

General Approach

Overview

The District Plan has the following interrelated parts:

Part 1 - Introduction and general provisions	These chapters explain the context of the District Plan and how it works, and provides definitions that assist interpretation. They also provide context and process-related information in relation to mana whenua.
Part 2 - District wide matters	<p>Strategic objectives:</p> <ol style="list-style-type: none"> 1. The overall Strategic Directions objectives (including objectives and policies for Urban Form and Development) address significant district wide matters and provide strategic direction for decision making. 2. Other objectives and policies in the District Plan are to be achieved in a manner consistent with the relevant strategic objectives and policies. <p>District wide matters:</p> <ol style="list-style-type: none"> 1. These are provisions that apply District wide. District wide matters include overlays that relate to parts of the District. 2. An overlay spatially identifies values, risks or other factors that require management in a different manner from underlying zone provisions. 3. A number of overlays relate to matters of national importance under the RMA. 4. District wide matters also include specific activity or effects provisions that may occur throughout or in parts of the District, as set out within the specific chapter or other chapters of the District Plan.
Part 3 - Area-specific matters	The District Plan uses a range of spatial layers that are shown on the planning map including zones, precincts, development areas and designations.
Part 4 - Appendices	These contain technical information where not located within the specific chapter.
Part 5 - Planning map	Electronic planning map that spatially shows zones, overlays, contours and precincts referred to within the District Plan chapters. Although most rules apply spatially, there are some that do not.

Within Part 2: District wide matters (excluding the Strategic Directions, Contaminated Land and Public Access chapters, which only contains objectives and policies) and Part 3: Area-specific matters of the District Plan, each chapter contains objectives, policies, rules and activity standards to address resource management issues:

1. Objectives are a statement of what is to be achieved to resolve a particular resource management issue or to promote an opportunity/positive outcome;
2. Policies are the course of action to achieve the objectives;

3. Activity rules and any incorporated activity standards are tools used to implement or give effect to the policies. Other methods to implement the policies can include non-regulatory methods such as monitoring, advocacy and education;
4. Built form standards set out bulk and location rules that may apply to each activity within a zone and standards apply to various district wide matters; [\(For the purpose of this District Plan the MDRS has a set of density standards that apply in the Medium Density Residential Zone. These are included in the built form standards in the Medium Density Residential Zone\).](#)¹
5. Matters of control or discretion identify the matters that the District Council will assess in considering any resource consent application for activities over which the District Council has reserved its control or restricted the exercise of its discretion. These matters are also intended as a guide to what the District Council may consider in assessing applications for discretionary or non-complying activities, and for those activities discretion is unlimited; and
6. Advice notes may be provided to draw attention to other provisions, or other relevant information that is likely to be relevant to a provision. Advice notes, that are common across most of the chapters, are presented below, otherwise more specific advisory notes are located within the relevant chapters.

Zone names and descriptions

The National Planning Standards provide the District Council with a suite of zones from which to select a zone type that best reflects an area’s environmental characteristics. In the circumstance where one of the zones provided does not reflect the land use, the District Council is able to develop a ‘special purpose zone’ for that area. The zones used in the District Plan and their intended purpose are as follows:

Rural Zones	
General Rural Zone	Areas used predominantly for primary production activities, including intensive indoor primary production. The zone may also be used for a range of activities that support primary production activities, including associated rural industry, and other activities that require a rural location.
Rural Lifestyle Zone	Areas used predominantly for a residential lifestyle within a rural environment on lots smaller than those of the General Rural Zone, while still enabling primary production to occur.
Residential Zones	
Large Lot Residential Zone	Areas used predominantly for residential activities and buildings such as detached houses on lots larger than those of the Medium Density Zone and General Residential Zone and where there are particular landscape characteristics, physical limitations or other constraints to more intensive development.
General Residential Zone	Areas used predominantly for residential activities with a mix of building types, and other compatible activities.
Medium Density Residential Zone	Areas used predominantly for residential activities with moderate concentration and bulk of buildings, such as detached, semi-detached and terraced housing, low-rise apartments, and other compatible activities.

