

IN THE MATTER OF the Canterbury Earthquake
(Christchurch Replacement District Plan)
Order 2014

AND

IN THE MATTER OF an application to correct a minor error
pursuant and clause 16 to Schedule 3 of the
Order

Date of decision: 7 October 2016

Hearing Panel: Hon Sir John Hansen (Chair), Environment Judge John Hassan
(Deputy Chair), Ms Sarah Dawson, Dr Phil Mitchell and Ms Jane
Huria

MINOR CORRECTIONS TO DECISION

DECISION 38

Chapter 9: Natural and Cultural Heritage (Part)

Topic 9.2 – Outstanding Natural Features and Landscapes, Significant Features and Landscapes, and Areas of Natural Character in the Coastal Environment

Background

[1] The Hearings Panel ('the Panel') issued its decision on Topic 9.2 Outstanding Natural Features and Landscapes, Significant Features and Landscapes, and Areas of Natural Character in the Coastal Environment ('Decision 38') on 26 August 2016. We received a memorandum ('the memorandum') from the Christchurch City Council ('the Council') requesting minor corrections to our Decision 38 on 7 September 2016.¹

¹ Memorandum of counsel for Christchurch City Council requesting corrections to Decision 38. 7 September 2016

[2] Clause 16 of Schedule 3 to the OIC provides as follows:

- (1) The hearings panel may, at any time, issue an amendment to a decision to correct a minor mistake or defect in a decision of the panel.
- (2) This power includes the power to amend or correct a proposal, provided that the amendment or correction is made before the proposal becomes operative in accordance with clause 16 of this order.

Reasons for the corrections

[3] The memorandum sets out the requested corrections in Paragraph 7 and Attachment A. The memorandum specifies that the corrections sought are simply to rectify mistakes or inaccuracies, or to assist users with navigating the Plan. It also contends that the corrections sought do not relate to the substance of the affected provisions.

Decision

[4] We accept that the corrections proposed by the Council are appropriate and primarily relate to errors in the numbering of the provisions, incorrect cross-referencing between the provisions and the appendices, and the duplication of explanatory material. They amount to minor errors that can be corrected using our powers under cl 16 of Schedule 3 to the OIC.

[5] With respect to Table 1 of Rule 9.2.4.1, we have deleted row ‘p’ as proposed by the Council. We have also updated the subsequent rows ‘p’ to ‘s’ and updated the cross-referencing to rules in rows ‘b’, ‘f’ ‘l’ and ‘m’.

[6] We have deleted row ‘n’ from Table 3 of Rule 9.2.6.1 as proposed by the Council. In making this correction we noted that row ‘m’ incorrectly refers to ‘Table 1’ instead of ‘Table 3’. As a result, we have made the correction in the row so that Table 3 is referenced.

[7] We further accept the request of the Council that the heading of Policy 9.2.2.7 would be improved by referring to the “future identification” of outstanding natural features and landscapes.

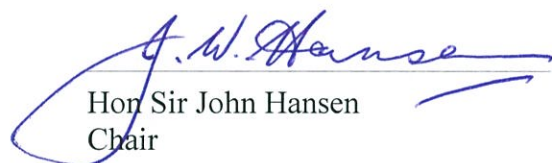
[8] Notwithstanding the above, we have not corrected Objective 9.2.2.4 as proposed by the Council. Attachment A sought that the Objective 9.2.2.4 be updated to cross-refer to the

updated appendix number for areas with outstanding and high (and very high) natural character. However, we note that our decided version of Objective 9.2.2.4 does not cross-refer to an appendix. As such, we have not accepted the request by the Council to correct Objective 9.2.2.4.

[9] Finally, we have reviewed the updated and corrected planning maps provided by the Council and confirm that they reflect the changes set out in our decision. This includes the re-insertion of the identified Important Ridgelines on the planning maps for Banks Peninsula, which were omitted from the maps submitted by the Council on 29 March 2016.

[10] Decision 38 is hereby amended in accordance with Schedule 1.

For the Hearings Panel:



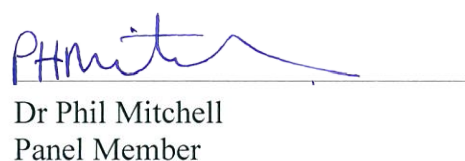
Hon Sir John Hansen
Chair



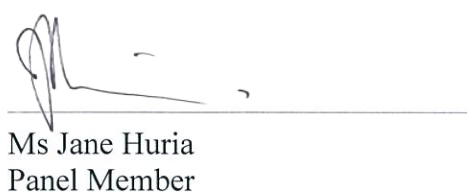
Environment Judge John Hassan
Deputy Chair



Ms Sarah Dawson
Panel Member



Dr Phil Mitchell
Panel Member



Ms Jane Huria
Panel Member

SCHEDULE 1

The notified proposal is amended by the decision as follows:

Chapter 9 – Natural and Cultural Heritage

9.2 Landscapes and Natural Character

Chapter 7 – Transport

Chapter 18 – Open Space

9.2 Landscapes and Natural Character

9.2.1 Introduction

This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.

This sub-chapter relates to the management of the district's outstanding natural features and landscapes, significant features, rural amenity landscapes, and the natural character of the coastal environment, wetlands, and lakes and rivers and their margins. The highly-valued features and landscapes of the district are identified in a series of schedules appended to this sub-chapter and shown on the planning maps.

The objectives, policies, rules, standards and matters of discretion in this sub-chapter are intended to provide for the protection of outstanding natural features and landscapes, the maintenance of significant features and rural amenity landscapes, and the preservation of the natural character of the coastal environment, wetlands, and lakes and rivers and their margins.

The provisions in this chapter give effect to the Chapter 3 Strategic Directions Objectives.

9.2.2 Objectives and policies

9.2.2.1 Objective - Outstanding natural features

- a. The outstanding natural features of the district that are listed in Appendix 9.2.9.1.1 are protected.

9.2.2.2 Objective - Outstanding natural landscapes

- a. The outstanding natural landscapes of the district that are listed in Appendix 9.2.9.1.2 are protected.

9.2.2.3 Objective - Significant features and rural amenity landscapes

- a. The significant features of the district that are listed in Appendix 9.2.9.1.3 are maintained.
- b. The rural amenity landscapes of the district that are listed in Appendix 9.2.9.1.4 are maintained.

9.2.2.4 Objective - Natural character

- a. The natural character of the district's coastal environment, wetlands, and lakes and rivers and their margins is preserved.

9.2.2.5 Policy – Recognising and protecting the qualities of outstanding natural features

- a. Recognise the qualities of the identified outstanding natural features described in Appendix 9.2.9.1.1 and protect them from inappropriate subdivision, use and development by:
 - i. avoiding use and development that detracts from extensive open views, or detracts from or damages the unique landforms and landscape features;
 - ii. recognising and providing protection for Ngāi Tahu values in locations of special significance to tāngata whenua;
 - iii. promoting restoration and ecological enhancement initiatives, including through the design of ecological protection measures;
 - iv. within Pūtarikamotu / Riccarton Bush:
 - A. restricting new buildings and fencing; and
 - B. ensuring use and development is managed to retain the intactness, diversity and distinctiveness of the Bush, surrounding park setting and features.

9.2.2.6 Policy – Recognising and protecting the qualities of outstanding natural landscapes

- a. Recognise the qualities of the identified outstanding natural landscapes described in Appendix 9.2.9.1.2 and protect them from inappropriate subdivision, use and development by:
 - i. avoiding use and development that breaks the skyline, including the crater rim, ridgelines on Banks Peninsula and the radial spurs of the Port Hills;
 - ii. avoiding subdivision, use and development in those parts of outstanding natural landscapes with little or no capacity to absorb change, and allowing limited subdivision, use and development in those areas with higher potential to absorb change;
 - iii. recognising and providing protection for Ngāi Tahu values in locations of special significance to tāngata whenua; and
 - iv. recognising the existence of working farms and their contribution to the openness of outstanding natural landscapes.

9.2.2.7 Policy – Future identification of outstanding natural features and landscapes

- a. Only identify other natural features or landscapes as being outstanding by amending Appendix 9.2.9.1 from time to time, via plan change, following assessment.

9.2.2.8 Policy – Recognising and maintaining the qualities of significant features

- a. Recognise the qualities of the identified significant features described in Appendix 9.2.9.1.3 and maintain them by:

- i. restricting visually prominent uses and development;
- ii. limiting urban encroachment, particularly on waterway corridors;
- iii. recognising Ngāi Tahu values, particularly in relation to mahinga kai, and avoiding disturbance to known pā sites and urupā;
- iv. promoting restoration and ecological enhancement initiatives, including appropriately designed ecological protection measures;
- v. ensuring activities are carried out in a way that maintains or enhances water quality;
- vi. within West Melton Dry Plains / Ōkakea:
 - A. avoiding development in the areas where the former braids of the Waimakariri River are legible, and within the kōwhai savannah grasslands;
 - B. enabling extensive pastoral farming activities, while managing more intensive farming activities that would lead to a loss of legibility;
 - C. recognising the presence of sites of Ngāi Tahu cultural significance in the grasslands area;
 - D. avoiding the removal of remnant kowhai and limiting the removal of all other indigenous vegetation;
 - E. ensuring activities are carried out in a way that maintains or enhances ground water quality; and
 - F. minimising the risk of fire damage.
- vii. within Christchurch Coast / Te Tai o Mahaanui, avoiding use and development which would adversely affect the natural landform characteristics of the sand dunes; and
- viii. within Ōtākaro /Avon River, ensuring that buildings and structures connected with recovery proposals in the Flat Land Recovery Zone are designed to recognise, maintain and enhance as far as practicable the qualities of the landscape feature.

9.2.2.9 Policy – Recognising and maintaining the qualities of rural amenity landscapes

- a. Recognise the qualities of the identified rural amenity landscapes described in Appendix 9.2.9.1.4 and maintain them by:
 - i. avoiding use and development that breaks the skyline, including the crater rim, ridgelines on Banks Peninsula and radial spurs of the Port Hills;
 - ii. avoiding visually prominent development;
 - iii. ensuring subdivision, use and development does not result in over domestication of the landscape;
 - iv. requiring development to be separated from identified important ridgelines on Banks Peninsula, taking into account visual separation and horizontal and vertical separation; and

- v. enabling farming, conservation and recreation activities which contribute to rural landscape character of Banks Peninsula.

9.2.2.10 Policy — Recognition of natural character

- a. Recognise that the following natural elements, patterns, processes and experiential qualities contribute to natural character:
 - i. areas or waterbodies in their natural states or close to their natural state;
 - ii. coastal or freshwater landforms and landscapes;
 - iii. coastal or freshwater physical processes, including the movement of water and sediment;
 - iv. biodiversity;
 - v. biological processes and patterns;
 - vi. water flows and levels, and water quality; and
 - vii. the experience of the above elements, patterns and processes.

9.2.2.11 Policy – Recognising and preserving the natural character qualities of the coastal environment

- a. Recognise and preserve the natural character qualities of areas within the coastal environment that have:
 - i. outstanding natural character as described in Appendix 9.2.9.1.5;
 - ii. high (and very high) natural character as described in Appendix 9.2.9.1.5; and
 - iii. other areas with natural character;

and protect those qualities from inappropriate subdivision, use and development by:

 - iv. managing the adverse effects of subdivision, use and development;
 - v. avoiding significant adverse effects of subdivision, use and development;
 - vi. avoiding subdivision, use and development within areas of outstanding natural character, where it would damage, diminish or compromise natural character;
 - vii. recognising and providing protection for Ngāi Tahu values in locations of special significance to tāngata whenua;
 - viii. recognising historic farming operations that continue today;
 - ix. concentrating development within existing settlements to avoid development sprawling along the coastline;
 - x. avoiding development in areas of high natural character, except that where development cannot be practicably located outside of an area of high natural character, remedying or mitigating any adverse effects as far as practicable;
 - xi. avoiding activities that damages the stability of the coastal dune systems;

- xii. requiring appropriate setbacks for use and development from riparian and coastal margins;
- xiii. ensuring development is not readily visible from public places and frequently visited viewpoints;
- xiv. promoting the use of post and wire fencing, and predator proof fencing; and
- xv. ensuring activities are carried out in a way that maintains or enhances water quality in the coastal environment.

9.2.2.12 Policy - Natural character of wetlands, and lakes and rivers and their margins

- a. Recognise and preserve the natural character qualities of wetlands, and lakes and rivers and their margins and their protection from inappropriate subdivision, use and development by:
 - i. ensuring that location, intensity, scale and form of subdivision, use and development is appropriate;
 - ii. minimising, to the extent practicable, indigenous vegetation clearance and modification (including earthworks, disturbance and structures);
 - iii. encouraging any new activities to consolidate within, and around, existing developments or where the natural character and landscape values have already been compromised to avoid development sprawling;
 - iv. requiring appropriate setbacks of activities from those margins; and
 - v. ensuring development is not readily visible from public places and frequently visited viewpoints.

9.2.2.13 Policy - Cumulative effects on natural character

- a. Assessments of effects on the natural character of the coastal environment, wetlands, and lakes and rivers and their margins shall include an assessment of the cumulative effects of:
 - i. allowing more of the same activity;
 - ii. allowing more of a particular effect, whether from the same activities or from other activities causing the same or similar effect; and
 - iii. all activities in the coastal or freshwater environment at the site.

