

## Appendix 22: Options assessment for consolidation of Living Hills Zones

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1. The overall aim for the Living Hills Zones is to simplify the number of zones and provisions in a manner that does not compromise the intent or outcomes for the residential environment on the Port Hills.
2. General environment of the Port Hills  
The Port Hills provide an important landscape feature forming the backdrop to the city, as viewed by the main urban area and beyond onto the Canterbury Plains. The Port Hills also provides an important low density residential environment. One of the key characteristics of the Port Hills is the lack of development on the upper slopes. This is reinforced with a distinct visual boundary and contrast between urban residential development on the lower Port Hills and the open rural character of the land further up towards the summit. The current City Plan policy approach is to maintain a distinct separation or boundary between urban and rural areas and to prevent development taking place on the upper slopes of the Port Hills.
3. Residential development on the Port Hills  
The urban part of the Port Hills has developed into a well established residential environment. All the living environments on the Port Hills are zoned Living Hills under current City Plan, which describes the zone and its purpose as follows:

*The Living Hills Zone covers all the living environments of the city which are located on the slopes of the Port Hills, extending from Westmorland in the west to Scarborough in the east. It provides principally for low density permanent residential accommodation.*

*It is anticipated that the zone provisions will maintain open space and landscape plantings as an essential feature of the environment with dwellings at low building densities. A range of types and styles of permanent residential accommodation is expected to establish in the zone, limited only in terms of building density and environmental effects on the neighbourhood.*

*The zone includes areas in, and between, the Cashmere and Worsleys Valleys. The urban development of this area has only been permitted on the basis of the environmental compensation that has been offered and is deferred until that compensation has been provided and flood mitigation and other works are completed or committed to.*

The environmental results anticipated by the zone are:

- (a) an environment on the hills within which buildings are surrounded by, and balanced with, areas of open space with ample opportunities for tree and garden plantings. Future development to be at a scale and intensity appropriate to this predominant character.
- (b) Residential buildings at low densities of building coverage and low heights (generally 1-2 storeys), with only limited scope for infill and redevelopment, in keeping with the location of the zone on the visually prominent hill slopes fringing the outer edge of the city, but without limiting opportunities for variety in building design and style.
- (c) Maintenance of opportunities for views consistent with enabling reasonable levels of development of low density, low height buildings, but with some flexibility for slightly higher buildings to be erected in areas containing existing higher buildings and consequently reduced opportunities for views in such circumstances.
- (d) Maintenance and enhancement of an open street scene which reflects the garden city image.
- (e) Maintenance and enhancement of special amenity areas with any future development appropriate to the predominant character of the special amenity area.
- (f) A low density, hill slope living environment that is pleasant with a high level of on-site amenity in terms of good access to sunlight and daylight, outlook not dominated by bulky

- buildings, levels of privacy consistent with suburban living and ample outdoor living space, whilst still providing the opportunity for individual and community expression.
- (g) Maintenance of the residential coherence of an area, except where non-residential activities serve a local need for community or recreational facilities and including scheduled activities in Part 9 of the Plan.
  - (h) Non-residential activities limited to those which are of a scale compatible with the low density, hill slope suburban living environment of the zone.
  - (i) The exclusion or mitigation of activities which cause adverse environmental effects, such as excessive noise, glare, odour, visual detracting, traffic and on-street parking congestion, traffic safety and other hazards.

The Living Hills Zones consists of the Living Hills, Living Hills A (Boundary) and Living Hills B (Very Low Density) Zones. The three Hills sub-zones are differentiated by the density of development permitted; with the variance primarily based on landscape grounds and in the case of the Living Hills B Zone to form a transition between urban and rural areas. A general description of the areas is as follows:

