

## Chapter 4 Papakainga Zone

### 4.1 Objectives and Policies

#### 4.1.1 Objective - Kaitiakitanga

Ngai Tahu Manawhenua within the District are able to exercise Kaitiakitanga over land in Papakainga zones, to the fullest extent practicable, subject to health, safety and amenity standards.

##### 4.1.1.1 Policy - Provision for a Range of Residential and Non-Residential Activities

Provide for a range of residential and non-residential activities in Papakāinga zones, to support the social, cultural and economic aspirations of Manawhenua.

##### 4.1.1.2 Policy - Sustainable Development

Encourage Manawhenua to take account of the Nga Kaupapa (policies) in the [Mahaanui Iwi Management Plan](#) policies for their area, and to work with Council and technical experts if required, to ensure that Papakainga development is undertaken sustainably and takes adequate account of:

- a. The physical characteristics of the land;
- b. The possible effects of natural hazards, including land instability and flooding, and potential liquefaction;
- c. Servicing constraints, particularly in regard to water supply and sewage disposal;
- d. Traffic likely to be generated, and safety and access issues, particularly on roads of rural standard;
- e. Outstanding natural landscapes and features, coastal natural character areas, and significant landscapes.

##### 4.1.1.3 Policy - Minimise Adverse Effects on Neighbouring Zones

Ensure that activities undertaken within Papakainga Zones do not detract from the amenity values of neighbouring zones.

## 4.2 Rules

### 4.2.1 How to Use the Rules

- 4.2.1.1 The rules that apply to activities in the Papakāinga Zone are contained in:
- a. The Activity Status Tables below in Rules [4.2.2.1](#), [4.2.2.2](#), [4.2.2.3](#), and [4.2.2.4](#);
  - b. Built Form Standards in [4.2.3](#).

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4.2.1.2 The Activity Status Tables and Standards in the following chapters also apply to activities in all areas of the Papakāinga Zone (where relevant):

<b>5</b>	Natural Hazards;
<b>6</b>	General Rules and Procedures;
<b>7</b>	Transport;
<b>8</b>	Subdivision, Development and Earthworks;
<b>9</b>	Natural and Cultural Heritage;
<b>11</b>	Utilities, Energy and Infrastructure;
<b>12</b>	Hazardous Substances and Contaminated Land; and
<b>19</b>	Coastal Environment

4.2.1.3 Note: Permitted activities under this chapter of the Plan may still require consent under the chapters above, as well as building consents and consents from other agencies.

## 4.2.2 Activity Status

### 4.2.2.1 Permitted Activities

In the Papakāinga Zone, the activities listed below are permitted activities if they comply with Activity Specific Standards set out in this table and Built Form Standards in Rule 4.2.3.

Activities may also be Restricted Discretionary, Discretionary or Non Complying as specified in Rules 4.2.2.2, 4.2.2.3 and 4.2.2.4

Activity		Activity Specific Standards
<b>P1</b>	Marae Complexes, including wharenuī, wharekai, manuhiri noho ( <u>guest accommodation</u> with or without tariff) and associated accessory buildings	a. Nil
<b>P2</b>	<u>Residential Activity</u> , including <u>minor residential units</u> , and kaumatua units.	a. Nil
<b>P3</b>	<u>Home occupations</u>	a. Nil
<b>P4</b>	Relocation of <u>residential units</u>	a. Nil

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Activity		Activity Specific Standards
<b>P5</b>	<u>Community activities and associated facilities, including Whare Hauora (Health care facilities)</u>	a. Nil
<b>P6</b>	<u>Kohanga Reo (Pre-School activity and facilities) and Kura Kaupapa (Education activity and facilities)</u>	a. Nil
<b>P7</b>	<u>Hakinakina (Recreation activities and facilities)</u>	a. Nil
<b>P8</b>	<u>Ahuwhenua (Farming) including Huawhenua (Horticulture), Existing forestry, Plantation forestry, and Intensive farming</u>	a. Nil for all activities other than plantation forestry b. Plantation forestry activity shall be limited to a maximum planted area of 1ha per site.
<b>P9</b>	Fish farming and aquaculture	a. Nil
<b>P10</b>	Urupa	a. Nil
<b>P11</b>	<u>Whare hoko (Convenience Activities) and Arumoni (Commercial Services)</u>	a. Maximum of 100m <sup>2</sup> GLFA per business.
<b>P12</b>	<u>Offices</u>	a. Maximum of 100m <sup>2</sup> GLFA per business except at Nga Hau e Wha, where there shall be no maximum GLFA.
<b>P13</b>	Makete (Markets)	a. Not exceeding one event per week