9.2.2.14 Policy - Restoration of natural character

- a. Promote opportunities to restore and rehabilitate natural character, such as through the removal of plant and animal pests, and supporting initiatives for regeneration of indigenous vegetation.

9.2.2.15 Policy - Education and assistance

- a. Use education to improve the community's awareness and understanding of the qualities of outstanding natural features and landscapes, significant features and rural amenity landscapes, and the natural character of the coastal environment, wetlands, and lakes and rivers and their margins.
- b. Provide advice and guidelines to landowners to assist in the protection of outstanding natural features and landscapes, the maintenance of significant features and rural amenity landscapes, and the preservation and restoration of the natural character of the coastal environment, wetlands, and lakes and rivers and their margins.

9.2.2.16 Policy - Other methods

- a. Recognise the effectiveness of other mechanisms such as covenants and conservation trusts in protecting the qualities of outstanding natural features and landscapes, the maintenance of significant features and rural amenity landscapes, and the preservation and restoration of the natural character of the coastal environment, wetlands, and lakes and rivers and their margins.

9.2.2.17 Policy - Ngāi Tahu customary use

- a. Recognise and provide for Ngāi Tahu customary uses of natural resources, including land, water and other natural resources as an integral part of areas identified in the Plan as outstanding natural features and landscapes, significant features and rural amenity landscapes, and areas of natural character in the coastal environment.

9.2.2.18 Integrated management of the Summit Road Protection Act area

- a. To enable and provide for the integrated management of the Summit Road Protection Act area and the adjoining public open spaces and parks along the summit of the Port Hills between Evans and Gebbies Pass, and the protection and enhancement of the landscape qualities, recreation, rural tourism and cultural heritage values of the area.

9.2.3 How to interpret and apply the rules

- a. The rules in this sub-chapter apply to the following landscape and natural character overlay areas:
 - i. outstanding natural features;
 - ii. outstanding natural landscapes;
 - iii. significant features (other than SF8.2 Otakaro/Avon River in the Central City);
 - iv. rural amenity landscapes (other than RAL1.0 Banks Peninsula with rural zoning);
 - v. natural character in the coastal environment;
 - vi. high natural character areas in the coastal environment; and

vii. outstanding natural character areas in the coastal environment.

Except that for sub-chapter 9.2, the application of rules for Māori Land in the Papakāinga/Kāinga Nohoanga Zone is set out in Chapter 4.

- b. The overlay areas are shown on the planning maps and listed within the schedules and reference maps in Appendix 9.2.9.2. The planning maps show the land parcels which contain overlay areas and a unique identifier. The schedules are ordered by the unique identifier number and contain a name, description by character area, and location. The schedules also provide a cross-reference to the relevant planning maps.
- c. Specific activities are subject to rules contained in:
 - i. Rule 9.2.4 Rules - Landscape overlays - outstanding natural features and landscapes;
 - ii. Rule 9.2.5 Rules - Landscape overlays - significant features and rural amenity landscapes (other than RAL 1.0 Banks Peninsula with a rural zoning);
 - iii. Rule 9.2.6 Rules - Overlays for areas of natural character in the coastal environment; and
 - iv. Rule 9.2.7 Rules - Built form standards
- d. Activities covered by the rules in this sub-chapter are also subject to the rules in the relevant zone chapters. The activity status tables, rules and standards in the following chapters also apply:
 - 5 Natural Hazards;
 - 6 General Rules and Procedures;
 - 7 Transport;
 - 8 Subdivision, Development and Earthworks;
 - 9 The other sub-chapters of Natural and Cultural Heritage;
 - 11 Utilities and Energy; and
 - 12 Hazardous Substances and Contaminated Land.
- e. The rural amenity landscape RAL1.0 Banks Peninsula covers the majority of Banks Peninsula, outside the settlements and those areas identified as outstanding natural features and landscapes. Where RAL1.0 has an underlying Rural Banks Peninsula zoning, the rural amenity landscape rules are contained within Chapter 17 Rural.
- f. Chapter 7 Transport provides for the maintenance of transport infrastructure in the Transport Zone as a permitted activity (Rule 7.2.5.1 P1). Only new roads have an activity status listed in the rules in this sub-chapter.
- g. The rules that relate to utilities in the landscape and natural character overlay areas can be found in Chapter 11 Utilities and Energy. The rules in sub-chapter 9.2 do not apply to utilities.
- h. In the Central City, rules to manage effects on SF8.2 Ōtākaro / Avon River are contained in the Avon River Precinct Zone / Te Papa Ōtākaro in Chapter 18.

Advice Note

1. Summit Road (Canterbury) Protection Act 2001 — Any development on land above Summit Road and within 30m vertically below Summit Road and Dyers Pass Road (refer to Summit Road (Canterbury) Protection Act and Gazette Notice) may be affected by the provisions of the Summit Road (Canterbury) Protection Act 2001). You are advised to contact the Summit Road Protection Authority for more information. The extent of the subject area is shown on the planning maps.

9.2.4 Rules - Landscape overlays - outstanding natural features and landscapes

9.2.4.1 Activity status table

The activities listed in Table 1 below have the activity status listed within each feature and landscape overlay area (as shown on the planning maps and listed in the schedules of outstanding natural features and outstanding natural landscapes in Appendix 9.2.9.2). Any building listed as a permitted activity in Table 1 shall meet the built form standards in Rule 9.2.7. The activities are also subject to compliance with any activity status, rules and standards specified elsewhere in the Plan for that activity.

Table 1: Rules - Landscape overlays - outstanding natural features and landscapes

Activities		ONF 31.0 Kaitorete Spit 31.2 Te Waihora/Lake Ellesmere Wairewa/Lake Forsyth	ONF 32.0 Brooklands Lagoon and Spit/Te Riu o Te Aika Kawa 36.0 Te Ihutai/Avon- Heathcote Estuary 37.0 South Brighton Spit/Te Kōrero and Estuary entrance	ONF 33.0 Waimakariri River	ONF 34.0 Travis Wetland/ Ōruapaeroa	ONF 35.0 Riccarton Bush/ Pūtārikamotu	ONL 1.0 to 30.0 Banks Peninsula	ONL 38.1 to 38.3 Port Hills
a.	Any building, except as listed below or where specified as “Z” below.	NC1	NC2	D1	D2	D3	D4	NC3
b.	Any residential unit, except as listed below or where specified as “Z” below.	NC4	NC5	NC6	D5	Z	NC7	NC8 *except as listed in p.
c.	A residential unit (including additions of 40 m ² or greater) within an identified building area.	RD1	NC9	RD2	D6	Z	RD3	RD4
d.	A residential unit for caretaker and site management purposes only. Limited to one per site.	D7	NC10	NC11	D8	Z	D9	D10
e.	A farm building with a footprint ≤100m ² . Limited to one per site.	P1	Z	P2	Z	Z	P3	P4
f.	A recreation facility or park management facility building with a footprint ≤100m ² . Limited to one per site.	RD5	RD6	P5	P6	Z	P7	RD7 ** except as listed in q.
g.	A tramping hut with a footprint ≤100m ² . Limited to one per site	RD8	Z	Z	Z	Z	P8	Z
h.	A building for public amenities with a footprint ≤ 100m ² . Limited to one per site.	P9	P10	P11	P12	Z	P13	P14

Activities		ONF 31.0 Kaitorete Spit 31.2 Te Waihora/Lake Ellesmere Wairewa/Lake Forsyth	ONF 32.0 Brooklands Lagoon and Spit/Te Riu o Te Aika Kawa 36.0 Te Ihutai/Avon- Heathcote Estuary 37.0 South Brighton Spit/Te Kōrero and Estuary entrance	ONF 33.0 Waimakariri River	ONF 34.0 Travis Wetland/ Ōruapaeroa	ONF 35.0 Riccarton Bush/ Pūtārikamotu	ONL 1.0 to 30.0 Banks Peninsula	ONL 38.1 to 38.3 Port Hills
i.	An addition to an existing building, where the ground floor area is increased by less than 40 m².	P15	P16	P17	P18	P19	P20	P21
j.	New access tracks that have a formed width of 5 m or greater.	RD9	RD10	RD11	RD12	RD13	RD14	RD15
k.	Construction of a new road.	D11	D12	D13	Z	Z	D14	Z
l.	Plantation forestry.	NC12	NC13	NC14*** except as listed in r.	NC15	NC16	NC17	NC18
m.	Quarrying activity.	NC19	NC20	D15*** except as listed in s.	NC21	NC22	NC23	NC24
n.	Fences	Z	Z	Z	Z	D16	Z	Z
o.	Any building listed as a permitted activity in Table 1 which does not meet the built form standard in Rule 9.2.7.1	RD16	RD17	RD18	RD19	RD20	RD21	RD22
Geographic specific rules								
p.	* ONL 38.2 Port Hills – Montgomery Spur One additional residential unit on 315 Port Hills Road (Lots 2 and 5 DP2409)							RD23

Activities		ONF 31.0 Kaitorete Spit 31.2 Te Waihora/Lake Ellesmere Wairewa/Lake Forsyth	ONF 32.0 Brooklands Lagoon and Spit/Te Riu o Te Aika Kawa 36.0 Te Ihutai/Avon- Heathcote Estuary 37.0 South Brighton Spit/Te Kōrero and Estuary entrance	ONF 33.0 Waimakariri River	ONF 34.0 Travis Wetland/ Ōruapaeroa	ONF 35.0 Riccarton Bush/ Pūtārikamotu	ONL 1.0 to 30.0 Banks Peninsula	ONL 38.1 to 38.3 Port Hills
q.	** ONL 38.2 Port Hills – Christchurch Gondola Where a rural tourism facility is co-located with the Christchurch Gondola on Mount Cavendish Lot 3 DP 619776 or Lot 2 DP 57455, a new building with a footprint ≤100m ²							RD24
r.	*** ONF 33.0 Waimakariri River Plantation forestry located west of Crossbank Road for Waimakariri River management purposes.			P22				
s.	*** ONF 33.0 Waimakariri River Quarrying activity located in the bed of the Waimakariri River for river management purposes.			P23				

Key: P = Permitted; RD = Restricted Discretionary; D = Discretionary; NC = Non-complying.

Z means Rule 9.2.4 - Landscape overlays - outstanding natural features and landscapes - does not apply to the activity listed. Instead, the rules in the relevant zone chapters, and the activity status tables and standards in the chapters listed in 9.2.3 d. apply.

9.2.4.2 Non-notification

Any application arising from Rule 9.2.4.1 RD1 to RD23 in Table 1 shall not be limited or publicly notified.

9.2.4.3 Matters of discretion

For applications arising from Rule 9.2.4.1 RD1 to RD24 in Table 1, discretion to grant or decline consent and impose conditions is restricted to the matters of discretion in Rule 9.2.8, as set out in the following table.

Activity	The Council's discretion shall be limited to the following matters:
RD1 to RD8 and RD23 to RD24 – Buildings – in Table 1	Rule 9.2.8.1. Outstanding natural features and outstanding natural landscapes, matters a. to i. and l.
RD9 to RD15 – Access tracks - in Table 1	Rule 9.2.8.1. Outstanding natural features and outstanding natural landscapes, matters a. to j. and l.
RD16 to RD22	Rule 9.2.8.4 – Building reflectivity

9.2.5 Rules — Landscape overlays - significant features and rural amenity landscapes

9.2.5.1 Activity status table

The activities listed in Table 2 below have the activity status listed within each feature and landscape overlay area (as shown on the planning maps and listed in the schedules of significant features and rural amenity landscapes in Appendix 9.2.9.2). Any building listed as a permitted activity in Table 2 shall meet the built form standards in Rule 9.2.7. The activities are also subject to compliance with any activity status, rules and standards specified elsewhere in the Plan for that activity.