- a. *Living Hills* – the general zone covers the majority of the Living Hills Zone extent, based around the lower hill slopes adjoining the flat land urban area. Density is 650m<sup>2</sup> with critical standard of 550m<sup>2</sup>.
- b. *Living HA* – include areas where there is an existing residential settlement that has a predominantly low density or semi-rural character. Used in Kennedys Bush Road and Corgwyn Avenue / Cashmere Road. Characterised by low density (1500m<sup>2</sup>) although there are exceptions and variations in density depending upon different areas, scope for planting and avoiding visually obtrusive housing. Includes a number of deferred areas dependent upon servicing, vesting of land and planting of land with variable standards. Failure to meet the minimum site size is a prohibited activity.
- c. *Living HB* – is described as a very low density development forming a transition between urban and rural with scope for planting and avoidance of visually obtrusive housing. It is generally located on spurs or provides a buffer between LHA and Rural Hills, although there is some inconsistent use of it. The minimum site size is 3000m<sup>2</sup> however there are variations in this minimum based upon site specific provisions. There are also a number of deferred HB zoned areas. Failure to meet the minimum site size is a prohibited activity.

#### 4. Existing residential environment - analysis of sites and capacity

The Living Hills zones covers an extensive area of the lower slopes of the Port Hills, consisting of a total of approximately 8883 sites and 6605 dwellings distributed across the zones in Table 1 below:

*Table 1. Distribution of sites and dwellings in the Living Hills Zone*

Zone	Number of sites	Number of dwellings
Living H (Hills)	8331	6266
Living HA (Hills – Boundary)	401	257
Living HA (Hills – boundary) Deferred	21	11
Living HB (Hills Hoon Hay Valley – Very low density)	130	71
Total number of sites	8883	6605

Source: CCC Monitoring Team – parcel and title data from CCC rating database

Within each zone the distribution of sites based upon site size is shown in Table 2 below. The majority of sites in Living H are 650m<sup>2</sup> to 1500m<sup>2</sup>, which is generally consistent with the zone intent. There is still potential for some additional development within the Living H zone. The ability to achieve this is limited in terms of topographical, access and servicing constraints.

For Living HA the majority of sites are 850-1500m<sup>2</sup>, which is slightly lower than intended by the zone with its minimum site size of 1500m<sup>2</sup>.

*Table 2. Distribution of site sizes in Living Hills*

Area (m2)	Living H		Living HA		Living HB	
	No. Sites	No. Dwellings	Sites	Dwellings	Sites	Dwellings
0-550	522	330	12	1	2	
550-650	736	617	9	6	1	
650-850	2601	2117	39	26	1	
850-1000	1618	1251	103	61	2	
1000-1500	1910	1432	176	133	5	6
1500-3000	671	384	55	27	20	8
3000-10000	226	118	7	3	81	47
> 10000	47	17	0	0	18	10
<i>Totals</i>	<i>8331</i>	<i>6266</i>	<i>401</i>	<i>257</i>	<i>130</i>	<i>71</i>

There is no overall pattern to the distribution of site sizes. In the older established areas there tends to be more of a mix of site sizes, catering for topographical variations. The more recent subdivisions in LHA and LHB tend to have a more homogenous site size along with the pattern of development along spurs.

5. Deferred zoning of LHA and LHB

The Living Hills Zones contain a number of deferred zones which restrict residential development until matters such as a sewer outfall is available; rules and outline development plans have been prepared; and/or subdivision has been approved or subdivision matters resolved. The direction for the DPR is to remove any deferred zonings. A number of these conditions to development have been removed, resolved or are no longer applicable.

6. Proposed zoning approach for the Port Hills residential areas

It is proposed to reduce the number of zones in the Port Hills to two, Residential Hills and Residential Large Lot Zone. Residential Large Lot Zone is based on the definition of a Large Lot which starts at 1000m<sup>2</sup> up to 4ha. Generally they will be applied as follows:

LH – Residential Hills

LHA – Residential Large Lot or Residential Hills

LHB – Residential Large Lot

The following table evaluates the options for zoning of each sub-area within the Living Hills Zone based on the subdivision requirements.

