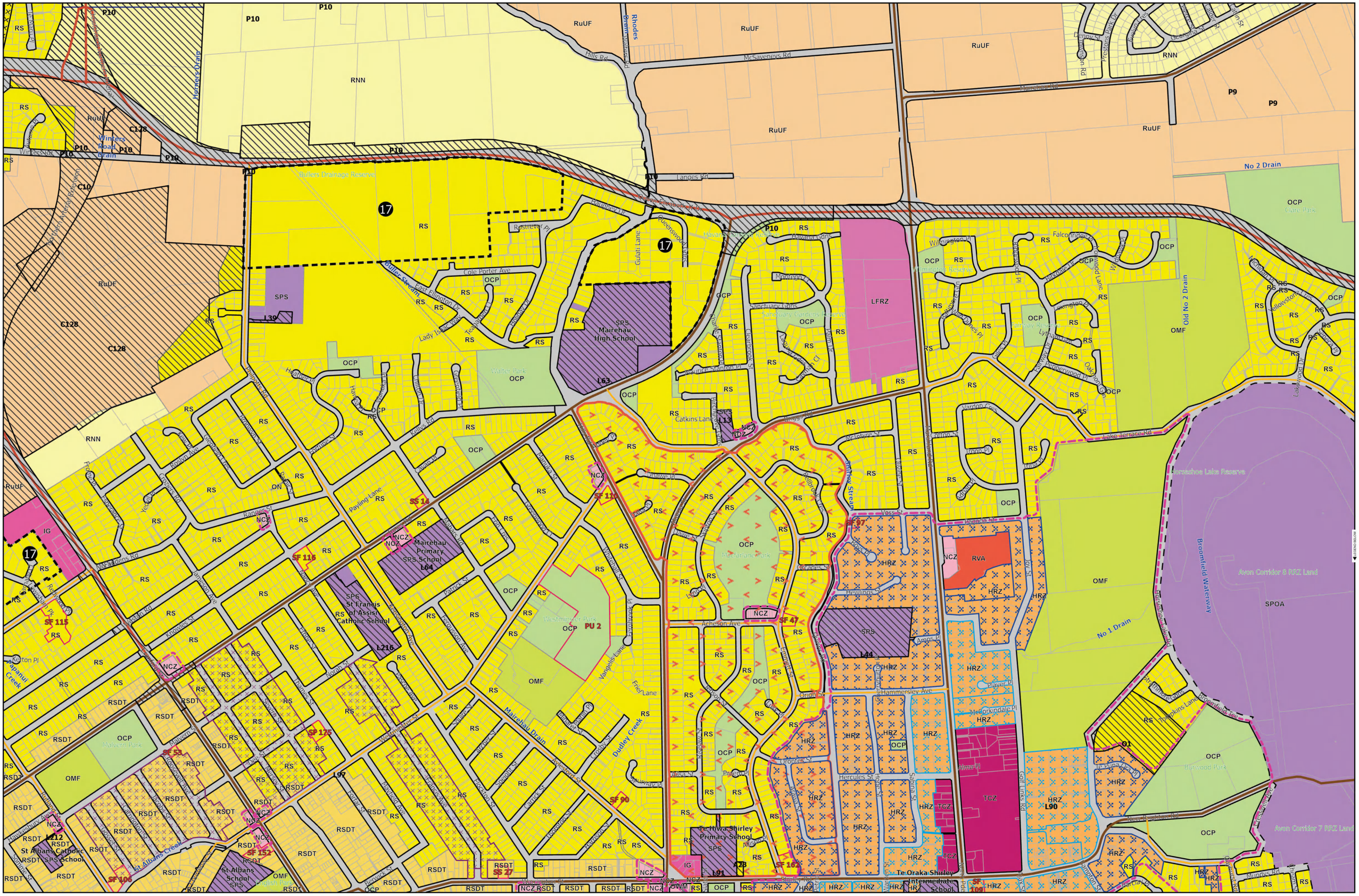
Christchurch
District Plan
Christchurch City Council
Planning Map 25A
Zones, Other notations, Designations and Heritage Orders
Operative 19 June 2025, Published 17/06/2025
0
400
800 Meters
N
Bullers Drainage Reserve
Mairehau High School
Mairehau Primary SPS School
St Francis of Assisi Catholic School
St Albans Catholic SPS School
Te Hiwa Shirley Primary School
Te Oraka Shirley Intermediate School
Walter Park
Westminster Park
Sanctuary Gdns
Sanctuary Gardens Reserve
Mactarlane Park
Burwood Park
Clare Park
Malvern Park
Hagley Park
Avon Corridor 8 RRZ Land
Avon Corridor 7 RRZ Land
Broomfield Waterway
Jerusalem Lake Reserve
Old No 2 Drain
No 2 Drain
No 1 Drain
Horners Drain
Winters Road Drain
Mairehau Drain
Dudley Creek
Avon River
Bullers Stream
Smithfield Stream
Papanui Creek
St Albans Creek
Lake Terrace Rd
Langes Rd
McSaveneys Rd
Hills Rd
Marshlands Rd
Cole Porter Ave
Gulati Lane
Queenswood Gdns
Clearbrook St
Kerrice Stanford Pl
Catkins Lane
Hillsborough Drive
Wilmington Pl
Falconridge Dr
Fairdale Dr
Lyndhurst Dr
Lakewood Dr
Yardley Gdns
Carron St
Irene Pl
Joy St
Golf Links Rd
Hagley St
Voss St
Hawkins St
Acheson Ave
Orion St
Hammersley Ave
Player Pl
Meteorkindale Pl
Orontes St
Hercules St
Hours St
Spinal St
Tiffany Pl
Tiffany Ave
Tiffany Lane
Tiffany Rd
Tiffany Cres
Tiffany Gdns