Table 2: Rules — Landscape overlays — significant features and rural amenity landscapes

Activities		SF 2.0 Ōtūkaikino Creek 3.0 Styx River/ Pūharakekenui 7.0 Waikākāriki/ Horseshoe Lake 8.1 and 8.3 Ōtākaro/ Avon River 10.0 Heathcote River/ Ōpāwaho	SF 4.0 Styx Mill Reserve	SF 5.0 West Melton Dry Plains/Ōkakea	SF 6.0 Christchurch Coast/Te Tai o Mahaanui	RAL 11.1 to 11.6 Port Hills	RAL 1.0 Banks Peninsula Open Space zones only
a.	Any building, except as listed below or specified as “Z” below.	D1	D2	D3	D4	D5	D6
b.	Any residential unit, except as listed below or specified as “Z” below.	D7	D8	NC1	Z	D9	D10
c.	A residential unit (including additions of 40 m ² or greater) within an identified building area.	Z	Z	RD1	Z	RD2	RD3
d.	A residential unit for caretaker and site management purposes only. Limited to one per site.	D11	D12	NC2	Z	D13	P1
e.	A farm building with a footprint ≤100m ² . Limited to one per site.	P2	P3	P4	Z	P5	P6
f.	A recreation facility or park management facility building with a footprint ≤100m ² . Limited to one per site.	D14	P7	P8	Z	P9	P10
g.	A tramping hut with a footprint ≤100m ² . Limited to one per site.	Z	Z	Z	Z	Z	P11
h.	A building for public amenities with a footprint ≤ 100m ² . Limited to one per site.	P12	P13	P14	P15	P16	P17
i.	An addition to an existing building, where the ground floor area is increased less than 40 m ² .	P18	P19	P20	P21	P22	P23

Activities		SF 2.0 Ōtūkaikino Creek 3.0 Styx River/ Pūharakekenui 7.0 Waikākāriki/ Horseshoe Lake 8.1 and 8.3 Ōtākaro/ Avon River 10.0 Heathcote River/ Ōpāwaho	SF 4.0 Styx Mill Reserve	SF 5.0 West Melton Dry Plains/Ōkakea	SF 6.0 Christchurch Coast/Te Tai o Mahaanui	RAL 11.1 to 11.6 Port Hills	RAL 1.0 Banks Peninsula Open Space zones only
j.	New access tracks that have a formed width of 5 m or greater.	RD4	RD5	RD6	RD7	RD8	RD9
k.	Construction of a new road.	D15	D16	D17	D18	D19	D20
l.	Plantation forestry.	NC3	NC4	NC5	NC6	D21	D22
m.	Quarrying activity.	NC7	NC8	NC9	NC10	NC11	NC12
n.	Any building listed as a permitted activity in Table 2 which does not meet the built form standard in Rule 9.2.7.1.	RD10	RD11	RD12	RD13	RD14	RD15
o.	Any building listed as a permitted activity in Table 2 which does not meet the built form standard in Rule 9.2.7.2.	Z	Z	Z	Z	Z	D23

Key: P = Permitted; RD = Restricted Discretionary; D = Discretionary; NC = Non-complying.

Z means Rule 9.2.5 — Landscape overlays - significant features and rural amenity landscapes - does not apply to the activity listed. Instead, the rules in the relevant zone chapters, and the activity status tables and standards in the chapters listed in 9.2.3 d. apply.

9.2.5.2 Non-notification

Any application arising from Rule 9.2.5.1 RD1 to RD15 in Table 2 shall not be limited or publicly notified.

9.2.5.3 Matters of discretion

For applications arising from Rule 9.2.5.1 RD1 to RD15 in Table 2, discretion to grant or decline consent and impose conditions is restricted to the matters of discretion in Rule 9.2.8, as set out in the following table.

Activity	The Council's discretion shall be limited to the following matters:
RD1 to RD3 – Buildings - in Table 2	Rule 9.2.8.2 Significant features and rural amenity landscapes, matters - a. to j., o. and p.
RD4 to RD9 – Access tracks - in Table 2	Rule 9.2.8.2 Significant features and rural amenity landscapes, matters - a. to m., o. and p.
RD10 to RD15	Rule 9.2.8.4 - Building reflectivity

9.2.6 Rules - Overlays for areas of natural character in the coastal environment

9.2.6.1 Activity status table

The activities listed in Table 3 below have the activity status listed within each natural character overlay area (as shown on the planning maps and listed in the schedules of areas of natural character in the coastal environment in Appendix 9.2.9.2). Any building listed as a permitted activity in Table 3 shall meet the built form standards in Rule 9.2.7. The activities are also subject to compliance with any activity status, rules and standards specified elsewhere in the Plan for that activity.

Table 3: Rules — Overlays for areas of natural character in the coastal environment

Activities		Areas of natural character in the coastal environment	Areas of at least high natural character	Areas of outstanding natural character
a.	Any building, except as listed below.	D1	NC1	NC2
b.	Any residential unit, except as listed below.	D2	NC3	NC4
c.	A residential unit (including additions that are 40 m ² or greater) within an identified building area.	RD1	RD2	RD3
d.	A farm building with a footprint ≤100m ² . Limited to one per site.	RD4	D3	D4
e.	A recreation facility or park management facility building with a footprint ≤100m ² . Limited to one per site.	RD5	D5	D6
f.	A tramping hut with a footprint ≤100m ² . Limited to one per site.	P1	D7	D8
g.	A building for public amenities with a footprint ≤ 100m ² . Limited to one per site.	P2	P3	D9
h.	An addition to an existing building, where the ground floor area is increased by less than 40 m ² .	P4	P5	P6
i.	New access tracks that have a formed width of 5 m or greater.	RD6	RD7	RD8
j.	Construction of a new road.	D10	NC5	NC6
k.	Plantation forestry.	NC7	NC8	NC9
l.	Quarrying activity.	NC10	NC11	NC12
m.	Any building listed as a permitted activity in Table 3 which does not meet the built form standard in Rule 9.2.7.1	RD9	RD10	RD11

Key: P = Permitted; RD = Restricted Discretionary; D = Discretionary; NC = Non-complying.

9.2.6.2 Non-notification

Any application arising from Rule 9.2.6.1 RD1 to RD3 and RD6 to RD11 in Table 3 shall not be limited or publicly notified.

9.2.6.3 Matters of discretion

For applications arising from Rule 9.2.6.1 RD1 to RD11 in Table 3, discretion to grant or decline consent and impose conditions is restricted to the matters of discretion in Rule 9.2.8, as set out in the following table.

Activity	The Council's discretion shall be limited to the following matters:
RD1 to RD5 – Buildings - in Table 3	Rule 9.2.8.3. Natural character in the coastal environment, matters - a. to k. and n.
RD6 to RD8 – Access tracks - Table 3	Rule 9.2.8.3. Natural character in the coastal environment, matters - a. to l. and n.
RD9 to RD11	Rule 9.2.8.4 - Building reflectivity

9.2.7 Rules — Built form standards

9.2.7.1 Building reflectivity

- a. The reflectivity of any building shall be no greater than 40%.

9.2.7.2 Identified important ridgelines on Banks Peninsula

- a. Buildings shall be located at an elevation at least 20 vertical metres immediately below that of any adjoining identified important ridgeline.

9.2.8 Rules - Matters of discretion - outstanding natural features and landscapes, significant features and rural amenity landscapes and natural character in the coastal environment

When considering applications for restricted discretionary activities, the Council's discretion to grant or decline consent, or impose conditions, is restricted to the matters over which discretion is restricted in the relevant rule and as described below.

9.2.8.1 Outstanding natural features and outstanding natural landscapes

- a. Whether the proposal is consistent with protecting and enhancing the qualities of the outstanding natural feature and/or landscape;

- b. The extent to which the proposal will detract from the naturalness and openness of the landscape;
- c. Whether the proposal recognises the context and values of historic and cultural significance and the relationship, culture and traditions of Ngāi Tahu;
- d. Whether the proposal will integrate into the landscape and the appropriateness of the scale, form, design and finish (materials and colours) proposed and mitigation measures such as planting. This shall include consideration of any adverse effects of reflectivity, glare and light spill;
- e. The proximity and extent to which the proposal is visible from public places and roads (including unformed legal roads), ease of accessibility to that place, and the significance of the view point;
- f. The extent to which natural elements such as landforms and vegetation within the site mitigate the visibility of the proposal;
- g. The extent to which the proposal will result in adverse cumulative effects;
- h. Whether the proposal supports the continuation of farming activities in rural zone;
- i. Whether the proposal is connected to reticulated water and the need to provide water supply (for firefighting), and the ability to integrate water tanks into the landscape and mitigate any adverse visual effects;
- j. For new access tracks, whether the track supports conservation, farming, recreation or rural tourism activities and the ability to integrate with the landscape, follow natural contours and mitigate any adverse effects;
- k. The extent to which the proposal has technical or operational needs for its location; and
- l. Within a site of Ngāi Tahu cultural significance, the matters set out in Rule 9.5.4 as relevant to the site classification:
 - i. Rule 9.5.4.1 - Wāhi Tapu / Wāhi Taonga, Mahaanui Iwi Management Plan Silent Files and Kaitorete Spit;
 - ii. Rule 9.5.4.2 - Ngā Tūranga Tūpuna; and
 - iii. Rule 9.5.4.3 - Ngā Wai.

[Rule numbers and names may be amended following the Panel's Decision on sub-chapter 9.5]

9.2.8.2 Significant features and rural amenity landscapes

- a. Whether the proposal is consistent with maintaining the qualities of the significant feature and/or rural amenity landscape;
- b. Any adverse effects on adjoining outstanding natural features, outstanding natural landscapes or natural character in the coastal environment, and whether there is a sufficient separation to avoid detracting from the qualities of those areas. When assessing separation, account shall be taken of visual separation, vertical and horizontal setback distances and retention of indigenous vegetation;

- c. On Banks Peninsula, the extent to which the proposal will detract from visual amenity landscape values. This shall include consideration of the extent to which the proposal is consistent with design guidance;
- d. Within greater Christchurch (including the Port Hills), the extent to which the proposal will detract from the natural landscape values;
- e. Whether the proposal recognises the context and values of historic and cultural significance and the relationship, culture and traditions of Ngāi Tahu;
- f. Whether the proposal will integrate into the landscape and the appropriateness of the scale, form, design and finish (materials and colours) proposed and mitigation measures such as planting. This shall include consideration of any adverse effects of reflectivity, glare and light spill;
- g. The proximity and extent to which the development is visible from public places and roads (including unformed legal roads), ease of accessibility to that place, and the significance of the view point;
- h. The extent to which natural elements such as landforms and vegetation within the site mitigate the visibility of development;
- i. The capacity of the landscape to absorb change and the extent to which opportunity has been taken to cluster built development in areas of existing built development with a higher potential to absorb development while retaining areas which are more sensitive to change;
- j. The extent to which the proposal will result in adverse cumulative effects;
- k. Whether the proposal supports the continuation of farming activities in rural zones;
- l. Whether the proposal is connected to reticulated water and the need to provide water supply (for firefighting), and the ability to integrate water tanks into the landscape and mitigate any adverse visual effects;
- m. For new access tracks whether the access supports conservation, farming or recreation activities, the ability to integrate with the landscape, follow natural contours and mitigate any adverse visual effects;
- n. The extent to which the proposal has technical or operational needs for its location;
- o. For proposed activities in connection with a recovery activity in the Flat Land Recovery Zone, the extent to which the qualities of the significant natural feature of the Avon River will be maintained; and
- p. Within a site of Ngāi Tahu cultural significance, the matters set out in Rule 9.5.4 as relevant to the site classification:
 - i. Rule 9.5.4.1 - Wāhi Tapu / Wāhi Taonga, Mahaanui Iwi Management Plan Silent Files and Kaitorete Spit;
 - ii. Rule 9.5.4.2 - Ngā Tūranga Tūpuna; and
 - iii. Rule 9.5.4.3 - Ngā Wai.

[Rule numbers and names may be amended following the Panel's Decision on sub-chapter 9.5]

9.2.8.3 Natural character in the coastal environment

- a. Whether the proposal is consistent with preserving the natural character qualities of the coastal environment;
- b. Within areas of outstanding natural character in the coastal environment, whether adverse effects are avoided and the proposal does not damage, diminish or compromise natural character;
- c. Within areas of at least high natural character, whether development can be practicably located outside the area of high natural character;
- d. Whether any restoration or rehabilitation of the natural character of the coastal environment is proposed;
- e. Whether the proposal recognises the context and values of historic and cultural significance and the relationship, culture and traditions of Ngāi Tahu;
- f. Whether the development will integrate into the landscape and the appropriateness of the scale, form, design and finish (materials and colours) proposed and mitigation measures such as planting. Any adverse effects of reflectivity, glare and light spill;
- g. The proximity and extent to which the proposal is visible from public places and roads (including unformed legal roads), ease of accessibility to that place, and the significance of the view point;
- h. The extent to which natural elements such as landforms and vegetation within the site mitigate the visibility of development;
- i. The capacity of the landscape to absorb change and the extent to which the opportunity has been taken to cluster built development in areas with a higher potential to absorb development while retaining areas which are more sensitive to change;
- j. The extent to which the proposal will result in sprawling or sporadic development along the coastline and adverse cumulative effects;
- k. Whether the proposal is connected with the need to provide water supply (for firefighting), and the ability to integrate water tanks into the landscape and mitigate any adverse visual effects;
- l. For new access tracks, whether the access supports conservation, farming or recreation activities that are complementary to natural character, and the ability to integrate with the landscape, follow natural contours and mitigate any adverse visual effects;
- m. The extent to which the proposal has technical or operational needs for its location; and
- n. Within a site of Ngāi Tahu cultural significance, the matters set out in Rule 9.5.4 as relevant to the site classification:
 - i. Rule 9.5.4.1 - Wāhi Tapu / Wāhi Taonga, Mahaanui Iwi Management Plan Silent Files and Kaitorete Spit;
 - ii. Rule 9.5.4.2 - Ngā Tūranga Tūpuna;
 - iii. Rule 9.5.4.3 - Ngā Wai.

[Rule numbers and names may be amended following the Panel's Decision on sub-chapter 9.5]

9.2.8.4 Building reflectivity

- a. The extent to which the building will give rise to adverse visual effects, taking into account the size of the building and the surface area with high reflectivity;
- b. Whether the proposed exterior materials respond to and respect the landscape and natural character; and
- c. The extent to which the building is consistent with design guidance.