#### 4.2.2.2 Restricted Discretionary Activities

The activities listed in the table below are restricted discretionary activities

Activity		The Council's discretion shall be limited to the following matters.
<b>RD1</b>	Any permitted activity which does not comply with any one of the Activity Specific Standards in <a href="#">4.2.2.1</a>	Relevant Matters of Discretion in <a href="#">4.3</a>
<b>RD2</b>	Any permitted activity which does not comply with any one of the Built Form Standards in <a href="#">4.2.2.3</a>	Relevant Matters of Discretion in <a href="#">4.3</a>

#### 4.2.2.3 Discretionary Activities

Activity		The Council will consider any matters under section 104 of the Act, including:
<b>D1</b>	Land based activities directly associated with fishing and aquaculture	Relevant matters of discretion in <a href="#">4.3</a> , including those in <a href="#">4.3.4</a> and <a href="#">4.3.5</a>
<b>D2</b>	Administrative activities which provide services and/or employment to Manawhenua.	Relevant matters of discretion in <a href="#">4.3</a> , including those in <a href="#">4.3.4</a> and <a href="#">4.3.5</a>

#### 4.2.2.4 Non Complying Activities

Activity	
<b>NC1</b>	Any other activity not listed as a permitted, restricted discretionary or discretionary activity.

### 4.2.3 Built Form Standards - Papakainga Zone

#### 4.2.3.1 Recession Planes

- a. Buildings and structures shall not project beyond a building envelope constructed by recession planes 2.3m above the

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internal boundary with any Residential Zone as shown in Appendix 14.10.2.

Note: There is no recession plane requirement for sites located in the Papakainga zone that adjoin only sites that are not zoned Residential .

## 4.2.3.2 Internal Boundary Setback

- a. Minimum setback from internal boundaries for buildings shall be 1.8m.

## 4.2.3.3 Road Boundary Setback

- a. Minimum setback distance from the road boundary shall be 4.5m.

## 4.3 Matters of Discretion

### 4.3.1 Recession Planes

- a. Any visual dominance over adjoining properties.
- b. Effects on amenity of adjoining properties, including daylight and sunlight admission.
- c. Any loss of privacy for adjoining properties through overlooking.
- d. Opportunities for landscaping and tree planting, as well as screening of buildings.

### 4.3.2 Internal Boundary Setback

The extent to which the site layout and use of spaces maintains adequate levels of privacy and outlook, taking into account:

- a. The need to enable an efficient, practical and/or pleasant use of the remainder of the site;
- b. The need to provide future occupants with adequate levels of daylight and outlook from internal living spaces;
- c. The need to provide future occupants with adequate levels of privacy from neighbouring residential units or sites;
- d. Adequate separation distance from any existing direct facing windows or balconies (within the site or on adjoining sites) or to ensure appropriate levels of privacy are maintained;
- e. Any adverse effects of the proximity or bulk of the building in terms of loss of access to daylight on adjoining sites; and
- f. Any adverse effects, in terms of visual dominance by buildings of the outlook from adjoining sites and buildings.

### 4.3.3 Road Boundary Setback

- a. Any loss of privacy for adjoining properties through overlooking.
- b. Alternative practical locations for the building on the site.
- c. The compatibility of the building in terms of appearance, layout and scale of other buildings and sites in the surrounding

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area.

- d. Any detracting from the openness of the site to the street, or any visual dominance over the street.

## 4.3.4 Traffic Generation and Access

- a. The extent to which the traffic generated is appropriate to the character, amenity, safety and efficient functioning of the access and road network in the area;
- b. The ability to mitigate any adverse effects of the additional traffic generation;
- c. The location of the proposed access points in terms of road and intersection efficiency and safety, including availability or otherwise of space on the road for safe right hand turning into the site;
- d. Any significant increase in glare from headlights;
- e. Any marked reduction in the availability of on-street parking.

## 4.3.5 Scale of Non-Residential Business Activity

The extent to which increased scale is appropriate in the context of the surrounding environment taking into account:

- a. Hours of operation;
- b. Traffic or pedestrian movements generated;
- c. Any adverse effects, in terms of noise, and loss of privacy, which would be inconsistent with the respective environments;
- d. The compatibility of the scale of the activity and the proposed use of the buildings with the scale of other buildings and activities in the surrounding area;
- e. Extent to which the activity serves the needs of residents in the surrounding area;
- f. The extent to which the business contributes to the local employment and the economic base of Manawhenua.