for new or redeveloped sports parks to meet increased demand for organised sports is unclear at the moment and is likely to stay unclear until the community movement settles down across the city. The changing location of some of Christchurch's larger sporting facilities may also have a long term effect on placement and provision of sports parks. A move toward shared delivery models through increased concentration of sports facilities in sports hubs is anticipated.

Growth implications for Regional / Nature Based Parks

Medium to long term population growth will see greater demand for and use of Regional Parks. Walking and cycling have become more popular and relatively new recreation activities such as mountain biking, parapenting, and kite surfing continue to appear. The implication for Regional Parks is that there is likely to be a large increase in demand for the types of outdoor recreation opportunities they provide, e.g. walking and biking tracks. Currently little use of natural based parks has been made for commercial recreation, formal tourism or ancillary activities such as cafes. However as the population ages 'assisted' or guided recreation activities may become more relevant. These are likely to require ancillary built facilities.

Unsurprisingly many of the City's highest quality nature based parks are located on terrain that imposes accessibility constraints on the less mobile in society. Currently the more physically accessible rural parks are concentrated in the north of the City i.e. Bottle Lake Forest and the Waimakariri Regional Park. Greater attention to provision of easy terrain access routes and a wider diversity of access options in natural areas may be needed in addition to activity provision in the existing more remote 'wilderness' based parks.

In order to maintain the quality and sustainable use of Regional Parks the Council will need to manage relevant resources in the best practicable manner. This approach is essential if the residents of Christchurch are to continue to enjoy the services that Regional Parks provides.

Post-earthquakes some of the City's Port Hills parks such as Castle Rock and Scotts Valley were closed for recreation use due to rock fall hazard and the Summit Road is currently only open to walking and cycling traffic between Rapaki Track and Bridle Path. Aging population demographics and restricted access to places that were formerly accessible by vehicle pose challenges for future access to these areas.

Growth, economic and resource management implications for Public / private partnership or private provision of open space

In recent decades private organisations and Trusts have contributed to the provision of publicly accessible open space within the district. This has most often occurred on the Port Hills and latterly on Banks Peninsula. In some situations private initiatives have been supported by public subsidies in recognition of the public good aspects of these activities. Public contributions are often safeguarded by provision of conservation covenants over land. The private / public model of open space provision looks likely to continue and grow in importance, especially while the Council goes through a period of significant financial constraint.

Privately managed open space is subject to different opportunities and constraints compared to the public estate in two important areas:

1. The land is often not subject to the same statutory constraints or public oversight as public parks whose status and management is controlled by legislation such as the Reserves Act or the Conservation Act. Hence there is potential for a wider range of recreation and commercial activities to be undertaken on private land. However private open space can also be subject to less statutory environmental safeguards.
2. Private organisations largely have to cover the cost of managing land and activities from non-public funding sources. Provision of recreation opportunities or nature conservation initiatives can reduce the ability to self-fund from traditional rural land management activities such as farming or forestry and some organisations are highly dependent on donations, government / local government grants or off site investment or business activities. In situations where there is limited assistance a high level of management flexibility and alternative opportunities for onsite revenue gathering activities is required for organisations to remain financially viable and continue to offer public open space opportunities and conservation benefits.

The range of finance generating activities occurring on privately managed open space may need to be more diverse or intensive than those which might traditionally occur in rural or open space zones. At least in part the long term viability of some privately managed open space / conservation areas is dependent on a planning regime that fosters (or at least does not prevent) the ability to be economically sustainable.

