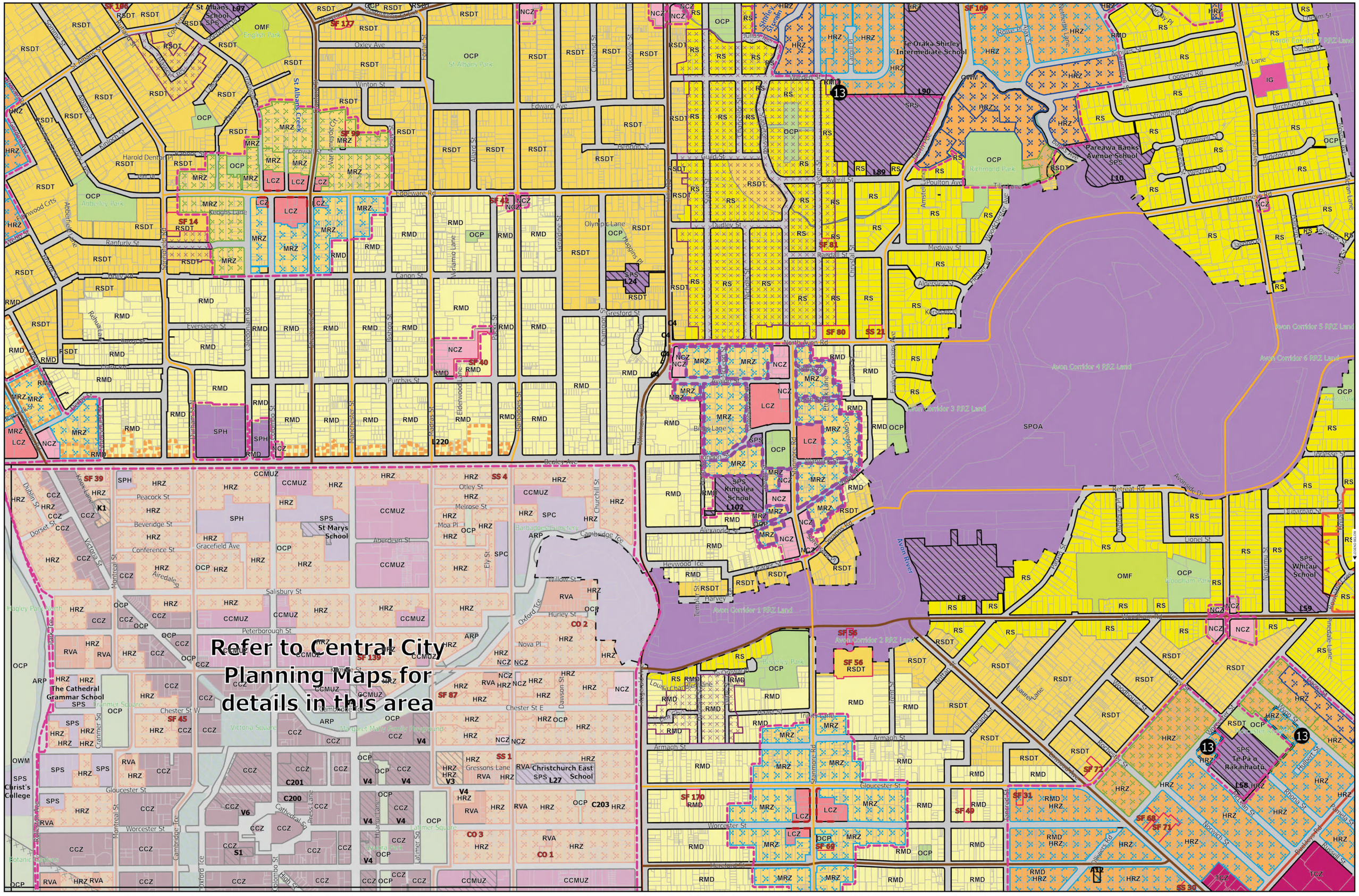


Christchurch District Plan

Christchurch City Council

24	25	26
31	32	33
38	39	40

Planning Map 32A
Zones, Other notations, Designations and Heritage Orders
Operative 19 June 2025, Published 17/06/2025