District Plan Zones

- ARP Avon River Precinct (Te Papa Otakaro)
- CCZ City centre zone
- CMU Central City Mixed Use Zone
- CCMU(SF) Central City Mixed Use Zone (South Frame)
- CBP Commercial Banks Peninsula
- CMU Commercial Mixed Use
- CO Commercial Office
- CRP Commercial Retail Park
- FUZ Future Urban Zone
- IG Industrial General
- IH Industrial Heavy
- IP Industrial Park
- LFRZ Large format retail zone
- TCZ Town centre zone
- LLRZ Large lot residential zone
- NCZ Neighbourhood centre zone
- LCZ Local centre zone
- OC Open Space Coastal
- OCP Open Space Community Parks
- OCP OR RuQ(T) Open Space Community Parks or Rural Quarry (Templeton)
- OMI Open Space McLeans Island
- OMF Open Space Metropolitan Facilities
- ON Open Space Natural
- OWM Open Space Water and Margins
- PA Papakainga Kainga Nohoanga
- HRZ High density residential zone
- MRZ Medium density residential zone
- MUZ Mixed use zone
- RBP Residential Banks Peninsula
- RVA Residential Visitor Accommodation Zone
- RH Residential Hills
- RLL Residential Large Lot
- RMD Residential Medium Density
- RNN Residential New Neighbourhood
- RSS Residential Small Settlement
- RSDT Residential Suburban Density Transition
- RS Residential Suburban
- RuBP Rural Banks Peninsula
- RuPH Rural Port Hills
- RuQ Rural Quarry
- RuQ or OCP(T) Rural Quarry or Open Space Community Parks (Templeton)
- RuT Rural Templeton
- RuUF Rural Urban Fringe
- RuW Rural Waimakariri
- SPA Specific Purpose (Airport)
- SPB Specific Purpose (Burwood Landfill & Resource Recovery Park)
- SPC Specific Purpose (Cemetery)
- SPW Specific Purpose (Defence Wigram)
- SPLR Specific Purpose (Flat Land Recovery)
- SPR Specific Purpose (Golf Resort)
- SPH Specific Purpose (Hospital)
- SPLP Specific Purpose (Lyttelton Port)
- SPN Specific Purpose (Nga Hau e Wha)
- SPOA Specific Purpose (Otakaro Avon River Corridor)
- SPRa Specific Purpose (Ruapuna Motorsport)
- SPS Specific Purpose (School)
- SPST Specific Purpose (Styx Mill Road Transfer Station)
- SPT Specific Purpose (Tertiary Education)