9.2.9 Appendices

9.2.9.1 Identified Outstanding natural features, Outstanding natural landscapes, Significant features, Rural amenity landscapes and Areas of outstanding and high (and very high) natural character in the coastal environment; and descriptions of their qualities

9.2.9.1.1 Outstanding natural features

The following are the district's identified outstanding natural features and their qualities:

- a. Kaitorete Spit:
 - i. The vast, low-lying Kaitorete Spit is a distinctive beach barrier landform separating Te Waihora / Lake Ellesmere from the sea and provides a sense of openness.
 - ii. Contains a large sand dune system with native sand binding plant pingao and herbfield communities.
 - iii. High importance to tāngata whenua, containing numerous archaeological sites, particularly middens and habitation sites.
 - iv. Residential development is confined to the Birdlings Flat / Poranui settlement, which is small in scale and distinctive in character.
- b. Te Waihora / Lake Ellesmere:
 - i. Important in terms of its geological and coastal landform attributes with the lagoon representing a rare landscape feature.
 - ii. Provides important indigenous fish and bird habitat, and the brackish coastal lagoon, indigenous riparian marshland and wetland plant communities along the lake edge are of ecological significance.
 - iii. Cultural associations are highly important in accordance with tikanga Māori and in respect of Ngāi Tahu history, mahinga kai and customary fisheries.
- c. Wairewa / Lake Forsyth:
 - i. An inland coastal lake within an ancient harbour eroded between volcanic rock deposits and an outlet impounded by beach gravels.

- ii. Significant to Ngāi Tahu as a key mahinga kai and associated with tuna (eels) and their harvest during the annual heke (migration) from lake to sea, and number of pā and kāinga and associated urupā in close vicinity to the lake, including Ōruaka and Te Mata Hapuka near the outlet.
 - iii. Notable values associated with the marsh species occurring along the brackish waters and numerous bird species.
- d. Brooklands Lagoon and Spit / Te Riu o Te Aika Kawa:
 - i. The landform of Brooklands Spit and Lagoon formed behind the dunes barrier are distinctive geomorphological features adjacent to the Waimakariri river mouth.
 - ii. Extensive views and sense of isolation.
 - iii. The saltmarsh and mudflats, lagoon channel, Styx river mouth and banks are important habitats, in particular for plants and bird life.
 - iv. Brooklands Lagoon / Te Riu o Te Aika Kawa and the lower Waimakariri River and mouth are important mahinga kai sites. A number of urupā and archaeological sites, as well as the Pūharakekenui Māori Reserve are significant to Ngāi Tahu.
 - v. The majority of the area lends itself to quiet recreation, including bird watching and fishing with Spencer and Seaford Parks popular recreational hubs.
- e. Waimakariri River:
 - i. A large braided river, being one of the best examples of a braided riverbed and associated wetland habitat in New Zealand.
 - ii. A distinctive natural feature which defines the northern boundary of the district.
 - iii. Important bird habitat and native plant communities in the understorey of surrounding vegetation.
 - iv. Significant to Ngāi Tahu in relation to settlement, migration, cultivations, mahinga kai and associated urupā.
 - v. European heritage values associated with early settlement flood control works.
 - vi. Contemporary recreation, such as watersports and fishing.
- f. Travis Wetland / Ōruapaeroa:
 - i. The largest remaining freshwater wetland and the best example of its kind in Christchurch City.
 - ii. Provides an important natural contrast with the wider urban environment.
 - iii. Significant to Ngāi Tahu in relation to mahinga kai, settlement and occupation.
 - iv. An area which has undergone and continues to undergo extensive restoration.
 - v. An important wildlife refuge.
 - vi. An important recreation and education resource for the district as a wetland nature heritage park.
- g. Pūtarikamotu / Riccarton Bush:

- i. A remnant, largely unmodified area of low-land podocarp forest located within the wider urban environment.
 - ii. A park like landscape setting with significant heritage buildings and trees.
 - iii. A long history and important cultural associations for both Ngāi Tahu and European with the settlement of Ōtautahi/Christchurch.
 - iv. The podocarp forest has important ecological values and a significant traditional mahinga kai of Ngāi Tahu.
 - v. Important recreational and education values.
- h. Te Ihutai / Avon-Heathcote Estuary:
- i. The formative processes, tidal influence and shifting channels of the Ōtākaro / Avon and Heathcote / Ōpāwaho rivers mouths and the adjacent New Brighton sand spit make the estuary a highly legible landscape feature.
 - ii. The series of caves and rocky headlands from the mouth of the Heathcote / Ōpāwaho River to Scarborough Heads are significant geological features with important heritage, archaeological and cultural values.
 - iii. Important bird feeding and breeding site, nationally important for wading birds.
 - iv. Shag Rock / Rapanui, Tuawera / Cave Rock and Clifton Cliffs are of geological interest, visually prominent, and are of significance to Ngāi Tahu
 - v. Significance in relation to Māori heritage due to extensive settlement, occupation and the use of Te Ihutai / Avon-Heathcote Estuary as a major mahinga kai.
 - vi. Te Ihutai / Avon-Heathcote Estuary and Sumner beach / Matuku-takotako are particularly popular for recreational use.
- i. South Brighton Spit / Te Kōrero Karoro and Estuary entrance:
- i. The openness and visual separation of the beach from the adjacent urban environment by sand dunes.
 - ii. The sand dunes are important landform characteristics of the landscape including the native vegetation occurring on them.
 - iii. South Brighton Spit / Te Kōrero Karoro is an important bird habitat and distinctive landscape feature that defines the entrance to Te Ihutai / Avon-Heathcote estuary.
 - iv. An area of significance to Ngāi Tahu in relation to mahinga kai, migration and settlement.
 - v. High recreational values of the beach and coastal interface due to the proximity to the city.

9.2.9.1.2 Outstanding natural landscapes

The following are the district's identified outstanding natural landscapes and their qualities:

- a. Banks Peninsula / Te Pātaka o Rākaihautū:

- i. Distinctive volcanic landforms with highly legible crater rims, prominent ridgelines and peaks extending to a series of gullies, spurs and lower slopes, and continuity of rock outcrops.
 - ii. The presence of important areas of indigenous vegetation.
 - iii. Important landscapes and features to Ngāi Tahu especially those prominent peaks and passes, streams and vegetation that relate to key tribal origin, migration and settlement traditions, including mahinga kai.
 - iv. A predominance of natural features, processes and patterns and farming with existing development generally well integrated into the landscape.
 - v. Within the coastal environment, the presence of generally highly legible landforms, visually impressive cliffs, islands and caves.
- b. Port Hills / Ngā Kohatu Whakarakaraka o Tamatea Pōkai Whenua:
- i. Distinctive volcanic landform with highly legible crater rim, rocky outcrops, radial spurs and valleys.
 - ii. Skyline forms an important visual backdrop to Otautahi/Christchurch.
 - iii. A natural landscape characterised by openness and a general absence of human-made structures on the upper slopes and ridges, particularly the area east of Dyers Pass Road.
 - iv. The colours of the hills reflect the seasonal changes.
 - v. A major recreation and rural tourism resource for the city's residents and visitors.
 - vi. The presence of important areas of indigenous vegetation including remnants and restored bush in gullies / cliffs and tussocks on spurs and slopes.
 - vii. Important to Ngāi Tahu especially those prominent peaks and passes, streams and vegetation that relate to key tribal origin, migration and settlement traditions, including mahinga kai.
 - viii. A predominance of natural features, processes and patterns and farming with existing development generally well integrated into the landscape.
 - ix. The Summit Road Protection Act area with important landscape, recreation, rural tourism and cultural heritage values.

9.2.9.1.3 Significant features

The following are the district's identified significant features and their qualities:

- a. Ōtūkaikino Creek:
 - i. A spring-fed stream being an old meander of the Waimakariri.
 - ii. The clear water of the stream and associated wetlands are of high ecological value.
 - iii. Accessible through the Groynes reserve with walkways and recreational facilities.
 - iv. Significant to Ngāi Tahu due to the presence of various wāhi tapu.
- b. Styx River / Pūharakekenui:

- i. The Styx River / Pūharakekenui is a spring-fed lowland river being an older meander of the Waimakariri.
 - ii. Its sections of native vegetation and presence of wildlife it contributes to the amenity of the adjoining residential areas.
 - iii. Cultural significance to Ngāi Tahu, particularly relating to mahinga kai and kāinga (settlements). The Pūharakekenui Māori Reserve fronts the river towards its mouth.
- c. Styx Mill Reserve:
- i. An important representative area of the former Styx River floodplain and wetlands.
 - ii. Has large areas of indigenous planting and ecological restoration.
 - iii. Associated with an area of importance to Ngāi Tahu in relation to mahinga kai.
 - iv. An area with important historic heritage connected to European settlement and mill industries.
 - v. An important wildlife refuge.
- d. West Melton Dry Plains / Ōkakea:
- i. A predominantly open, rural area where the former braids of the Waimakariri River are legible across large parts of the landscape.
 - ii. An area with important ecological values, including the presence of a large area of the kōwhai savannah grasslands, and other dryland plant communities.
 - iii. An area of importance to Ngāi Tahu associated with a network of settlements and mahinga kai sites located along the former path of the Waimakariri River.
 - iv. The dry appearance maintained by extensive pastoral grazing.
- e. Christchurch Coast / Te Tai o Mahaanui:
- i. The foreshore and dune between Brooklands Lagoon and South Brighton is an extensive natural feature.
 - ii. A windswept environment with panoramic views, including to the Port Hills.
 - iii. The dune zone is an active, dynamic system dominated by exotic marram grass with smaller areas of native pingao.
 - iv. Native plant communities exist, although the majority of the hinterland is highly modified with pine forest or urban settlement.
 - v. The coastline is important to Ngāi Tahu as a traditional mahinga kai, as well as in relation to settlement and migration traditions.
 - vi. Spencer Park and other nodes of development contain popular recreation infrastructure, such as surf clubs.
- f. Horseshoe Lake / Waikākāriki:
- i. One of the few remaining low-land swamps in the district and a unique feature due to its distinctive and original ox-bow shape, being an older meander of Ōtākaro/Avon River.
 - ii. Significant to Ngāi Tahu as a mahinga kai, pā and urupā.

- iii. An area which has a thick undergrowth of indigenous plants and is an important bird habitat.
- g. Ōtākaro /Avon River and Heathcote River / Ōpāwaho:
 - i. The rivers provide an important natural contrast with the wider urban environment.
 - ii. Ecologically important, including for indigenous fauna and indigenous vegetation.
 - iii. Historic heritage associated with both early Māori and European settlement.
 - iv. Cultural significance to Ngāi Tahu, particularly relating to mahinga kai and associated pā and kāinga (settlements).
 - v. The river banks have high amenity values and valued for passive recreation.
 - vi. The Ōtākaro / Avon River is an important natural feature in the city, particularly at Mona Vale, Hagley Park, the Botanic Gardens, and Central City, and contains remnant channels, basins, wetlands and springs reflecting the geomorphological history of the city landscape.
 - vii. Heathcote River / Ōpāwaho with its origin in the tributary streams flowing from Port Hills provides a corridor of high amenity values as it meanders through the residential suburbs and has strong historic heritage values, particularly in the industrial area of Woolston and Radley's wharf where the towpath along the river is now used as a walkway.

9.2.9.1.4 Rural amenity landscapes

The following are the district's identified rural amenity landscapes and their qualities:

- a. Banks Peninsula:
 - i. A predominantly farming, rural working landscape.
 - ii. Distinctive volcanic landforms with highly legible crater rims, prominent ridgelines and peaks extending to a series of gullies, spurs and lower slopes, and continuity of rock outcrops.
 - iii. The presence of important areas of indigenous vegetation.
 - iv. Important landscapes and features to Ngāi Tahu especially those prominent peaks and passes, streams and vegetation that relate to key tribal origin, migration and settlement traditions, including mahinga kai.
 - v. A predominance of natural features, processes and patterns with existing development generally well integrated into the landscape.
 - vi. Within the coastal environment, the presence of generally highly legible landforms, visually impressive cliffs, islands and caves.
- b. Port Hills:
 - i. An important visual backdrop to Christchurch.
 - ii. A major recreation resource for the city's residents and visitors.

9.2.9.1.5 Areas of outstanding and high (and very high) natural character in the coastal environment

The following are the district's identified areas of outstanding and high (and very high) natural character in the coastal environment and their natural character qualities:

Advice Note: Appendix 9.2.9.2.12 contains a map showing the location of the southern, eastern, northern bays and harbour areas described below.