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Christchurch City Council

7 April 2015. TRIM 14/1194436



APPENDIX 5: TABLE OF PROPOSED BUILDING FLOOR AREA, SITE COVERAGE AND IMPERVIOUS SURFACE LIMITS
District Plan Review Zone Open Space Community Park (OCP) Zone – Permitted Uses

Existing City & Bank Peninsula zones	Existing maximum building size	Existing maximum collective building site coverage	Existing maximum impervious surfaces (other than footpaths, artificial playing surfaces and cycle tracks, and excluding buildings) and/or in the case of leased areas in Open Space 2	OCP maximum single building size in relation to site size 1. Christchurch 2. Banks Peninsula	OCP maximum collective building site coverage	OCP maximum impervious surfaces	Reasons / Explanation
Open Space 1 (playgrounds permitted)	0m ²	0%	0%	1. Christchurch A. 30m ² <5000 m ² B. 100m ² 5,000-10,000 m ² C. 500m ² <10,000m ² (for Local Purpose Reserve community facilities) D. 500m ² >10,000m ² E. 500m ² , Rawhiti, Sth Brighton, Spencer Park. F. 100m ² , Central New Brighton G. N/A Canterbury Museum, Robert McDougall Art Gallery	1. Christchurch A. 1% <5000 m ² B. 1% 5,000-10,000 m ² C. 25% <10,000m ² (for Local Purpose Reserve community facilities) D. 3% >10,000m ² E. 3%, Rawhiti, Sth Brighton, Spencer Park . F. 12%, Central New Brighton G. N/A Canterbury Museum, Robert McDougall Art Gallery	1. Christchurch A. 5% <5000 m ² B. 10% 5,000-10,000 m ² C. 20% <10,000m ² (for Local Purpose Reserve community facilities) D. 30% >10,000m ² E. 10%, Rawhiti, Sth Brighton, Spencer Park . F. 75%, Central New Brighton G. N/A Canterbury Museum, Robert McDougall Art Gallery	Efficiency and Effectiveness The Community parks zone provides for a wide range of formal and informal recreation and sports activities with sufficient built space to facilitate efficient and complementary use of the open space resource. Site sizes range from neighbourhood parks with a desirable minimum size of 3000m ² to parks like the 164ha Hagley Park. Generally Community Parks are one of the more intensively used open space zones. Small parks <5000m² – the 30m ² or maximum 1% site coverage permitted use restriction allows ample space for minor buildings such as toilets (approximate sizes for new toilets is about 8.5m ² for a single unisex unit or 12m ² for a unisex double unit) and or other small utility or amenity structures such as some shade covers or play structures should they require a building consent. Larger parks > 5000m² – as the size of parks increases greater scope for buildings is permitted with the largest sports parks such as Rawhiti having a large number of sports club buildings . On sites >10,000m ² site coverage allows for small scale built commercial activity (such as a food & beverage outlet) where that could enhance recreation use. Banks Peninsula – the existing structure provisions have been carried over from the Banks Peninsula Plan. These cater for sports club rooms and community buildings. The overall objective for the public open space zone is to allow for and encourage use and enjoyment of the provided open space amenity. Ancillary buildings potentially enhance recreation use of public open space, especially in the larger sports parks where club buildings are an integral part of land use and in amenity and heritage areas where buildings such as tearooms / cafes and restaurants complement and enhance recreation use. The objective for smaller spaces <5,000 m ² is to maximise amenity (tree planting / green open space) and space for outdoor activity with the exception of specific sites set aside by the Council to enable clustering of community buildings. Site coverage and impervious surface restrictions are generally correlated with open space purpose and size and aim to balance built / impervious space with green open space. Generally existing provisions have been rolled over or slightly increased to allow for a wider range of permitted open space related activities. Permitted buildings recognise the wide range of legitimate activities that can occur in community parks. In most cases the most efficient means to determine the details of how parks open space
Open Space 2 Zone	100m ²	1%	30%				
Open Space 2 Zone (Rawhiti, South Brighton and Spencer Parks)	500m ²	3%	10%				
Open Space 2 Zone (central New Brighton)	100m ²	12%	75%				
Special Purpose (Ferryhead) - part							
Conservation 2	40m ² (except for single custodial residence of 150m ²)	-	-				
Banks Peninsula Recreation Reserves Zone	Maximum 10% of net site area or 250m ² whichever is the lesser	-	-	2. Banks Peninsula (all sites) 250m ² or 10% of site area whichever is the lesser.	2. Banks Peninsula (all sites) 10%	A. 5% <5000 m ² B. 10% 5,000-10,000 m ² C. 30% >10,000m ²	