Transport

Other Notations

- 11kV Heathcote-Lyttelton Electricity Distribution Lines
- 33kV Electricity Distribution Lines
- 66kV Electricity Distribution Lines
- 110kV National Grid
- 220kV National Grid
- 66kV National Grid
- Air Noise Boundary and Air Noise Contours
- Christchurch International Airport Protection Surface
- On-aircraft Tersting Contours
- Collector
- Major Arterial and Central City Main Distributor
- Minor Arterial
- Key Pedestrian Frontage
- Amenity Tree Planting 1.8m Contour Buffer
- 160 m Contour Line (applies only to rural BP)
- Accommodation and Communication Facility
- Brownfield Overlay
- Scheduled Activity
- Community House Redevelopment Mechanism
- Prestons Road Retirement Village Overlay
- Lyttelton Port Influence Overlay
- Salvation Army Addington Overlay
- Woolston Risk Management Area
- Coastal Bach Overlay
- Ruapuna Outer Noise Boundary
- Ruapuna Inner Noise Boundary
- Wastewater Discharge Restriction Overlay
- Residential Banks Peninsula Overlay
- Residential New Neighbourhood Overlay
- Residential Hills Overlay
- Residential Central City Overlay
- Residential Medium Density Overlay
- Medium Density (Higher Height Limit) Overlay
- Residential Suburban Density Transition Overlay
- Residential Suburban Overlay

- 1 Kainga Overlay Area 1
- 2 Kainga Overlay Area 2
- 3 Spencerville Overlay
- 4 Moncks Spur/Mt Pleasant
- 5 Shalamar Drive
- 6 Upper Kennedys Bush
- 7 Akaroa Hillslopes
- 8 Allandale
- 9 Samarang Bay
- 10 Residential Large Lot Density Overlay
- 11 86 Bridle Path Road
- 12 Redmund Spur

Other Notations

- 13 Residential Medium Density Lower Height Limit Overlay
- 14 Diamond Harbour Density Overlay
- 15 Existing Rural Hamlet Overlay
- 16 Medium Density (Higher Height Limit and Individual Site Density) Overlay
- 17 Peat Ground Condition Constraint Overlay
- 18 Riccarton Wastewater Interceptor Catchment Overlay
- 19 Stormwater Capacity Constraint Overlay
- Meadowlands Exemplar Overlay
- Policy 3 Area
- Local Centre Intensification Precinct

Designations and Heritage Orders

- A Chorus New Zealand Limited
- B Chorus New Zealand Limited / Telecom New Zealand Limited
- C Christchurch City Council
- D Christchurch International Airport Limited
- E KiwiRail Holdings Limited
- F Kordia Limited
- G Meterological Service of New Zealand Limited
- I Minister of Corrections
- J Minister for Courts
- K Minister of Defence
- L Minister of Education
- M Minister of Health
- N Minister of Police
- O Minister for Social Development
- P New Zealand Transport Agency
- Q Orion New Zealand Limited
- R Radio New Zealand Limited
- S Spark New Zealand Trading Limited
- U Transpower New Zealand Limited
- V Ōtākaro Limited

- Heritage Order
- Land Subject to two Designations: Primary - Roading Designation, Secondary - Railway Designation
- Land Subject to two Designations: Primary - Railway Designation, Secondary - Roading Designation