Area number	Current Zoning	Current Minimum net area	Minimum average net area	Other minimum standards	Issues (including removal of deferral)	Options	Proposed DPR Zone
	LIVING H ZONE						
	Living H, except in the areas specified separately below	650m <sup>2</sup>	750m <sup>2</sup> The average area provisions shall only apply to subdivisions of more than three resultant allotments. In the LH Zone, any allotment greater than 1200m <sup>2</sup> in area shall be deemed to be 1200m <sup>2</sup> in area for averaging purposes.	In those parts of the Living H Zone on Montgomery Spur identified in Part 2, Appendix 9, an allotment containing land within which no building shall be erected (see Part 2, Appx 9), will require a net area capable of containing a complying dwelling in the area not subject to the building restriction.	The current minimum works well. The majority of sites across most of Living H are well above the current minimum which adds to the variety of sites on the Port Hills and enables the ability to take account of topography.	<ol style="list-style-type: none"> <li>1. Rollover of zone with name change. Retain zoning and rename as Residential Hills</li> <li>2. Retain existing Appendix 9 relating to Montgomery Spur</li> </ol>	Residential Hills  Include existing area in Appendix 9 into land use and subdivision rules
1	Living H on Planning Map 55A for Lots 4 -8 DP19524, Lot 1 DP 16527 and Lots 1-6 DP 82040 (Moncks Spur Road)	800m <sup>2</sup>	1000m <sup>2</sup>	The average area provisions shall only apply to subdivisions of more than three resultant allotments.	Most of these legal descriptions have been superseded. The only ones left are DP 82040 which have been developed with large dwellings.  Relates to sites on the corner of Moncks Spur Rd and Glenstrae Rd as this is where DP 82040 is located	<ol style="list-style-type: none"> <li>1. Remove the provision and default to the same provisions as the remainder of the zone</li> <li>2. Retain the current different standard as an overlay or area differentiated through an appendix</li> </ol>	Residential Hills
	LIVING H DEFERRED						
2	Living H Deferred on Planning Map 53A and defined in Appendix 3i, Part 2 (Cashmere and Worsleys)	100ha Refer to (F) (e)	Living 1, Living 1A, Living HA, Living H	<ul style="list-style-type: none"> <li>- Max number of residential units is limited to 380</li> <li>- land to vest</li> <li>- walking and cycling tracks to be constructed</li> </ul>	No development has occurred as yet. Deferral could be removed. Also covered by standard subdivision and development requirements for servicing etc.	<ol style="list-style-type: none"> <li>1. Remove the deferred zoning</li> <li>2. Include provisions for minimum standards and other development plan requirements into subdivision provisions with a match for land use provisions if appropriate.</li> </ol>	Residential Suburban (Living 1), Residential Hills (Living H) and Residential Large Lot (Living 1A, LHA)
	LIVING HA ZONE						
	Living HA, except in the areas specified separately below	1500m <sup>2</sup>			Minimum site size consistent with proposed Residential Large Lot Zone approach.	<ol style="list-style-type: none"> <li>1. Retain and include within the Residential Large Lot Zone as meets the definition of 'large lot'</li> </ol>	Residential Large Lot
3	Living HA on Planning Map 53A (Cashmere - Shalamar Drive)	850m <sup>2</sup>	1500m <sup>2</sup> The minimum average shall be calculated by excluding all lots with a net area of 3,000m <sup>2</sup> or greater.		Site size lower than standard for Living HA. Still some potential for subdivision within the area. The average is the only similarity to LHA, the minimum results in areas similar to LH.	<ol style="list-style-type: none"> <li>1. Include in Residential Hills and defer to 650m<sup>2</sup> minimum</li> <li>2. Include in Residential Large Lot with an area specific exception for a lower density</li> <li>3. Include in Residential Hills with area specific density</li> </ol>	Residential Hills with a density overlay
4	Living HA on Planning Map 55A in the Low Density Subzone near Bridle Path Road	2500m <sup>2</sup>			All sites are created and most had dwellings prior to earthquake. Potential for further development is minimal. Average site size in the area is consistent with a Large Lot Zone with lots along Morgans Valley Road all 1500m <sup>2</sup> or greater. Area has been red-zoned.	<ol style="list-style-type: none"> <li>1. Include in Residential Large Lot with density overlay</li> <li>2. Include in Residential Large Lot and defer to higher minimum of 3000m<sup>2</sup> as unlikely to be subdivision in future.</li> </ol>	Residential Large Lot