							<p>should be developed and managed is through management plans and parks development plans. In the case of reserves, management plans are a statutory requirement. To reduce duplication of consenting requirements permitted activities have been kept as broad as possible and site coverage and building size limits reasonably permissive to allow greater flexibility when management plans are undertaken.</p> <p>Note; all structures on open space vested as Reserve will still require the landowner's (usually the Council) approval and are subject to Reserves Act requirements, additional to any District Plan requirements.</p>
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District Plan Review Zone Open Space Metropolitan Facilities Zone (OMF) – Permitted Uses

Existing City & Bank Peninsula zones	Existing maximum building size	Existing maximum collective building site coverage	Existing maximum impervious surfaces (other than footpaths, artificial playing surfaces and cycle tracks, and excluding buildings) and/or in the case of the Open 3 Zone areas (other than Ruapuna Raceway) under exclusive lease arrangements	OMF maximum single building size in relation to site size	OMF maximum collective building site coverage	OMF maximum impervious surfaces	Reasons / Explanation
Open Space 3 Zone	500m2	5%	30%	Canterbury Agricultural Park 5000m ² (this is a site specific provision that provides for agribusiness activities but also ensures that open space is maintained in this location)	A. 20% all sites B. 10% Wilding, Christchurch, Rugby, Western, Kearneys Parks, Navel Point. C. 1% Shirley, Avondale, Waimairi golf courses D. 5%, Porritt Park, Addington & Riccarton Racecourses E. 50% Lancaster Park F. 40% Christchurch Sports & Entertainment Centre G. 5% Canterbury Agricultural Park	A. 30% all sites B. N/A Wilding, Christchurch, Rugby, Western, Kearneys, Parks and Navel Point. C. 5% Shirley, Avondale, Waimairi golf courses D. 30%, Porritt Park, Addington & Riccarton Racecourses E. N/A Lancaster Park F. N/A Christchurch Sports & Entertainment Centre G. 5% Canterbury Agricultural Park	<p>Efficiency and Effectiveness</p> <p>The Metropolitan Facilities zone is intended to provide for large scale built recreation and associated or complementary outdoor recreation facilities. A number of metropolitan facility sites are privately owned and managed as golf courses, sports academies or race courses. Public facilities such as Jellie Park and Pioneer Stadium have the large built facilities needed for indoor sports and recreation activities. Generally metropolitan facilities are the most intensively used use open space zones and built coverage provisions recognise this.</p> <p>Existing building footprint sizes –Measurements of existing structures within this zone indicate that there are no major structures smaller that 1000m². Major existing built structures range from 1000m² to 10,000m².</p> <p>Site coverage. The District Plan review therefore recognises the size requirements of multi use sports facilities by increasing the maximum site coverage for built sports and recreation facilities and removing individual building size requirements (with the exception of Canterbury Agricultural Park). This also recognises the trend toward co-location of facilities (sports hubs) that the Council is aiming to achieve. Co-location is generally more cost and space efficient than spreading or duplicating facilities across the city. Removal of maximum building size limits and reliance on overall site coverage provides greater opportunity for the zone purpose to be achieved as well as reducing consent costs for building developments.</p>
Open Space 3 Zone (Porritt Park)	750m2	5%	30%				
Open Space 3 Zone (Ruapuna Raceway)	1500m2	5%	30%				
Open Space 3A Zone	500m2	1%	5%				
Open Space 3B Zone (Addington and Riccarton Racecourses, excluding Christchurch Sports and Entertainment Centre)	5000m2	5%	30%				
Open Space 3B Zone (Christchurch Sports and Entertainment Centre)	11,500m2	n/a	n/a				
Open Space 3B Zone (Jade Stadium)	5000m2	25%	n/a				