Information Only

- District Boundary
- Summit Road Protection
- Lyttelton Tunnel

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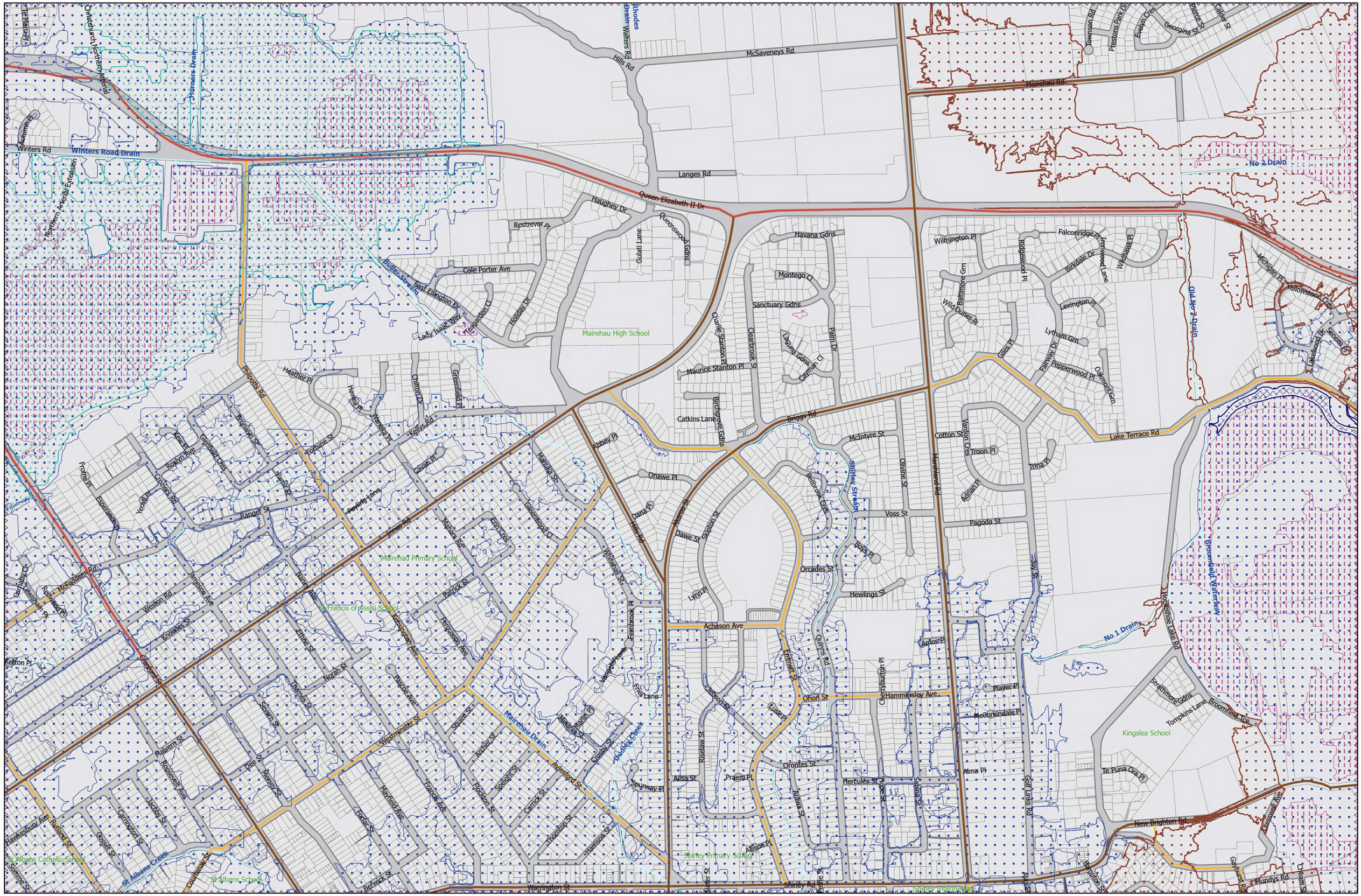
Christchurch District Plan | Christchurch City Council