- a. Kaitorete Spit:
 - i. A unique geological feature, being a distinctive beach barrier and with a long continuous area of outstanding natural character.
 - ii. An expansive, bare windswept environment, with a sense of isolation and extensive views.
 - iii. An area of ecological importance due to its unique wildlife and habitat, such as the indigenous pingao.
 - iv. Extensive cultural and archaeological sites associated with Ngāi Tahu migration, settlement and mahinga kai.
 - v. Historic farming operations.
- b. Te Waihora / Lake Ellesmere:
 - i. A significant coastal lake, the only such geological feature within the district with an area of continuous outstanding natural character.
 - ii. An open, expansive low-lying landscape with panoramic views.
 - iii. An area with important riparian marshland and wetland, and salt marsh mudflats which provide fish and bird habitat.
 - iv. Holding outstanding values associated with Tikanga Māori in respect of Ngāi Tahu history, mahinga kai and customary fisheries.
- c. Wairewa / Lake Forsyth:
 - i. An inland coastal lake within an ancient harbour eroded between volcanic rock deposits and an outlet impounded by beach gravels.
 - ii. Marsh species occurring along the brackish waters and numerous bird species.
 - iii. Significant to Ngāi Tahu, associated with settlement and mahinga kai, including the coastal pā and settlements of Ōruaka, Te Mata Hapuka and Poranui.
- d. Southern Bays Coastal Area / Poranui ki Timutimu:
 - i. An isolated, rugged, coastal landscape with a continuous area of very high natural character.
 - ii. Areas of outstanding natural character comprising freshwater dunes and indigenous vegetation which contrasts to the surrounding more open farmed landscape.
 - iii. Significant Ngāi Tahu coastal settlements and mahinga kai areas including Te Kaio, Pireka and Whakamoā.

e. Eastern Bays Coastal Area / Pohatu ki Panau:

- i. A remote, wild landscape with long continuous areas of high natural character and areas of outstanding natural character situated around parts of the coastline.
- ii. The area includes larger tracts of indigenous and regenerating vegetation than elsewhere in the district's coastal environment, unique flora and fauna, and a sense of interactive coast due to the variety of wildlife.
- iii. The southern section forms the entrance to Akaroa Harbour, with impressive coastal cliffs, an area of outstanding natural character.
- iv. Coastal pā, mahinga kai and sites of significance to Ngāi Tahu including Paekaroro, Parakākāriki, Ngā Toko Ono, Ōkaruru, Kawatea and Pānau.
- v. Small settlements are nestled in the valley floors at Okains Bay / Ōpara and Le Bons Bay / Ōtauwao and historic farming operations that continue today.

f. Akaroa and Whakaraupō / Lyttelton Harbours:

- i. Long, enclosed, and sheltered harbours distinct from the open coastline.
- ii. Small settlements dispersed around the inner areas of the harbours, predominantly contained within bays while headlands represent a contrast due to their generally less developed character and open farmed spaces.
- iii. Akaroa Harbour has areas of high natural character on headlands within the central area of the harbour, at Red Point / Te Pāua Mataotao, Takamatua Hill / Ōtipua, Takamatua Bay, Hammond Point / Te Umu Te Rehua, Petit Carenage Bay / Ōpakia, Tikao Bay / Okoroheke, Te Monene, and Wainui. These areas are very important for their indigenous vegetation, generally unmodified landform, and an absence of development and structures in close proximity to urban settlement. These sites also hold significance to Ngāi Tahu in relation to settlement and mahinga kai.
- iv. Ōnawe is a significant landscape feature in the upper Akaroa Harbour with regenerating vegetation, habitat for both bush and coastal birds, and an important pā site of Ngāi Tahu.
- v. Whakaraupō / Lyttelton Harbour has small sections of high natural character in close proximity to the entrance to the harbour, Purau headland and adjoining settlements in the north of the harbour, including Taukahara and Ōtuherekio near the Ngāi Tahu settlement of Rāpaki. These sites and other places in the harbour hold significance to Ngāi Tahu in relation to settlement and mahinga kai.
- vi. The mudflats at Teddington, an area of high natural character in the southern point of Lyttelton Harbour traditionally known for the extensive raupō that grew there, hence the Ngāi Tahu name for the harbour - Whakaraupō.
- vii. Awaroa / Godley Head and Te Piaka / Adderley Head guard and signal the entrance to Whakaraupō / Lyttelton Harbour, with impressive high cliffs, distinctive volcanic features, and important historic heritage and a site of significance to Ngāi Tahu, known as Ōtokitoki.
- viii. Ōtamahua / Quail Island has important cultural associations, particularly in relation to mahinga kai, and is an important landform in the centre of the harbour together with Moepuku / Moepuku Point and Kaitangata / Mansons Peninsula. Ripapa Island in outer

Lyttelton Harbour has a rich history with gun emplacements and its tangata whenua associations.

- g. Northern Bays Coastal Area / Koukourārata ki Whakaroa:
 - i. Predominantly a rural working landscape.
 - ii. A sense of isolation in close proximity to the urban areas of the district.
 - iii. Areas of high natural character at the headlands of the long and narrow bays of Port Levy / Koukourarata, Little Akaloa / Whakaroa and Pigeon Bay / Wakaroa.
 - iv. Koukourārata, also known as Te Ara Whānui o Makawhiua, is a particularly significant bay for Ngāi Tahu associated with both traditional and contemporary settlements, Māori reserves sites, and being known for its mahinga kai.
 - v. Several small settlements are nestled in the bays to the northern extent of the area.
 - vi. Horomaka Island provides important habitat and a visual attraction in Koukourarata / Port Levy, as well as being of cultural significance.
- h. Avon-Heathcote Estuary/ Te Ihutai:
 - i. Active estuary with shifting channels and dynamic tidal system with high natural character despite significant modifications along its edges.
 - ii. The saltmarsh areas and mudflats are important habitats.
 - iii. Important bird feeding and breeding site.
 - iv. Ngāi Tahu settlements and mahinga kai sites around the edge of the estuary that made use of the extensive food resources, including Te Kai a Te Kāroro, Ohikuparapara, Raekura and Waipātiki and the former Māori fishing reserve called Te Ihutai.
- i. Christchurch Coast / Te Tai o Mahaanui:
 - i. Long open coastline, with sandy beaches and larger extent of active dune systems being of high natural character.
 - ii. Remote and windswept environments, with expansive views and sense of remoteness from the nearby urban settlements and modified areas.
 - iii. Southern tip of South Brighton Spit / Te Kōrero Karoro is an area of very high natural character, a geomorphologic feature with important ecological values and provides habitat for bird species such as the godwit.
 - iv. The extensive, open, natural feature of the foredunes to the east of Bottle Lake Forest contrasts with more enclosed nature of the plantation forest at Bottle Lake Forest.
 - v. Significant to Ngai Tahu in relation to settlement, migration and mahinga kai, particularly associated with key sites including Ōruapaeroa, Te Kōrero Karoro, Rapanui, Tuawera, Matukutakotako and Te Kai a Te Karoro.
- j. Brooklands Lagoon and Spit / Te Riu o Te Aika Kawa (including the Waimakariri River Mouth and lower Styx River/ Pūharakekenui):
 - i. A dynamic, coastal environment with rare coastal features of the estuary/lagoon and Waimakariri River Mouth representing an area of outstanding natural character.

- ii. Open, remote, wild environment within Brooklands Lagoon/ Te Riu o Te Aika Kawa from which impressive views are gained to the Waimakariri River Mouth.
- iii. Significant to Ngai Tahu in relation to settlement and mahinga kai, particularly associated with the Pūharakekenui Māori Reserve.
- iv. Native dunelands are found within the Spit.
- v. Important habitat values associated with the extensive tidal mudflats and saltmarsh of Brooklands Lagoon/ Te Riu o Te Aika Kawa.
- vi. Ecological importance of the mouth and lower Styx River/ Pūharakekenui.

9.2.9.2 Schedules and Reference Maps of Outstanding natural features, Outstanding natural landscapes, Significant features, Rural amenity landscapes and Areas of natural character in the coastal environment

Explanatory note on naming convention - Character area (inc. Māori name) - sub area - description (e.g. summit etc) – additional or Ngāi Tahu description

Appendix 9.2.9.2.1 Schedule of Outstanding natural features

ID Number	Planning Map Number	Name and/or Location by Character Area	Description
ONF31.0	R4 R6 R7 R8 78	Kaitorete Spit - Birdlings Flat / Poranui	Foreshore, dunes and cliffs.
ONF31.2	R3 R6 R7 R8	Kaitorete Spit – Birdlings Flat / Poranui and Te Waihora / Lake Ellesmere – Coastal Dunes and Margins	Coastal dunes and foreshore, Te Waihora margins.
ONF32.0	2 6	Brooklands Lagoon & Spit / Te Riu o Te Aika Kawa	Lagoon and associated wetlands.
ONF33.0	1 2 3 4 5 7 8 9 10 11 14	Waimakariri River	Open space water and margins on south bank.
ONF34.0	20 26	Travis Wetland / Oruapaeroa	Wetland and associated park
ONF35.0	31	Riccarton Bush / Putarikamotu	The bush and associated park
ONF36.0	33 34 40 41 47 48	Te Ihutai / Avon-Heathcote Estuary	All of the estuary below the mean high water springs (MHWS) and including Sumner beach.
ONF37.0	34 41	Christchurch Coast / Te Tai o Mahaanui New Brighton - South Brighton Spit / Te Korero Karoro and Estuary Entrance	Southshore spit and entrance to Estuary

Appendix 9.2.9.2.2 Schedule of Outstanding natural landscapes

ID Number	Planning Map Number	Name and/or location by Character Area	Description
ONL1.0	R1, 52, 53	Ōhinehou / Lyttelton - Summits – Ō Kete Ūpoko	Crater Rim and upper slopes above Ōhinehou / Lyttelton
ONL2.0	51, 52, 57, 60, R1	Rāpaki Ōhinetahi / Governors Bay - Summits – Ōtaranui ki Ōmawete	Crater Rim and upper slopes above Rāpaki and Governors Bay
ONL3.1	R1, 58, 61	Whakaraupō / Upper Lyttelton Harbour Teddington – Ōtamahua / Quail Island	The whole of Ōtamahua/Quail Island
ONL3.2	R1	Whakaraupō / Upper Lyttelton Harbour -Teddington - Summits – Ōmawete ki te Tara o Te Rangihikaia	Crater Rim and upper slopes above Teddington
ONL3.3	R1, R3, R4	Whakaraupō / Upper Lyttelton Harbour -Teddington – Mt Bradley	Crater Rim, upper slopes and summit Mt Bradley
ONL4.1	61, 62, 63, R1	Waipapa / Diamond Harbour - Dip Slope – Te Ahu Pātiki ki Waipapa	Dip slope above the township up to Te Ahu Pātiki / Mt Herbert summit
ONL4.2	59, 62, R1	Waipapa / Diamond Harbour -Purau- Eastern Summits	Upper slopes above Purau
ONL5.1	59, 62, R1	Te Piaka / Adderley Head – Mt Evans	Upper rocky outcrops and summit of Mt Evans
ONL5.2	54, R1	Te Piaka / Adderley Head – West	Coastline and coastal slopes on Western side of Te Piaka / Adderley Head
ONL6.1	54, R1	Port Levy / Koukourārata - Te Piaka / Adderley Head - East	Coastline and coastal slopes on Eastern side of Te Piaka / Adderley Head
ONL6.2	R1, 62	Port Levy / Koukourārata - Western Summits	Upper slopes and ridgeline
ONL6.3	R1, R4,	Port Levy / Koukourārata - Southern Summits – Waipuna	Upper slopes and ridgeline
ONL6.4	R1, R2, 64	Port Levy / Koukourārata - Eastern Summits – Kākānui ki Ngārara	Upper slopes and ridgeline
ONL8.1	64, R1, R2	Pigeon Bay / Wakaroa - Western Summits - Wildcattle Hill	Upper slopes and ridgeline including Wildcattle Hill, above Kakomutumutu / Holmes Bay
ONL8.2	R1, R4, 67	Pigeon Bay / Wakaroa - South-western Summits - Tarawera / Mount Sinclair	Upper slopes and ridgeline including Tarawera / Mount Sinclair

ID Number	Planning Map Number	Name and/or location by Character Area	Description
ONL8.3	R4	Pigeon Bay / Wakaroa - Southern Summits	Upper slopes and ridgeline
ONL8.4	65, 67, R2, R4	Pigeon Bay / Wakaroa - Eastern Summits	Upper slopes and ridgeline running to the coast
ONL9.1	R2	Kirikiriwarea / Menzies Bay - Coastline – Wakaroa to Whitehead Bay	Fluted headland along the coast of from Wakaroa Point to Whitehead Bay
ONL9.2	R2, R4,	Kirikiriwarea / Menzies Bay - Upper Slopes	Elevated landform at the summit above the bay
ONL10.0	R2, R4, R5	Little Akaloa / Whakaroa - Summit and Ridgeline	Summit, ridgeline and associated spurs
ONL11.1	R2	Pānau / Long Lookout Point - Raupō Bay -Stony Beach – Coastline	Area along the coastline and sea-cliffs from Pānau / Long Lookout Point to West Head
ONL11.2	R2, R5, 68	Pānau / Long Lookout Point - Raupō Bay -Stony Beach Upper Slopes	Upper slopes around Chorlton, between View Hill and West Peak
ONL12.1	R2	Okains Bay / Ōpara – Coastline	Area along the coastline and sea-cliffs
ONL12.2	R5, 68	Okains Bay / Ōpara - North-western Upper Slopes and Ridgeline	Summit ridge from West Peak and including eastern face of Maukatai / Duvauchelle Peak
ONL12.3	R5	Okains Bay / Ōpara - – Southern Upper Slopes and Ridgeline – Poaiiha / Okains Peak	Summit ridge, including Poaiiha / Okains Peak
ONL13.1	R2, R5	Te Puke ki Waitaha / Pa Island –Whakarari / Lavericks Bay – Coastline	Area along the coastline, sea-cliffs and bays
ONL13.2	R5	Te Puke ki Waitaha/Pa Island – Whakarari / Lavericks Bay - Summit – Lavericks Peak	Summit and ridgeline above Whakarari / Lavericks Bay, including Lavericks Peak
ONL14.1	71, 72, R5	Le Bons Bay / Ōtauwao - Upper Slopes and Ridgelines	Upper slopes and ridgelines, including Le Bons Peak
ONL14.2	72, R5	Le Bons Bay / Ōtauwao - Southern headland – Steep Head	Cliffs and coastline towards Steep Head
ONL15.1	R5, 72	Ōtutahuao / Hickory Bay – Ōkaruru / Goughs Bay - Coastline	Area along the coastline from the southern head of Le Bons Bay / Ōtauwao to the north head of Ōkaruru / Goughs Bay including sea-cliffs, bays and islands