Open Space 3B Zone (Wilding, Christchurch, Rugby, Western, Kearneys and Rangers Parks)	500m2	10%	n/a				Impervious surface constraints have been maintained to provide a balance between the large area of hard surface infrastructure and green open space desirable to mitigate hard surfaces and to provide for outdoor activities. The aim is to maintain this balance in new and existing metropolitan facilities sites. In some situations such as Pioneer Stadium the proportion of impervious surface to site area is already over 30% because the zone area has been decreased in order to discourage further expansion into Centennial Park. However the existing stadium and car parking (in the new Metropolitan Facilities zone) is mitigated by the large area of green open space in the immediately adjoining 4.9ha Centennial Park Community Park zone.
Open Space 3B Zone (Shirley, Avondale and Waimairi Beach Golf Courses)	500m2	1%	5%				
Open Space 3C Zone (exclusive of retention basin)	5000m2	5%	5%				
Boat Harbour (retailing)	150m2						

District Plan Review Zone Proposed Open Space McLeans island Zone (OMI) – Permitted Uses

Existing City & Bank Peninsula zones	Existing maximum building size	Existing maximum collective building site coverage	Existing maximum impervious surfaces (other than footpaths, artificial playing surfaces and cycle tracks, and excluding buildings)	OMI maximum building size	OMI maximum collective building site coverage	OMI maximum impervious surfaces	Reasons / Explanation
Open Space 3A Zone	500m2	1%	5%	1000m ²	3% all buildings	5% all sites	<p>Efficiency and Effectiveness</p> <p>The McLeans Island Zone provides for a diverse range of recreation and sports that require large spaces to accommodate use. Activities vary from the Orana Park zoological complex, golf courses, vintage car and transportation facilities, paintball to shooting ranges. Main building sizes vary considerably from 100m² to over 1100m², with large sized structures required for such diverse reasons such as housing machinery to restaurants / information complexes and clubrooms. The largest structure is approximately 1175m² and two others are over 900m². An approximate average of the largest buildings across all the McLeans island zone leases is 520m².</p> <p>Building footprint and site coverage. To reduce consenting costs and better facilitate use of the zone the maximum individual building limit has been increased to 1000m² and the overall site coverage limit retained to maintain a balance between built coverage and open space for outdoor activities.</p> <p>Impervious surface constraints have been rolled over from the existing plan as the sites are sufficiently large as to be able to accommodate the majority of built uses without adversely affecting the amount of open space.</p>