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Settlement Zone	Areas used predominantly for a cluster of residential, commercial, light industrial and/or community activities that are located in rural areas or coastal environments.
Commercial and Mixed Use Zones	
Neighbourhood Centre Zone	Areas used predominantly for small-scale commercial and community activities that service the needs of the immediate residential neighbourhood.
Local Centre Zone	Areas used predominantly for a range of commercial and community activities that service the needs of the residential catchment.
Mixed Use Zone	Areas used predominantly for a compatible mixture of residential, commercial, light industrial, recreational and/or community activities.
Town Centre Zone	Areas used predominantly for: <ul style="list-style-type: none"> • in smaller urban environments, a range of commercial, community, recreational and residential activities. • in larger urban environments, a range of commercial, community, recreational and residential activities that service the needs of the immediate and neighbouring suburbs.
Large Format Retail Zone	Areas used predominantly for commercial activities which require large floor or yard areas.
Industrial Zones	
Light Industrial Zone	Areas used predominantly for a range of industrial activities, and associated activities, with adverse effects (such as noise, odour, dust, fumes and smoke) that are reasonable to residential activities sensitive to these effects.
General Industrial Zone	Areas used predominantly for a range of industrial activities. The zone may also be used for activities that are compatible with the adverse effects generated from industrial activities.
Heavy Industrial Zone	Areas used predominantly for industrial activities that generate potentially significant adverse effects. The zone may also be used for associated activities that are compatible with the potentially significant adverse effects generated from industrial activities.
Open Space and Recreation Zones	
Natural Open Space Zone	Areas where the natural environment is retained and activities, buildings and other structures are compatible with the characteristics of the zone.
Open Space Zone	Areas used predominantly for a range of passive and active recreational activities, along with limited associated facilities and structures.

Sport and Active Recreation Zone	Areas used predominantly for a range of indoor and outdoor sport and active recreational activities and associated facilities and structures.
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Special Purpose Zone names and descriptions

Hospital	Areas used predominantly for the operation and development of locally or regionally important medical, surgical or psychiatric care facilities, as well as health care services and facilities, administrative and commercial activities associated with these facilities.
Kāinga Nohoanga	Areas used predominantly for a range of activities that specifically meet Māori cultural needs including but not limited to residential and commercial activities covering Maori Reserve 873 and other areas of land held under Te Ture Whenua Maori Act 1993.
The Pines Beach and Kairaki Regeneration	Areas used predominantly for limited residential activity that were affected by the Canterbury Earthquakes of 2010/2011 and other activities that are complementary to and supports the ongoing use, and management of the Tūhaitara Coastal Park and adjoining Natural Open Space Zone, recognising natural hazard constraints.
Pegasus Resort	An area used predominantly for a unique mix of tourist, recreational, commercial, visitor accommodation, limited residential and resort related activities based around an existing golf course.
Museum and Conference Centre	An area used predominantly for a central museum, wedding venue, tavern and conference facility, with associated ancillary non-permanent accommodation and will not undermine the function, role and amenity of the Rangiora Town Centre.
Kaiapoi Regeneration	An area used predominantly to identify long term uses for land affected by the Canterbury Earthquakes of 2010/2011 and in response to the WRRZRP.

Zoning of roads, railways and rivers

All formed roads including state highways, railways and rivers are zoned. Roads, railways and rivers are generally zoned the same as the zoning of adjoining sites. Where a different zone applies on either side of the road, railway or river then the zoning will generally apply to the centreline of the road, railway or river. The application of zoning to the road and rail corridor is explained further in the Transport Chapter.

Resource consents and activity status

A resource consent is processed by a consent authority (the District Council) under the RMA for an activity or subdivision, and may be subject to conditions upon approval. Section 139 of the RMA also provides that a consent authority, on request, must issue a Certificate of Compliance if the activity can be carried out lawfully without resource consent.

The District Plan specifies the status of activities (see below), which determine whether a resource consent is required or not. If resource consent is required, the activity status may set out the matters that can be considered when processing and making a decision on the resource consent application. As a general approach, where a proposed activity requires consent under more than one rule, the highest activity status generated will apply.