ID Number	Planning Map Number	Name and/or location by Character Area	Description
ONL15.2	R5, 71	Ōtutahuao / Hickory Bay – Ōkaruru / Goughs Bay - Upper Slopes and Ridgelines – Te Hiwiroa	Upper slopes and ridgelines
ONL15.3	R5	Ōtutahuao / Hickory Bay – Ōkaruru / Goughs Bay - Southern Summit	High point between Ōkaruru / Goughs and Tititewhao / Paua Bays
ONL16.1	R5	Hinewai - North – Tititewhao / Paua Bay –Summit	High point between Ōkaruru / Goughs and Tititewhao / Paua Bays
ONL16.2	R5, R9	Hinewai - Central – Slopes and Coastline	Upper and middle slopes and coast line including sea-cliffs, bays and islands
ONL16.3	R9	Hinewai - South – Akaroa Head to Ōunuhau / Haylocks Bay	Akaroa Head coastline to Ōunuhau / Haylocks Bay
ONL17.0	R8, R9	Te Ruahine / Akaroa Head	Summit ridge down to coastline and sea-cliffs
ONL18.0	R5, R9	Akaroa - Summits and Ridgeline – Ōteauheke ki Taraterehu	Upper slopes and ridgeline, including Ōteauheke / Brasenose and Taraterehu / Purple Peak
ONL19.0	76, R5	Takamatua - Kakakaiau / Robinsons Bay - Summits - Ōtepatatu	Upper slopes and ridgeline
ONL20.1	R4, 70, 73	Duvauchelle Bay - Barrys Bay - Ōnawe Peninsula	All of Ōnawe Peninsula from the northern point at Onawe Flat Road.
ONL20.2	R4, R5	Duvauchelle Bay - Barrys Bay - North-eastern Summits – Maukatai / Duvauchelle Peak	Upper slopes and ridgeline, including Maukatai / Duvauchelle Peak
ONL20.3	R4	Duvauchelle Bay-Barrys Bay - North-western Summits – Te Ukura	Upper slopes, ridgeline and summit
ONL20.4	R4	Duvauchelle Bay- Barrys Bay South-western Summits – Puha / French Hill	Upper slopes, ridgeline and summit, including Puha / French Hill
ONL21.0	R4	French Farm Bay - Wainui Pass – Puha ki Pūwaitaha	Upper slopes and ridgelines, Wainui Pass
ONL22.1	74 R4	Wainui - Upper Slopes and Ridgeline – Pūwaitaha / Saddle Hill	Upper slopes and ridgelines including Pūwaitaha / Saddle Hill
ONL22.2	R4, R8	Wainui - Upper Slopes and Ridgeline - Pūwaitaha/Saddle Hill to Tuhiraki / Bossu Peak	Upper slopes and ridgelines from Pūwaitaha / Saddle Hill to Tuhiraki/Bossu Peak
ONL22.3	R8	Wainui - Ōhinepaka Bay – Southern Cliffs	Southern coastal slopes of Ōhinepaka Bay
ONL23.0	R8, R9	Timutimu Head	Coastal cliffs and slopes from Ōhinepaka Bay to Timutimu Head

ID Number	Planning Map Number	Name and/or location by Character Area	Description
ONL24.1	R8	Poranui ki Timutimu / Southern Bays - Peraki - Rora Huruhuru / Squally Bay	Coastal cliffs and slopes above Rora Huruhuru/Squally Bay
ONL24.2	R4, R8	Poranui ki Timutimu / Southern Bays - - Peraki - Upper slopes and Summit – Tuhiraki ki Pūwaitaha	Upper slopes, spurs and ridgelines
ONL25.1	R4, R8, 78	Ōkute / Okuti Valley – Wairewa / Lake Forsyth - Cliffs – Ōtungakau ki Te Oka	Slopes adjacent to the outlet of Wairewa/Lake Forsyth
ONL25.2	R4	Ōkute / Okuti Valley – Summits – Pūwaitaha ki Puha	Upper slopes and ridgeline, including Pūwaitaha / Saddle Hill and Puha / French Hill
ONL26.0	R4, 67	Wairewa / Lake Forsyth and Little River - Summits – Puha ki Waipuna	Upper slopes and ridgeline, including Puha / French Hill and Waipuna saddle
ONL28.1	R1, R3, R4	Kaituna Valley - Summits – Te Ahu Pātiki	Upper slopes associated with the ridgeline and Te Ahu Pātiki / Mt Herbert
ONL28.2	R3	Kaituna Valley - Western Summit	Knob along western ridgeline
ONL29.1	R1	McQueens Valley - Tara o te Rangihikaia / Gebbies Pass – North	Rocky crags along the ridgeline
ONL29.2	R1	McQueens Valley - Tara o te Rangihikaia / Gebbies Pass – South-east Upper	Rocky crags along the ridgeline
ONL29.3	R1	McQueens Valley - Tara o te Rangihikaia / Gebbies Pass – South	Rocky outcrops
ONL30.0	R3	Te Waihora / Lake Ellesmere - Riparian Margin	Te Waihora / Lake Ellesmere Riparian Margin around Motumotua / Kaituna Lagoon
ONL38.1	48, 53, 54, R1	Port Hills / Ngā Kohatu Whakarakaraka o Tamatea Pōkai Whenua - Coast Awaroa / Godley Head	Godley Head and coastal cliffs
ONL38.2	46, 47, 48, 51, 52, 53, 57, R1	Port Hills / Ngā Kohatu Whakarakaraka o Tamatea Pōkai Whenua – Eastern	Central Port Hills
ONL38.3	50, 51, 56, 57, R1	Port Hills / Ngā Kohatu Whakarakaraka o Tamatea Pōkai Whenua - Western	Mid to upper slopes of Western Port Hills

Appendix 9.2.9.2.3 Schedule of Significant features

ID Number	Planning Map Number	Name and/or location by Character Area	Description
SF10.0	37 38 39 40 44 45 46 47	Heathcote River / Opawaho Mouth	Ferry Road to Nga Puna Wai, Dry Stream and Kahurangi Drainage Reserve
SF2.0	4 5 10 11 12 17 18	Otukaikino Creek	Open Space water and margins
SF3.0	2 6 12 13 18 19	Styx River / Puharakekenui	Open Space water and margins
SF4.0	18	Styx Mill Reserve	Styx Mill Reserve and associated open space
SF5.0	15 16 21 22	West Melton Dry Plains / Okakea	Dry grasslands and reserves
SF6.0	6 13 20 26 27 34	Christchurch Coast / Te Tai o Mahaanui	Foreshore and dunes between Brooklands Lagoon and South Brighton.
SF7.0	25 26	Waikakariki / Horseshoe Lake	Wetland and associated open space
SF8.1	26 32 33 34	Otakaro / Avon River - East	Open Space water and margins north of Pages Road to Fitzgerald Ave
SF8.2	31 32 38 39	Otakaro / Avon River – City Centre	Open Space water and margins
SF8.3	23 24 30 31	Otakaro / Avon River - Wairarapa Stream, Waimairi Stream, Orakipaoa Stream	Open Space water and margins Refer to Figure 1 below for aerial photograph showing the extent of SF8.3 in the grounds of the University of Canterbury, Ilam.
SF9.1	40	Te Ihutai / Avon-Heathcote Estuary – West	Section bordered by Charlesworth Street and Humphreys Drive
SF9.2	40 41 47 48	Te Ihutai / Avon-Heathcote Estuary – South	Section bordered by McCormacks Bay Road and Main Road.

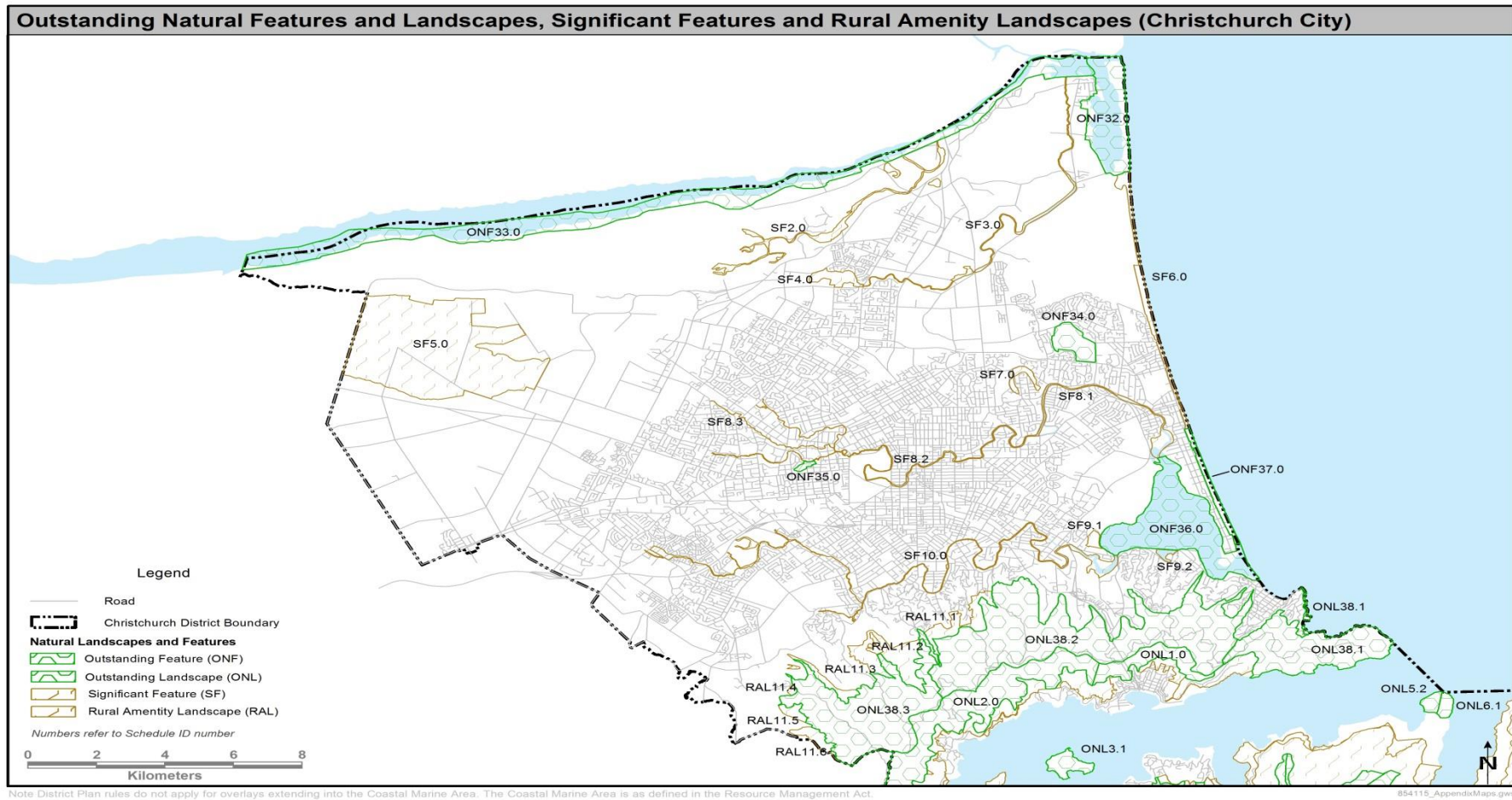
Figure 1: Aerial Photograph showing extent of Significant Feature 8.3 Otakaro / Avon River in the grounds of University of Canterbury, Ilam