District Plan Review Zone Proposed Open Space Natural Zone (ON) – Permitted Uses

Existing City & Bank Peninsula zones	Existing maximum building size	Existing maximum collective building site coverage	Existing maximum impervious surfaces (other than footpaths, artificial playing surfaces and cycle tracks, and excluding buildings)	ON maximum building size	ON maximum collective building site coverage	ON maximum impervious surfaces	Reasons / Explanation
Special Purpose (Ferrymead) - part	N/A	N/A	N/A	Christchurch	Banks Peninsula 250m ² or 10% of net site area whichever lesser	Nil	<p>Efficiency and Effectiveness</p> <p>The open space natural zone provides for recreation activities within settings with natural values ranging from sites with predominantly indigenous vegetation and dramatic geomorphology to highly modified cultural landscapes. In order to facilitate use and efficient management of open space natural zone sites allowance for built infrastructure is provided. The majority of the sites within this zone are managed by the Council, Department of Conservation and private Trusts. The largest individual areas are Hinewai (1270ha) closely followed by Bottle Lake Forest (approximately 1000 ha), Te Oka Bay Reserve (900ha) and Misty Peaks Reserve (500ha). Collectively the Port Hills reserve and private trust managed areas occupies some 2600ha.</p> <p>Overall large site sizes are common and are often able to accommodate built infrastructure without compromising their natural values. As noted in the community parks section above, buildings housing ancillary or complementary uses can significantly enhance visitor use of natural open space. They can also potentially improve the financial viability of maintaining the resource when appropriate commercial uses are permitted.</p> <p>Representative building sizes (note all sizes approximate) Hinewai - Mangers house (130m²) and information / meeting facility (200m²) Travis Wetland – Bird Hide (38m²), education centre (200m²), interpretation building (70m²) Te Oka Bay Reserve - Managers house (270m²), woolshed (445m²), bunkhouse (80m²)</p> <p>Overall permitted uses have been expanded or made more flexible than in previous plans to better accommodate anticipated land uses such as recreation (including potential facilities for commercial recreation providers), tourism, and conservation and visitor information facilities and allow for essential maintenance of the open space.</p> <p>The 300m² maximum farm building footprint reflects existing District Plan (Banks Peninsula) provisions for the rural amenity zone. This limit acknowledges that the landscape is largely maintained by farming practices and that farm buildings such as woolsheds are an essential element in efficient management of large rural properties, including rural parks.</p> <p>Impervious surface constraints are not required as the generally large land areas, building footprint restriction and the lower intensity of use of these areas will constraint any need for large sealed areas for activities such as vehicle parking.</p> <p>Note; all buildings in open space vested as Reserve will still require the landowner's (often the Council) approval and be subject to Reserves Act requirements, in addition to District Plan provisions. The open space natural zone is also subject to District Plan landscape overlay</p>
Conservation 1	40m2 gross floor area below the 160m height contour	-	-	150m ² all sites 300m ² maximum farm buildings			
Banks Peninsula Recreation Reserves Zone	Maximum 10% of net site area or 250m2 whichever is the lesser	10% of net site area	-	Banks Peninsula 300m ² maximum farm buildings 250m ² or 10% of net site area whichever lesser			
Banks Peninsula Conservation Reserves Zone	Maximum 10% of net site area or 250m2 whichever is the lesser	10% of net site area	-	150 m ² Farm Stay new building 100m ² Tramping huts with a maximum gross floor area 150m ² Rural Tourism facility			

							building constraints where it falls within an outstanding natural landscape / feature, the coastal environment or significant landscape or feature.
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District Plan Review Zone Proposed Open Space Water & Margins Zone (OWM) – Permitted Uses

Existing City & Bank Peninsula zones	Existing maximum building size	Existing maximum collective building site coverage	Existing maximum impervious surfaces (other than footpaths, artificial playing surfaces and cycle tracks, and excluding buildings)	OWM maximum building size	OWM maximum collective building site coverage	OWM maximum impervious surfaces	Reasons / Explanation
In the Conservation 3W Zone (Waimakariri) there is no provision for buildings as of right because of their potential to obstruct public access or affect the natural values of waterways.	0m ²	0%	0%	Visitor information centres, public toilets, and/or changing rooms occupy no more than 100m² of the gross floor area on a site less than 10,000m² in area	-	N/A	Efficiency and Effectiveness The open space water and margins zone covers the District's major waterways and lakes. Permitted buildings are restricted to those facilitating use and understanding of the lakes and waterway's environmental qualities. Other buildings may be appropriate in the zone but further detailed evaluation is considered necessary to ensure that any development proposals do not impede public access (on parks / unformed roads adjoining waterways) or are not detrimental to biodiversity, water margins or water management requirements.
Banks Peninsula lakes	0m ²	0%	0%	occupy no more than 250m² of the gross floor area on a site 10,000m² or more in area			Impervious surface constraints are carried over from the existing plan. Activities such as vehicle parking are managed by rules. Note: all buildings in open space vested as Reserve will still require the landowner's (often the Council) approval and be subject to Reserves Act requirements, irrespective of District Plan provisions. In addition the open space water and margins zone is subject to District Plan landscape overlay building constraints where it falls within an outstanding natural landscape / feature, the coastal environment or significant landscape or feature.
Conservation 1B (Bromley oxidation ponds)	40m ² gross floor area except buildings required for sewage treatment, Council depot, or ancillary purposes sited west of Cuthberts Road	0%	0%				



**APPENDIX 6: REVIEW OF THE SPECIAL PURPOSE (FERRYMEAD) ZONE - SECTION 32
REPORT**