Legend
Zones, Other Notations, Designations and Heritage Orders
Operative 12 December2024, Published 11/06/2025



18	19	20
24	25	26
31	32	33

Christchurch District Plan

Christchurch City Council

Planning Map 25B
Natural Hazards and Water Bodies
Operative 12 December 2024, Published 28/04/2025

0 100 200 400 600 800 Meters

N

Natural Hazard Overlays

- Liquefaction Management Area
- Cliff Collapse Management Area 1
- Cliff Collapse Management Area 2
- Rockfall Management Area 1
- Rockfall Management Area 2
- Mass Movement Management Area 1
- Mass Movement Management Area 2
- Mass Movement Management Area 3
- Remaining of Port Hills and Banks Peninsula Slope Instability Management Area
- High Flood Hazard Management Area
- Residential Unit Overlay within the High Flood Hazard Management Area
- Flood Management Area
- Fixed Minimum Floor Level Overlay within Flood Management Area
- Flood Ponding Management Area
- Te Waihora / Lake Ellesmere Flood Management Area
- Waimakariri Flood Management Area
- Waimakariri River Primary Stopbank Setback
- Waimakariri River Secondary Stopbank Setback
- Wairewa / Lake Forsyth Floor Level and Fill Management Area

Other Notations

- Environmental Asset Standing Water Body
- Downstream Waterway
- Downstream Waterway (Mona Vale)
- Upstream Waterway
- Environmental Asset Waterway

Information Only

- District Boundary
- Lyttelton Tunnel Road
- Railway
- Central City Local Distributor
- Central City Main Distributor
- Collector
- Major Arterial
- Minor Arterial
- Transport Zone

Policies and rules in relation to coastal natural hazards in the City Plan still apply to some coastal sites and are included in this table:

http://resources.ccc.govt.nz/files/policiesreportsstrategies/pdpr_publicnotice_23nov.pdf

Individual sites are identified in the Property Search Results of the District Plan Property Search:

http://districtplan.ccc.govt.nz/PropertySearch

The subdivision provisions of the Banks Peninsula District Plan relating to coastal hazards still apply and are included in this table:

http://resources.ccc.govt.nz/files/policiesreportsstrategies/pdpr_publicnotice_23nov.pdf