Area number	Current Zoning	Current Minimum net area	Minimum average net area	Other minimum standards	Issues (including removal of deferral)	Options	Proposed DPR Zone
5	Living HA on Planning Map 55A fronting Bridle Path Road where an allotment adjoins any part of the Rural 7 Zone except Pt Lot 1 DP 5026, Lot 1 DP 56503 and Lot 1 DP 61783	3000m <sup>2</sup>			This rule not applicable as there are no sites adjoining Ru7 along Bridle Path Road. Named lots are in the deferred zone. Unclear from reading rule if the 3000m <sup>2</sup> applies to all of that area or only those sites adjoining Rural 7. If the later then does the minimum default to 1500m <sup>2</sup> . Setting a minimum similar to LHB in character.	1. Delete Rule	
6	Living HA on Planning Map 55A and defined in Appendix 3j, Part 2 (Bridle Path Road just south of the intersection with Port Hills Road) allotments within 90m of Bridle Path Road (1) and all of Lot 2 DP 19560	850m <sup>2</sup>		The 90m from Bridle Path Road shall be measured at right angles to that road.	The named allotment no longer exists. Mix of existing site sizes from 550m <sup>2</sup> and over. Development potential still exists within the site but it is noted there are rockfall hazard constraints which need to be addressed on subdivision and will limit the development potential. The risk is that the back part of the site has a minimum site size of 2500m <sup>2</sup> and reducing minimum may result in more dwellings on the site. However a trade-off between the two areas could be achieved.	1. Residential Hills with an area specific overlay 2. Residential Hills 3. Split zone with Residential Hills up to the 90m line and Residential Large Lot above	Split zone with Residential Hills up to the 90m line and Residential Large Lot above
7	Living HA on Planning Map 56A (Richmond Hill)	750m <sup>2</sup>	1000m <sup>2</sup>	The minimum average shall be calculated by excluding lots with a net area of 2,000m <sup>2</sup> or greater.	Only slightly larger site size than standard Living Hills. There is still existing development potential in the area however the minimum site size difference not significant.	1. Residential Hills zone with density overlay 2. Residential Hills	Residential Hills
8	Living HA on Planning Map 59A and defined in Appendix 3d, Part 2 (Upper Kennedys Bush)	850m <sup>2</sup>	1500m <sup>2</sup>	100 allotment limit	Subdivision has been completed in accordance with the ODP Appendix 3d in City Plan. Most sites also have a dwelling established. Landowner covenants exist.  Appendix 3d is no longer required. Additional subdivision potential is nil due to large buildings on each site and overall allotment limit.  Existing sites are a mix of 850 to 3000m <sup>2</sup> . These sites have some similarity to sites along Kennedys Bush Road which are a mix of LHA and LHB.  The 100 allotment limit has been registered on the title	1. Residential Hills with density overlay 2. Residential Large Lot with density overlay or retain overall 100 lot limit (if not on titles) 3. Residential Large Lot	Residential Hills with density overlay  Delete appendix
	<b>LIVING HA DEFERRED ZONE</b>						
9	Living HA Deferred on Planning Map 59A (Kennedys Bush/Cashmere Road)	100ha Refer (F) (a)	Refer (F)(a)	shall apply from 1 January 2004 or from when a sewer outfall is available for the area, whichever is the later	Deferral removed in 2004. First stage of subdivision currently underway RMA 92026695. Infrastructure works to be part of Halswell improvements.	1. Remove deferral and zone Residential Large Lot with 1500m <sup>2</sup> density overlay	Residential Large Lot with 1500m <sup>2</sup> density overlay
10	Living HA Deferred 2008 Zone on Planning Map 59A (Kennedys Bush/Cashmere Road)	100ha Refer (F) (b)	Refer (F)(b)			1. Remove deferral and zone Residential Large Lot with 1500m <sup>2</sup> density overlay	Residential Large Lot with 1500m <sup>2</sup> density overlay