A 'traffic light' colour coding approach has been used to give an indication as to the potential status of an activity. Green for permitted activities, yellow (and other colours) indicating where resource consent is required and red where the activity is prohibited in the District.

Description of Activity Status

Activity status abbreviations	Activity status	Is resource consent required?	What can Council consider?
PER	Permitted	No, where all relevant activity standards, built form standards or District wide matters are met.	N/A.
CON	Controlled	Yes, and consent must be granted subject to any conditions.	The matters over which control is reserved.
RDIS	Restricted discretionary	Yes, and consent may be granted or declined and may be subject to conditions.	The matters over which discretion is restricted.
DIS	Discretionary	Yes, and consent may be granted or declined and may be subject to conditions.	Any relevant matter.
NC	Non-complying	Yes, and consent may be granted or declined and may be subject to conditions.	Any relevant matter and consent can only be granted if the consent authority is satisfied that: <ul style="list-style-type: none"> the adverse effects of the activity on the environment will be minor; or the activity will not be contrary to the objectives and policies of the District Plan.
PR	Prohibited	No.	No resource consent can be applied for or granted, and the activity cannot be carried out.

For a resource consent application that requires consent under multiple rules, the overall activity status of a proposal will be determined on the basis of all rules which apply to the proposal. When a proposal involves several components that are subject to multiple rules with different activity statuses, and/or involves an activity/activities across multiple zones, precincts or overlays, and it is appropriate to bundle the activities, the proposal will be assessed on the basis of the most restrictive activity status.

The chapters within Part 2: District wide matters only include rules for certain types of activities. If your proposed activity is within an overlay shown on the planning map, but there are no overlay rules that are applicable to your activity, then the activity can be assessed under Part 3: Area-Specific chapters and/or Part 2: District wide matters chapters.

An application for resource consent for a proposal must address all rules under which consent is required for that proposal under the District Plan and all relevant matters, or must clearly set out the reason why the application is not in relation to all such matters.

Where a general activity is defined, that definition also applies to any component of that defined activity that is more specifically defined, unless the definition specifically provides otherwise. For example, the definition of 'retail activity' also applies to the definition of 'food and beverage outlet', and 'large format retail'. To determine the status of an activity, where a standard or rule for a specific activity (for example food and beverage outlet) is specified, this will apply, but where there is no standard or rule for a specific activity (such as food and beverage outlet) the standard or rule for a general activity (such as retail activity) will apply.

Application forms and detailed guidance on how to read the District Plan, make an application and the information that is to be submitted with an application are available on the District Council website.

Advice notes

The following advice notes are common to one or more chapters within the District Plan. Other advice notes exist within the various chapters that are specific to the chapter. These may appear either near the end of the chapter above the matters of discretion section, or in some cases within the rule for which it applies, as an advisory note.

GA-AN1	The Regional Council also has jurisdiction to manage including land uses on or in the bed of water bodies, including the Waimakariri River and Ashley River/Rakahuri and within the CMA.
GA-AN2	The District Council has jurisdiction over the northern half of the Waimakariri River. The Christchurch City Council and Selwyn District Council have jurisdiction over the southern half of the Waimakariri River.
GA-AN3	If any activity associated with a project, including earthworks, may modify, damage or destroy an archaeological site(s), an authority from HNZPT must be obtained for the work to proceed lawfully. The HNZPTA contains penalties for unauthorised site damage.
GA-AN4	The NESPF are regulations made under the RMA that provide a nationally consistent set of standards to manage the environmental effects of plantation forestry activities. The eight plantation forestry activities regulated by the NESPF are: <ol style="list-style-type: none"> 1. Afforestation; 2. Pruning and thinning to waste; 3. Earthworks;

4. River crossings;
5. Forestry quarrying;
6. Harvesting;
7. Mechanical land preparation; and
8. Replanting.

The NESPF also regulates ancillary activities such as indigenous vegetation clearance and slash traps that may occur at any stage in the life cycle of a forest. Foresters who wish to undertake any of these plantation forestry activities will need to comply with the NESPF. The provisions of the Rural Zones do not apply to plantation forestry greater than 1ha in area, refer to the NESPF.