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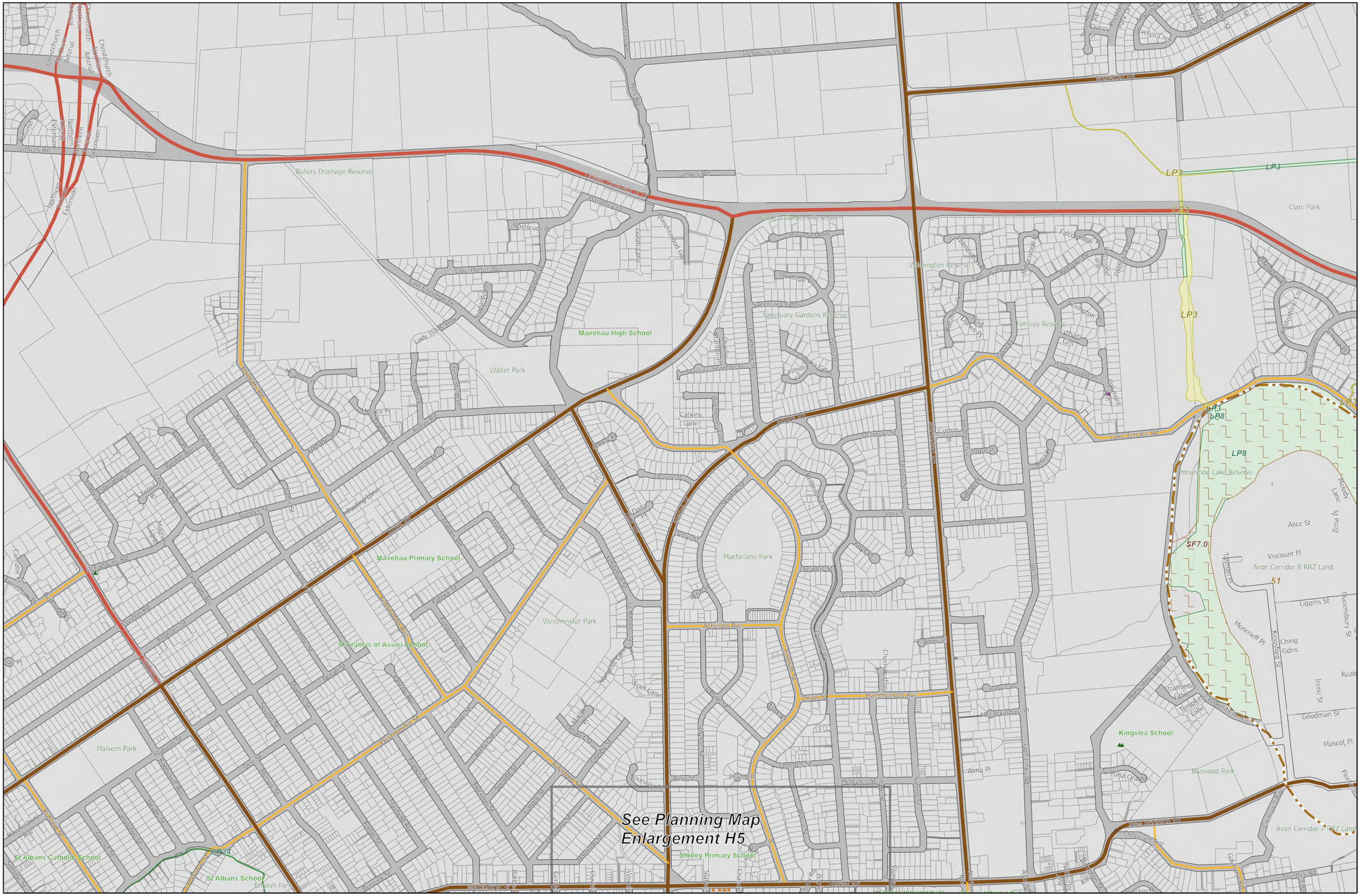
See Planning Map Enlargement H5
Bullers Drainage Reserve
Mairehau High School
Walter Park
Mairehau Primary School
St Francis of Assisi School
Westminster Park
Macfarlane Park
Shirley Primary School
Malvern Park
St Albans Catholic School
St Albans School
Clare Park
Wilmington Reserve
Fairway Reserve
Sanctuary Gardens Reserve
Horseshoe Lake Reserve
Avon Corridor 8 RRZ Land
Kingslea School
Burwood Park
Avon Corridor 7 RRZ Land
LP3
LP8
SF7.0
51
Winters Rd
Langes Rd
McSavaneys Rd
Lake Terrace Rd
Marshlands Rd
Shirley Rd
Aldwins Rd
Westminster St
Avonhead Rd
Acheson Ave
Hammersley Ave
Orion St
Hercules St
Alma St
Cotton St
Voss St
Liggins St
Goodman St
Mascot Pl
Sundys Rd
Crossroad Ave
Moncrieff Pl
Kingsford St
Irene St
Queensbury St
Alice St
Viscount Pl
Tasman Pl
Ching Gdns
Strathmore Gdns
Tonkin Lane
Greenfield Ave
Holmschurch Lane Rd
Gloucester St
Cashmere St
Hereford St
Lincoln Rd
Ilam Rd
Riccarton Rd
Clyde Rd
Papanui Rd
Harewood Rd
Greers Rd
Frame Rd
Blenheim Rd
Memorial Avenue
Christchurch Northern Arterial Extension
Christchurch Northern Arterial
Christchurch Northern Arterial Extension
Northern Arterial Extension
Christchurch Northern Arterial Extension
Northern Arterial Extension
Northern Arterial Extension