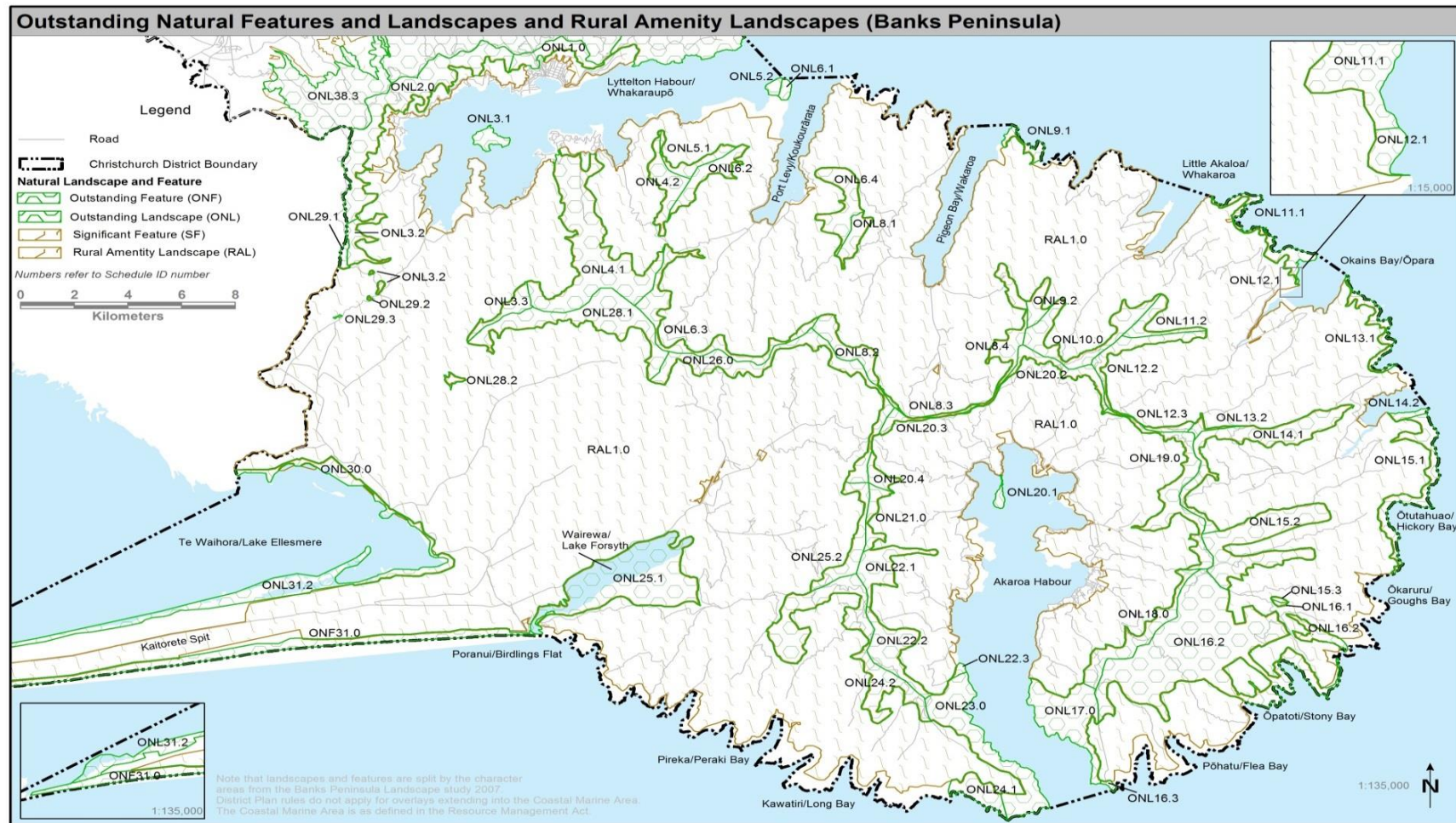
Appendix 9.2.9.2.4 Schedule of Rural amenity landscapes

ID Number	Planning Map Number	Name and/or location by Character Area	Description
RAL 1.0	All Banks Peninsula Planning Maps	Te Pataka o Rakaihautu / Banks Peninsula Significant Landscape	Areas on Banks Peninsula including Rural Banks Peninsula, Open Space Natural and Pāpakainga / Kāinga Nohoanga Zones that are not identified as outstanding natural features or outstanding natural landscapes.
RAL 11.1	46 51 R1	Port Hills Eastern / Nga Kohatu Whakarakaraka o Tamatea Pokai Whenua - Rapaki to Cashmere	Mid to lower slopes Rapaki to Cashmere
RAL 11.2	50 51 R1	Port Hills / Nga Kohatu Whakarakaraka o Tamatea Pokai Whenua - Western Worsley's Spur	Mid to lower slopes Worsley's Spur
RAL 11.3	R1 50 56	Port Hills Western / Nga Kohatu Whakarakaraka o Tamatea Pokai Whenua – Cashmere Stream	Mid to lower slopes Cashmere Stream
RAL11.4	50	Port Hills Western / Nga Kohatu Whakarakaraka o Tamatea Pokai Whenua – Kennedy's Bush Spur	Mid to lower slopes Kennedy's Bush Spur
RAL 11.5	56	Port Hills Western Nga Kohatu Whakarakaraka o Tamatea Pokai Whenua – Lansdowne Valley North	Mid to lower slopes Lansdowne Valley North
RAL11.6	56 R1	Port Hills Western / Nga Kohatu Whakarakaraka o Tamatea Pokai Whenua – Lansdowne Valley South	Mid to lower slopes Lansdowne Valley South

Appendix 9.2.9.2.5 Schedule reference map - Outstanding natural landscapes and features, Significant features and Rural amenity landscapes (Christchurch City)



Appendix 9.2.9.2.6 Schedule reference map — Outstanding natural landscapes and features, Significant features and Rural amenity landscapes (Banks Peninsula)



Appendix 9.2.9.2.7 Schedule of Areas of outstanding natural character in the coastal environment

ID Number	Planning Map Number	Name and/or Location by Character Area	Description
ONC11.2	R2	Panau / Long Lookout Point - Raupo Bay - Stony Beach – North West Bay Coastal slopes	Western headland of Okains Bay
ONC15.2	R5 72	Otutahuao / Hickory- Okaruru / Goughs Bay – Steep Head Southern Gully	Gully on the southern side of Steep Head
ONC16.2	R9	Hinewai East - Clay Point to Red Bluff – Nga-toko-ono	Coastal slopes, headlands and bays
ONC16.3	R9	Hinewai South-east - Sleepy Bay – Parakakariki	Coastal slopes, headlands and bays
ONC16.4	R9	Hinewai South - Redcliffe Point to Pohatu – Coastal Cliffs	Coastal slopes, headlands and bays
ONC16.5	R9	Hinewai South - Dyke Head to Damons Bay – Paekaroro ki Manga-rohotu	Coastal cliffs from Dyke Head, including Paekaroro pa to Manga-rohotu / Damons Bay
ONC17.2	R9	Te Ruahine / Akaroa Head / Te Rauhinu Point - South	South and west facing steep coastal slopes
ONC24.2	R8	Poranui ki Timutimu / Southern Bays - Peraki - South-east – Oanuku / Robinhood Bay	Coastal cliffs and Oanuku / Robinhood Bay foreshore
ONC24.3	R8	Poranui ki Timutimu / Southern Bays - Peraki – South-west – Te Kaio / Tumbledown Bay	Coastal cliffs and Te Kaio / Tumbledown Bay foreshore
ONC30.0	R3	Te Waihora / Lake Ellesmere - Riparian Margin	Te Waihora / Lake Ellesmere Riparian Margin around Motumotuao / Kaituna Lagoon
ONC31.2	R3 R6 R7 R8 78	Kaitorete Spit - Birdlings Flat / Poranui and Te Waihora / Lake Ellesmere – Coastal Dunes and Margins	Coastal dunes and foreshore, Te Waihora margins
ONC32.0	2 6	Brooklands Lagoon & Spit / Te Riu o Te Aika Kawa	Brooklands Lagoon and margins

Appendix 9.2.9.2.8 Schedule of Areas of high (and very high) natural character in the coastal environment

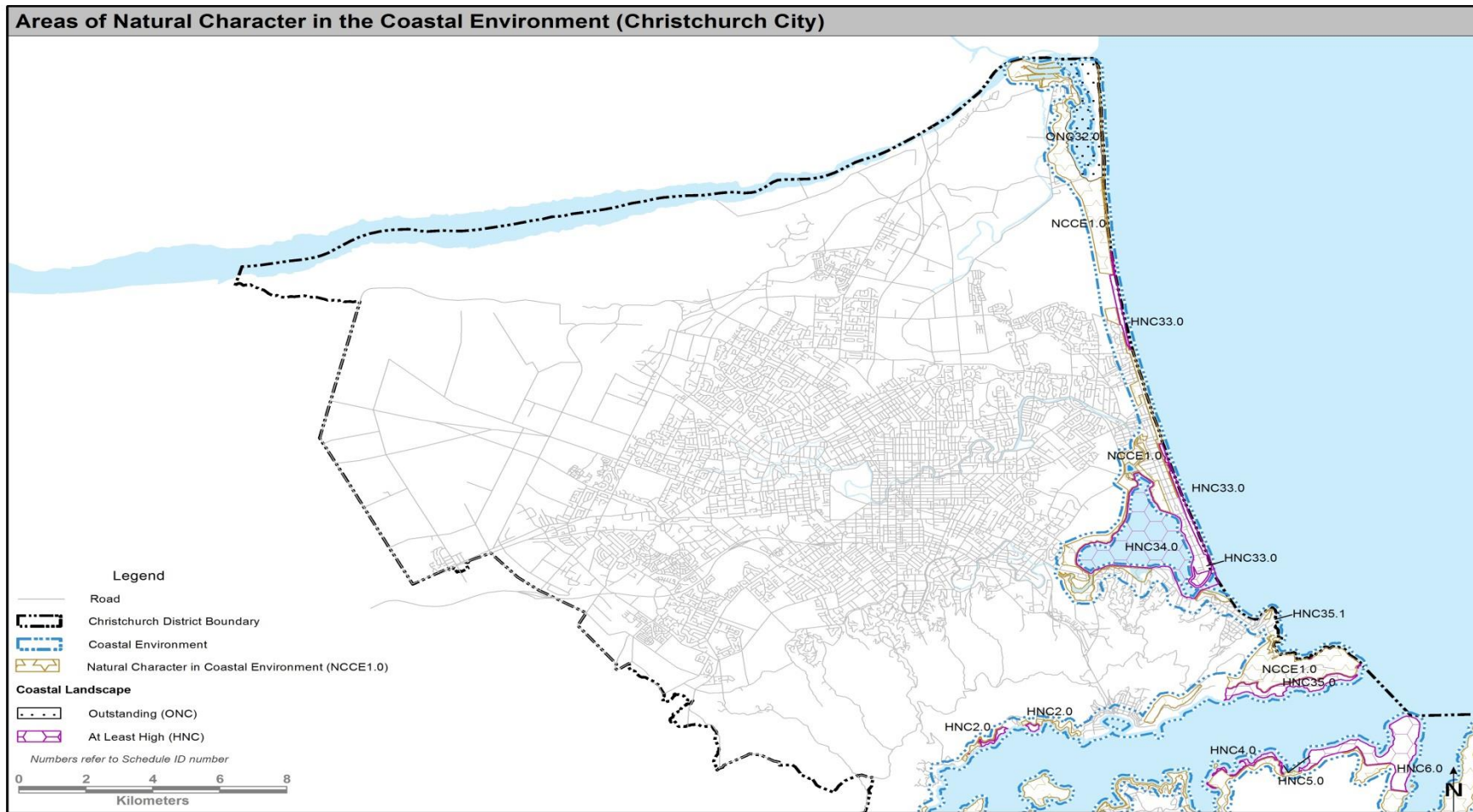
ID Number	Planning Map Number	Name and/or location by Character Area	Description
HNC2.0	R1 57 58	Rapaki – Ohinetahi / Governors Bay Coastline – Taukahara and Otuherekio	Coastal areas between Rapaki and Ohinetahi / Governors Bay on the northern side of Lyttelton Harbour below the main road, including Taukahara and Otuherekio.
HNC3.0	R1	Whakaraupo / Upper Lyttelton Harbour - Teddington	Head of Lyttelton Harbour / Whakaraupo
HNC4.0	R1 59	Waipapa / Diamond Harbour - Inaina-tu/Pile Bay (Shelley Bay)	Coastal slopes and foreshore Inaina-tu / Pile Bay (Shelley Bay)
HNC5.0	R1 54 59	Te Piaka / Adderley Head - Te Pohue / Camp Bay to Te Piaka / Adderley Head - West	Coastal slopes and foreshore from Te Pohue / Camp Bay to Te Piaka / Adderley Head
HNC6.0	R1 54	Port Levy / Koukourarata - Te Piaka / Adderley Head East to Pukerauaruhe / Browns Island	Coastal cliffs and foreshore from Te Piaka / Adderley Head to Pukerauaruhe / Browns Island
HNC7.0	R1 R2	Big Bay – Te Ruahine ki Wakaroa	Coastal margin and lower slopes
HNC9.1	R2	Kirikiriwarea / Menzies Bay - West – Wakaroa/Pigeon Bay to Kirikiriwarea / Menzies Bay	Coastal headland and lower slopes from the eastern head of Wakaroa / Pigeon Bay to the Western head of Kirikiriwarea / Menzies Bay
HNC9.2	R2	Kirikiriwarea / Menzies Bay - East - Te Kakaho / Decanter Bay	Coastal headland and lower slopes on eastern side of Te Kakaho / Decanter Bay
HNC10.0	R2 66	Little Akaloa / Whakaroa – Western Slopes	Coastal slopes on the Western side of Little Akaloa Bay
HNC11.1	R2	Panau / Long Lookout Point - Raupo Bay - Stony Beach - Coastline	Headlands and lower slopes from Panau / Long Lookout Point to Opapa / Okains Bay
HNC12.0	R2 R5 68	Okains Bay / Opapa - Western Coastline and Estuary	South facing side slopes of Okains Bay / Opapa, headland and Estuary
HNC13.0	R2 R5 72	Te Puke ki Waitaha / Pa Island – Whakarari / Lavericks Bay - Coastline	Coastal cliffs, bays and islands