0 400 800 Meters

N

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

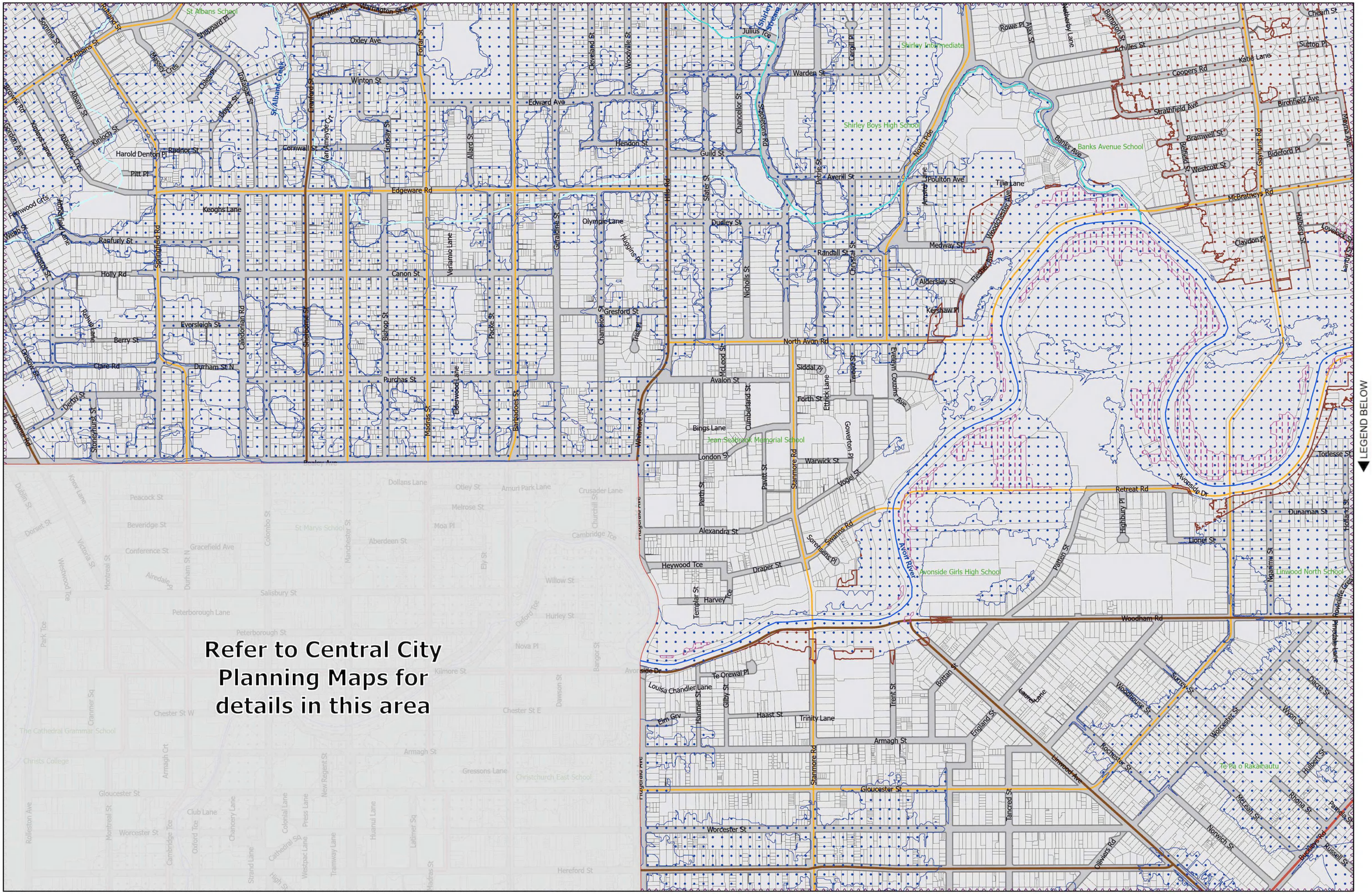
The cadastre and coastlines shown on the planning maps is not part of the information in the District Plan. It has been provided on the planning maps as an additional function to enhance navigability and search capability. District Plan rules do not apply for overlays extending into the Coastal Marine Area. The Coastal Marine Area is as defined in the Resource Management Act. The cadastre was based on the most recent information held by the Council at the date the map was produced. Establishing compliance or otherwise with the plan may require a formal survey.

The District boundary is as defined in the Resource Management Act, which uses the definition from the Local Government Act. The line on these maps representing the District boundary is indicative and for information purposes only. The actual boundary is as defined in the legislation.

The District Plan planning maps are at a scale of 1: 10000 and 1: 50000. Use at any other scale than the specified on each map is for information purpose only and does not form part of the District Plan.