Natural and Cultural Heritage

- Important Ridgeline
- Significant Individual Tree
- Significant Group of Trees
- Significant Park Tree
- Significant Street Tree
- PTG20 Garden of Tane (see Appendix 9.4.7.2)
- Significant Tree Area (Riccarton Bush)
- Akaroa Historic Area
- Heritage Setting and Item (Please refer to the Heritage Item Schedule)
- Heritage Item Underground
- Mahaanui Iwi Management Plan 2013 Silent Files and Kaitōre Spit (Schedule 9.5.6.1, Appendix 9.5.7)
- Ngā Tūranga Tūpuna (Schedule 9.5.6.3, Appendix 9.5.7)
- Ngā Wai Coast ID 78 - Te Ihutai (Avon-Heathcote Estuary) (Schedule 9.5.6.4, Appendix 9.5.7)
- Ngā Wai Coast ID 96 (Schedule 9.5.6.4, Appendix 9.5.7)
- Ngā Wai Lakes, Rivers and Streams (Schedule 9.5.6.4, Appendix 9.5.7)
- Wāhi Tapu/Wāhi Taonga (Schedule 9.5.6.2, Appendix 9.5.7)
- Area of at least High Natural Character in the Coastal Environment (HNC)
- Area of Outstanding Natural Character in the Coastal Environment (ONC)
- Natural Character in the Coastal Environment (NCCE)
- Significant Feature (SF) or Significant Landscape or Rural Amenity Landscape (RAL)
- Outstanding Natural Feature (ONF) or Outstanding Natural Landscape (ONL)
- Coastal Environment
- Site of Ecological Significance (Appendix 9.1.6.1 Schedule A)

Information Only

- District Boundary
- Railway
- Central City Local Distributor
- Central City Main Distributor
- Collector
- Major Arterial
- Minor Arterial
- Transport Zone
- Ecological Site (Appendix 9.1.6.1 Schedule B)