ID Number	Planning Map Number	Name and/or location by Character Area	Description
HNC14.0	R5 72	Le Bons Bay / Otauwao / – Northern and Southern Headlands	Coastal slopes and headlands
HNC15.1	R5 72	Otutahuao / Hickory Bay – Okaruru / Goughs Bay - North	Coastal cliffs, bays and lower coastal slopes
HNC16.1	R5 R9	Hinewai – Coastline – Tititewhao ki Te Ruahine	Coastal cliffs and lower slopes from Tititewhao / Paua Bay to Te Ruahine / Akaroa Head
HNC17.1	R8 R9	Te Ruahine / Akaroa Head / North	West facing steep coastal slopes
HNC18.0	R4 R5 76 77	Akaroa - Takamatua Hill – Te Paua o Mataotao ki Otahuahua	Headland and lower slopes of Takamatua Hill from Te Paua o Mataotao towards Otahuahua / Childrens Bay
HNC19.0	R5 76	Takamatua – Kakakaiau / Robinsons Bay – South – Te Umu Te Rehua/Hammond Point	Headland and lower slopes of Te Umu Te Rehua / Hammond Point
HNC21.0	R4 74	French Farm Bay - Opakia / Petit Carenage	Headland and lower slopes of Opakia / Petit Carenage
HNC22.0	R4 R8 74 75	Wainui - Coastline	Foreshore, lower slopes, headland and islands
HNC23.0	R8 R9	Timutimu Head – Timutimu to Otara / Scenery Nook	Coastal cliffs and lower slopes of Timutimu headland to Otara / Scenery Nook
HNC24.1	R4 R8 78	Peraki - Southern Bays – Poranui ki Timutimu	Headlands, cliffs and bays
HNC31.1	R4 R8 78	Kaitorete Spit – Poranui / Birdlings Flat	Foreshore and coastal cliffs
HNC33.0	6 13 20 26 34 41 48	Christchurch Coast / Te Tai o Mahaanui and South Brighton Spit / Te Korero Karoro	Coastal Dunes and Reserve including Spit
HNC34.0	33 34 40 41 47 48	Te Ihutai / Avon-Heathcote Estuary	Estuary margins
HNC35.0	R1 53 54	Awaroa / Godley Head	Headland and cliffs
HNC35.1	48	Sumner Head to Taylors Mistake Bay	Headland and cliffs

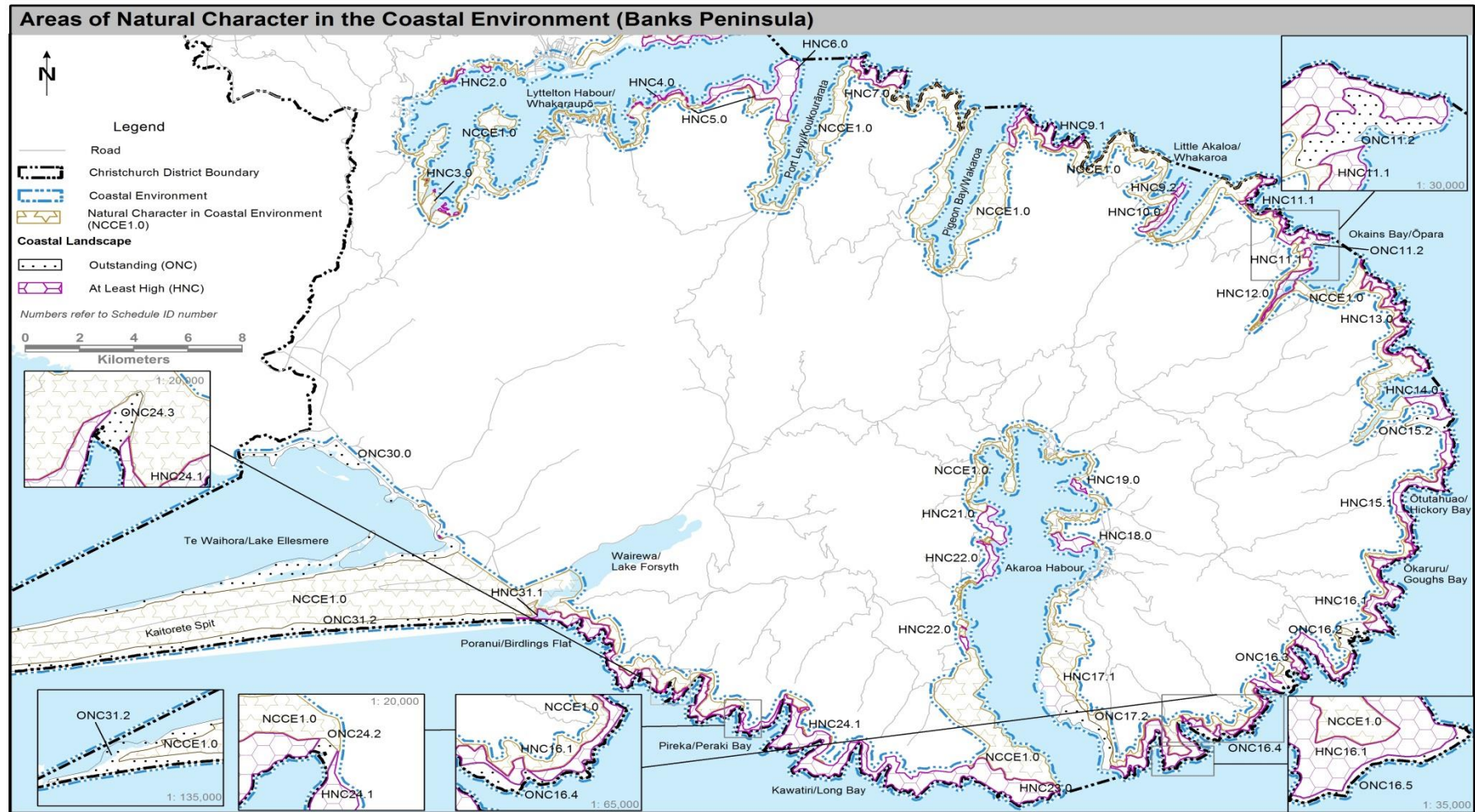
Appendix 9.2.9.2.9 Schedule of Other areas of natural character in the coastal environment

ID Number	Planning Map Number	Name and/or location by Character Area	Description
NCCE 1.0	2, 6, 13, 20, 26, 27, 33, 34, 40, 41, 47, 48, 52, 53, 54, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 70, 71, 72, 73, 74, 75, 76, 77, 78 and R1, R2, R3, R4, R5, R6, R7, R8, R9	Natural Character in the Coastal Environment	Within the coastal environment, areas with natural character that are not identified as areas of high (or very high) natural character or outstanding natural character. Excludes areas zoned for urban purposes.

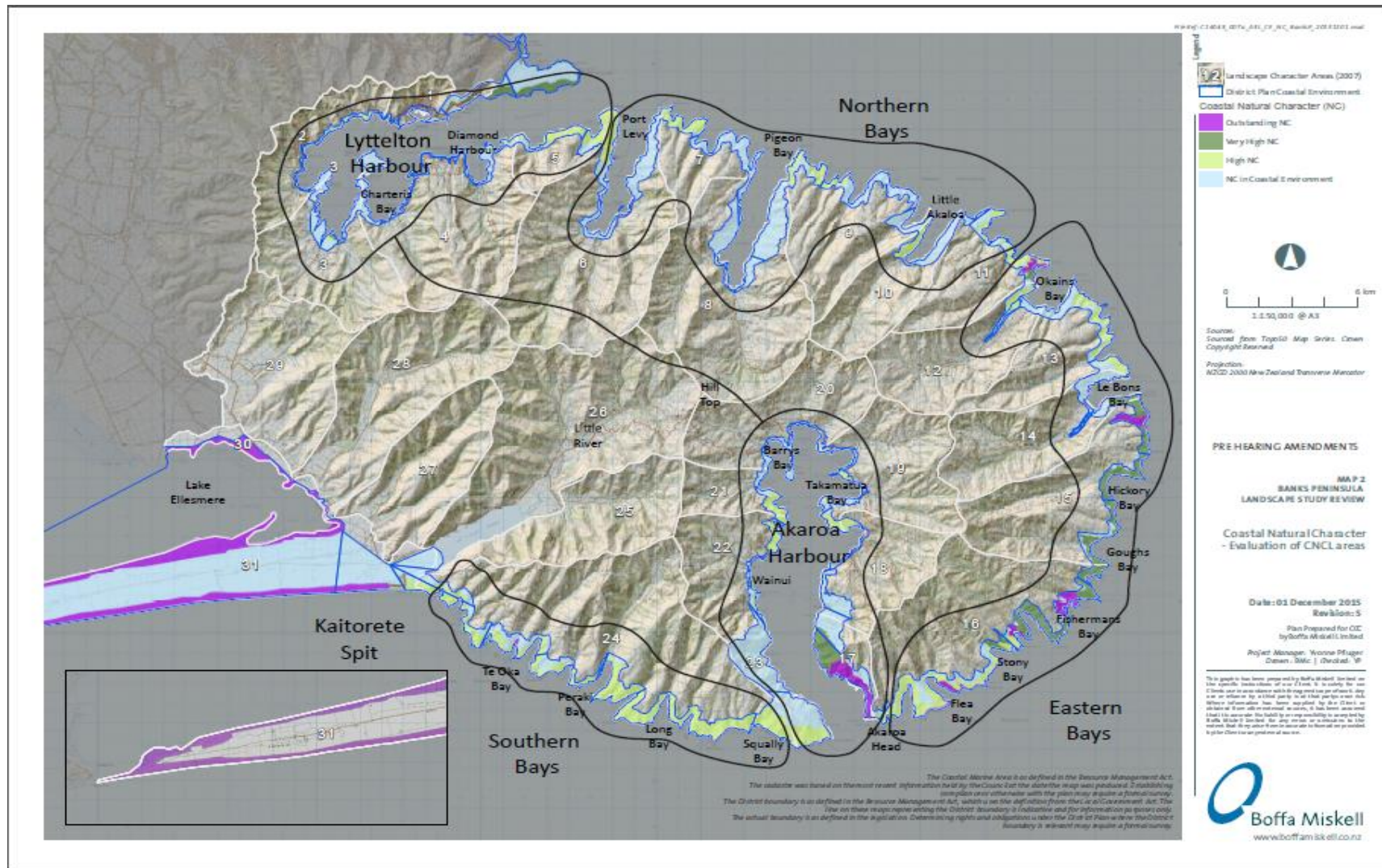
Appendix 9.2.9.2.10 Schedule reference map - Coastal natural character areas (Christchurch City)



Appendix 9.2.9.2.11 Schedule reference map - Coastal natural character areas (Banks Peninsula)



Appendix 9.2.9.2.12 Map showing the location of the southern, eastern, northern bays and harbour areas described in Appendix 9.2.9.1.5



Chapter 7 Transport

The following amendments are made to Chapter 7 Transport (added text underlined and ~~deleted text struck through~~):

7.3.21 Formation of unformed legal roads

The following are matters of discretion for Rule RD3, Section 7.2.2.2:

1. ...
2. ...
3. ...
4. Any effects on public access to and along the coastal marine area and the adequacy of measures to address adverse effects on public access to and along the coastal marine area.
5. Matters of discretion in Rule 9.6.3.1 Effects of activities on the coastal environment and Rule 9.2.8.3 Natural character in the coastal environment.

~~For vehicle crossings to unformed legal road in the Coastal Environment shown on the Planning maps:~~

- ~~1. The effects of the location, nature, and scale of the formation and use of the road and/or earthworks on the natural character and heritage of the coastal environment.~~
- ~~2. The adequacy of protection, restoration or enhancement of the natural character and historic heritage of the coastal environment.~~
- ~~3. Any effects on public access to and along the coastal marine area.~~
- ~~4. The adequacy of measures to address adverse effects on public access to and along the coastal marine area.~~
- ~~5. The extent to which the nature, scale, intensity and location of the proposal will have effects on the coastal environment taking into account the Coastal Environment objectives and policies 19.1.~~

Chapter 18 Open Space

The following amendments are made to Chapter 18 Open Space (added text underlined):

18.5.2.3 Restricted discretionary activities

...

Activity		The Council's discretion shall be limited to the following matters:
...
RD2	Any activity listed in Rule 18.5.2.1 P4 that does not meet one or more of the activity specific standards.	a. Public amenities - Rule 18.7.6. b. <u>In the Open Space Natural Zone at Riccarton Bush, Outstanding natural features and landscapes - Rule 9.2.8.1.</u>
RD3	Any activity listed in Rules 18.5.2.1 P7, P10 and P11 that does not meet one or more of the activity specific standards.	a. Scale of activity, displacement, multifunctional, non-recreational, community and cultural facilities – Rule 18.7.2. b. <u>In the Open Space Natural Zone at Riccarton Bush, Outstanding natural features and landscapes - Rule 9.2.8.1.</u>
RD4	Any activity listed in Rules 18.5.2.1 P9 and P14 that does not meet one or more of the activity specific standards.	a. Residential activities – Rule 18.7.12. b. <u>In the Open Space Natural Zone at Riccarton Bush, Outstanding natural features and landscapes - Rule 9.2.8.1.</u>