Christchurch District Plan | Christchurch City Council

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



Christchurch District Plan | Christchurch City Council

24	25	26
31	32	33
38	39	40

Planning Map 32B
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

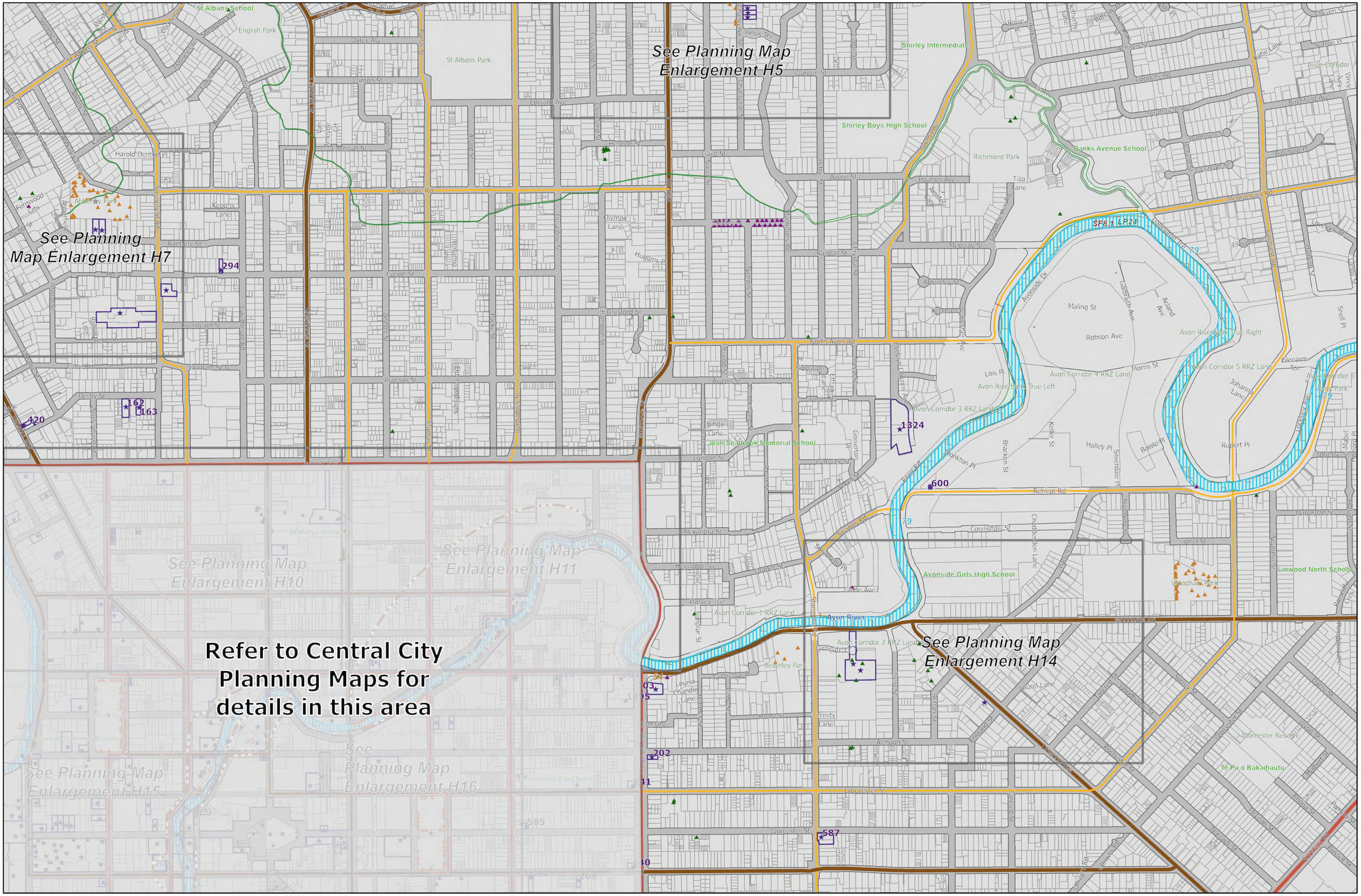
The subdivision provisions of the Banks Peninsula District Plan relating to coastal hazards still apply and are included in this table:

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

The cadastre and coastline shown on the planning maps is not part of the information in the District Plan. It has been provided on the planning maps as an additional function to enhance navigability and search capability. District Plan rules do not apply for overlays extending into the Coastal Marine Area. The Coastal Marine Area is as defined in the Resource Management Act. The cadastre was based on the most recent information held by the Council at the date the map was produced. Establishing compliance or otherwise with the plan may require a formal survey.