Area number	Current Zoning	Current Minimum net area	Minimum average net area	Other minimum standards	Issues (including removal of deferral)	Options	Proposed DPR Zone
11	Living HA Deferred on Planning Map 55A (Heathcote Valley)	2ha Refer (F)(d)	Refer (F)(d)	Shall be as for the Rural 7 Zone until new standards are incorporated via a variation or plan change in accordance with Part 2 Clause 3.1.3 to be publicly notified prior to or on 8 May 2002.	Draft plan change 42 withdrawn 2013 for inclusion within DPR. An ODP was prepared but would need to be redone for inclusion in DPR  Subject to a number of hazards on large parts of the site, which will limit development and subdivision will be considered as non-complying in respect to hazards. Due to red zoning in the adjoining area and in Morgans Valley there is capacity within the infrastructure.	Remove deferral and either: 1. Zone as Residential Large Lot with minimum density of 1500m <sup>2</sup> 2. Zone as Residential Large Lot with ODP 3. Remove from urban limit and zone as Rural Urban Fringe (which has a 4ha minimum )	Residential Large Lot
2	Living HA Deferred on Planning Maps 53A and defined in Appendix 3i, Part 2 (Cashmere and Worsleys)	100ha Refer to (F)(e)	If (i) to (iii) above have been compiled with, the allotment size rules shall be as follows; Living 1 Deferred - as for the Living 1 Zone Living 1A Deferred - minimum net area of 1,000m <sup>2</sup> Living H Deferred - as for the Living H zone (as applies to areas that are not specified separately) Living HA Deferred - as for the Living HA zone (as applies to areas that are no specified separately).	Maximum number of residential lots and units is 380	No development has occurred as yet. Deferral could be removed. Also covered by standard subdivision and development requirements for servicing etc.	1. Remove the deferred zoning 2. Include provisions for minimum standards and other development plan requirements into subdivision provisions with a match for land use provisions if appropriate.	Residential Suburban (Living 1), Residential Hills (Living H) and Residential Large Lot (Living 1A)
13	Living HA Deferred on Planning Map 55A (Moncks Spur/Mt Pleasant)	100ha Refer (F)(f)	minimum net area of 850m <sup>2</sup> and a minimum average net area of 1500m <sup>2</sup> (to be calculated by excluding all lots with a net area of 3,000m <sup>2</sup> or greater)		Remove deferred zoning and include site specific subdivision provisions that need to be satisfied as part of any subdivision. If not met then assessed as non-complying.	1. Rezone as Residential Hills with a density overlay on the area and a default to non-complying where criteria cannot be met.	Residential Hills with density overlay
	LIVING HB ZONE						
	Living HB, except in the area specified separately below	3000m <sup>2</sup>			Remove prohibited activity status for sites below minimum site size for both subdivision and residential unit. To be more enabling of the ability to use existing sites for a dwelling.  Retain as consistent with the intent of large lot residential development and will retain overall character of areas	Residential Large Lot	Residential Large Lot with density overlay