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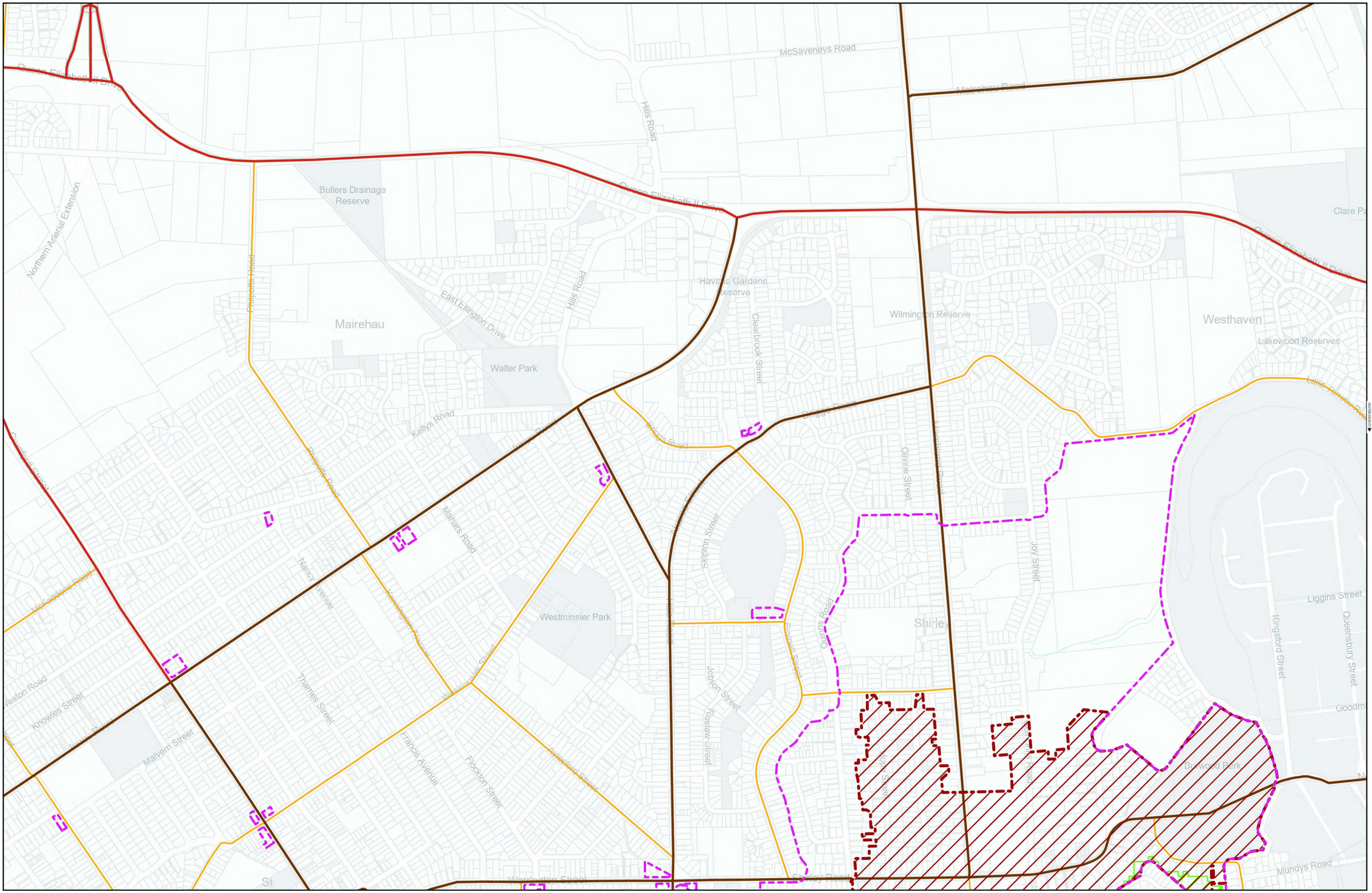

Christchurch District Plan

Christchurch City Council

D 18	D 19	D 20
D 24	D 25	D 26
D 31	D 32	D 33

Planning Map 25D
Operative Qualifying Matters
Operative 19 June 2025, Published 13/06/2025

0 180 360 720 Meters

N

Qualifying Matters

- 2023 Remodelled 50 dB Ldn Outer Envelope
- 50 dB Ldn Air Noise Contour
- Lyttelton Port Influence Area
- Railway Building Setback
- Electricity Transmission Corridors and Infrastructure
- Radio Communication Pathway
- Heritage Item
- Heritage Setting
- Residential Heritage Area
- Residential Character Area
- New Regent Street Height
- Arts Centre Height
- Outstanding Nature Features and Landscapes
- Sites of Cultural Significance
- Sites of Ecological Significance
- Industrial Interface
- Waste Water Constraint Area
- Styx River Setback
- Slope Hazard
- Coastal Hazard High Risk Management Area
- Coastal Hazard Medium Risk Management Area
- Flood Ponding Management Area
- Tsunami Risk Management Area
- High Flood Hazard Management Area
- Significant Tree
- Significant Trees Area (Riccarton Bush)
- StandingWaterBody
- Downstream Waterway (Mona Vale)
- Downstream Waterway (except Mona Vale)
- Environmental Asset Waterway
- Upstream Waterway

Other Notations

- Policy 3 Area

Information Only

- Christchurch Territorial Local Authority Limit
- Central City Main Distributor
- Collector
- Major Arterial
- Minor Arterial

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