The District boundary is as defined in the Resource Management Act, which uses the definition from the Local Government Act. The line on these maps representing the District boundary is indicative and for information purposes only. The actual boundary is as defined in the legislation. Determining rights and obligations under the District Plan where the District boundary is relevant may require a formal survey.

The District Plan planning maps are at a scale of 1:10000 and 1:50000. Use at any other scale than specified on each map is for information purposes only, and does not form part of the District Plan.


See Planning Map Enlargement H5
See Planning Map Enlargement H7
See Planning Map Enlargement H10
See Planning Map Enlargement H11
See Planning Map Enlargement H14
See Planning Map Enlargement H15
See Planning Map Enlargement H16
Refer to Central City Planning Maps for details in this area
St Albans School
English Park
St Albans Park
Shirley Intermediate
Shirley Boys High School
Banks Avenue School
Richmond Park
Avonside Girls High School
Linwood North School
Joan Seabrook Memorial School
Avon Corridor 1 RRZ Land
Avon Corridor 2 RRZ Land
Avon Corridor 3 RRZ Land
Avon Corridor 4 RRZ Land
Avon Corridor 5 RRZ Land
Avon River
Avon Riverbank True Left
Avon Riverbank True Right
Edgeware Rd
Fitzgerald Ave
Bealey Ave
Retreat Rd
Gloucester St
Worcester St
Avonside Dr
Maling St
Robson Ave
Morris St
Rupert Pl
Halley Pl
Bowie Pl
Silverdale Pl
Bracken St
Koller St
Lois Pl
Johanns Lane
Cowlishaw St
Chaddesden Lane
Tonkin Pl
Beverley Park
Trinity Lane
Laurel Lane
Armagh St
Te Pa o Rakaihautu
Worcester Reserve
Woodham Park
Avon Park
Randall St
Averill St
Poulton Ave
Meeway St
Aldersley St
Kepkaw Pl
Tilia Lane
Warden St
Guild St
Edward Ave
Winton St
Oxley Ave
Canon St
Purchas St
Avalon St
North Avon Rd
Olympic Lane
Huggins Pl
Gresford St
Clyde Rd
Dorset St
Kebbons Lane
Ranfurly St
Everslegh St
Durham St N
Derby St
Harold Denton Pl
Ferrymead Gts
Abberley Park
Fendalton Rd
Papanui Rd
Bealey Ave
Fitzgerald Ave
Harvey Tce
Alexandra St
Hereford Tce
Glade Ave
Lathlar St
Stanmore Rd
Lyttelton St
Cowlishaw St
Lionel St
Tonkin Pl
Dunbarton St
Linwood Ave
Wainoni Rd
Aranui Rd
Cooper Rd
Sutton Pl
Birchfield Ave
Stanfield Ave
Bridgford Pl
Wrexham Rd
Clayton Ave
Snell Pl
Lowry Hill
Cranford St
Avon Corridor 7
Wiley Park
Alnham Tce
Gainsborough Ave
Acland Ave
Snell Pl
Rolleston Ave
Hereford Terrace
Bealey Ave
Fitzgerald Ave
Bealey Ave
Fitzgerald Ave
Rolleston Ave
Hereford Terrace

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)