Area number	Current Zoning	Current Minimum net area	Minimum average net area	Other minimum standards	Issues (including removal of deferral)	Options	Proposed DPR Zone
14	Living HB Zone on Planning Map 60A (Worsleys Road) any subdivision of Lots 5, 6, 7 and Part Lot 8 DP 6658; Lot 1 DP 5468; Lots 24 & 25 DP 5567; and Part Lot 2 DP 2905	3000m <sup>2</sup>	the that does not comply with the standards for the Rural H Zone, unless a legal instrument has been entered into, and is registered against the title of Part Lot 2 DP 2905, ensuring that the vegetation within the Conservation 1 Zone on Part Lot 2 DP 2905 is to be protected, preserved and maintained in perpetuity according to good conservation management practice, including the exclusion of grazing animals from all parts of the Conservation 1 Zone that do not have a vegetation cover that is predominantly tussock		Majority of area is undeveloped.  The area has specific provisions relating to bulk and location which will be retained.	Residential Large Lot	Residential Large Lot with density overlay
15	Living HB fronting Hyndhope Road on Planning Map 59A	1500m <sup>2</sup>	3000m <sup>2</sup>	The minimum average shall be calculated by excluding all lots with a net area of 6,000m <sup>2</sup> or greater.	Area still has some development potential. Although it would be difficult to achieve the averaging as most lots have a dwelling on them.	Residential Large Lot Zone	Residential Large Lot Zone

#### Summary of proposed zoning

Proposed Zoning	Consisting of Current Zoning	Proposed minimum allotment area
	LIVING H ZONE	
Residential Hills	Living H, except in the areas specified separately below	650m <sup>2</sup>
	Living H on Planning Map 55A for Lots 4 -8 DP19524, Lot 1 DP 16527 and Lots 1-6 DP 82040 (Moncks Spur Road)	650m <sup>2</sup>
	Living H Deferred on Planning Map 53A and defined in Appendix 3i, Part 2 (Cashmere and Worsleys) – includes Living 1, 1A, HA and H	650m <sup>2</sup> with Maximum number of residential units limited to 380 for overall development area
	Living HA on Planning Map 53A (Cashmere - Shalamar Drive)	Density overlay area for 850m <sup>2</sup>
	Living HA on Planning Map 55A and defined in Appendix 3j, Part 2 (Bridle Path Road just south of the intersection with Port Hills Road) allotments 90m or more from Bridle Path Road (1)	650m <sup>2</sup>
	Living HA on Planning Map 56A (Richmond Hill)	650m <sup>2</sup>
	Living HA Deferred on Planning Map 55A (Moncks Spur/Mt Pleasant)	Density overlay for 850m <sup>2</sup>
	Living HA on Planning Map 59A and defined in Appendix 3d, Part 2 (Upper Kennedys Bush)	Density overlay for 850m <sup>2</sup>
Residential Large Lot	Living HA, except in the areas specified separately below	1500m <sup>2</sup>
	Living HA on Planning Map 55A in the Low Density Subzone near Bridle Path Road	1500m <sup>2</sup>



Proposed Zoning	Consisting of Current Zoning	Proposed minimum allotment area
	Living H Deferred on Planning Map 53A and defined in Appendix 3i, Part 2 (Cashmere and Worsleys) – included Living 1, 1A, HA and H	1500m <sup>2</sup>
	Living HA Deferred on Planning Map 59A (Kennedys Bush/Cashmere Road)	1500m <sup>2</sup>
	Living HA Deferred 2008 Zone on Planning Map 59A (Kennedys Bush/Cashmere Road)	1500m <sup>2</sup>
	Living HA Deferred on Planning Map 55A (Heathcote Valley)	1500m <sup>2</sup>
	Living HA Deferred on Planning Maps 53A and defined in Appendix 3i, Part 2 (Cashmere and Worsleys)	1500m <sup>2</sup>
	Living HB fronting Hyndhope Road on Planning Map 59A	1500m <sup>2</sup>
	Living HB, except in the area specified separately below	3000m <sup>2</sup> density overlay
	Living HB Zone on Planning Map 60A (Worsleys Road) any subdivision of Lots 5, 6, 7 and Part Lot 8 DP 6658; Lot 1 DP 5468; Lots 24 & 25 DP 5567; and Part Lot 2 DP 2905	3000m <sup>2</sup> density overlay as above
	Akaroa Hillslopes	5000m <sup>2</sup> density overlay
	Rural Residential – Allandale and Samarang Bay	As per ODP density overlay