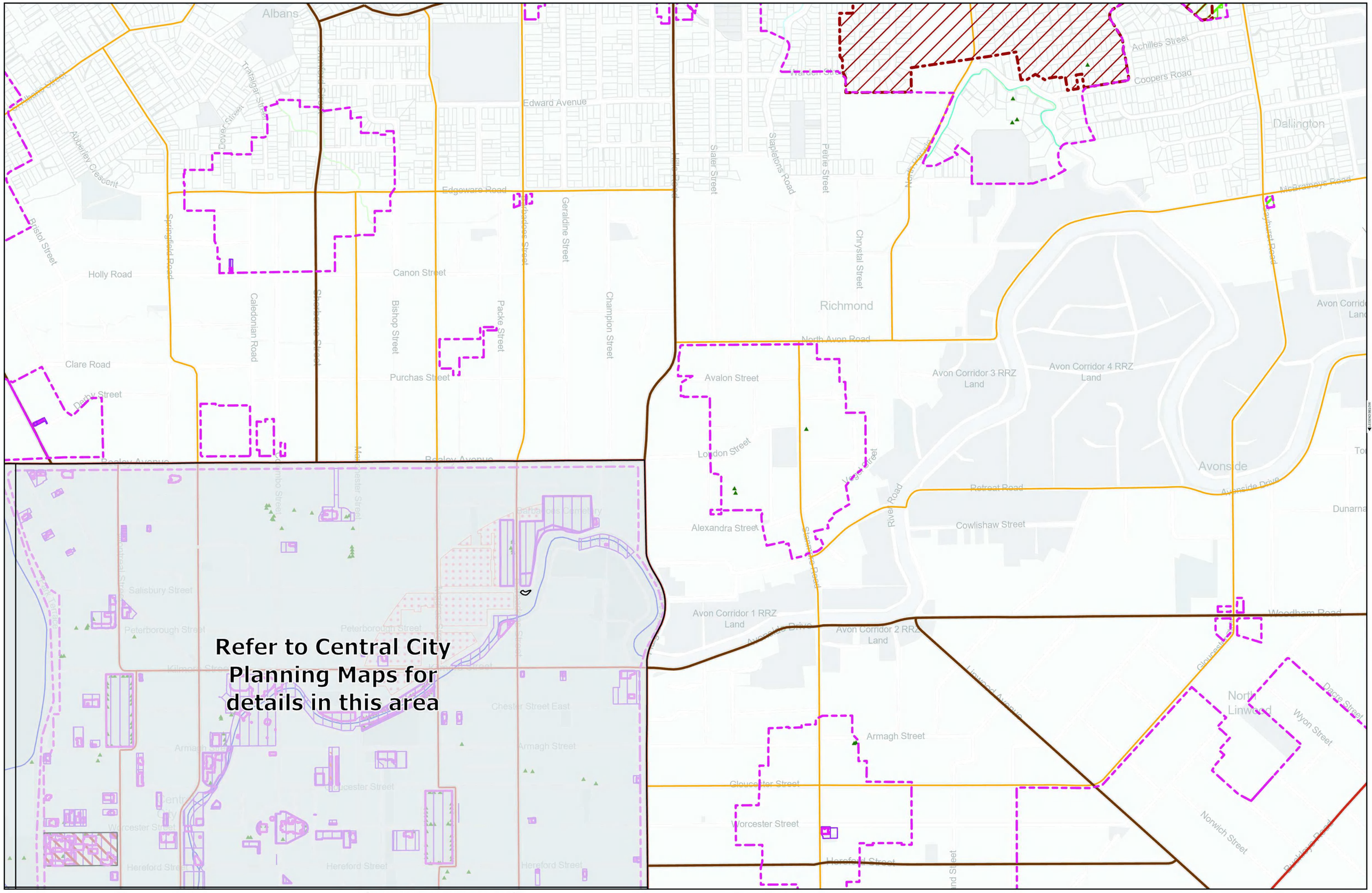
Information Only

- 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)

The cadastre and coastline shown on the planning maps is not part of the information in the District Plan. It has been provided on the planning maps as an additional function to enhance navigability and search capability. District Plan rules do not apply for overlays extending into the Coastal Marine Area. The Coastal Marine Area is as defined in the Resource Management Act. The cadastre was based on the most recent information held by the Council at the date the map was produced. Establishing compliance or otherwise with the plan may require a formal survey.

The District boundary is as defined in the Resource Management Act, which uses the definition from the Local Government Act. The line on these maps representing the District boundary is indicative and for information purposes only. The actual boundary is as defined in the legislation. Determining rights and obligations under the District Plan where the District boundary is relevant may require a formal survey.

The District Plan planning maps are at a scale of 1:10000 and 1:50000. Use at any other scale than specified on each map is for information purposes only, and does not form part of the District Plan.



D 24	D 25	D 26
D 31	D 32	D 33
D 38	D 39	D 40

Planning Map 32D
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

The cadastre and coastline shown on the planning maps is not part of the information in the District Plan. It has been provided on the planning maps as an additional function to enhance navigability and search capability. District Plan rules do not apply for overlays extending into the Coastal Marine Area. The Coastal Marine Area is as defined in the Resource Management Act. The cadastre was based on the most recent information held by the Council at the date the map was produced. Establishing compliance or otherwise with the plan may require a formal survey.

The District boundary is as defined in the Resource Management Act, which uses the definition from the Local Government Act. The line on these maps representing the District boundary is indicative and for information purposes only. The actual boundary is as defined in the legislation. Determining rights and obligations under the District Plan where the District boundary is relevant may require a formal survey.

The District Plan planning maps are at a scale of 1:10000 and 1:50000. Use at any other scale than specified on each map is for information purposes only, and does not form part of the District Plan.