

13.11 Specific Purpose (Flat Land Recovery) Zone

13.11.1 Introduction

- a. 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.
- b. This chapter relates to activities that may occur in the Specific Purpose (Flat Land Recovery) Zone. An objective, policies, rules, standards and assessment criteria provide for activities in this zone.
- c. The Specific Purpose (Flat Land Recovery) Zone largely mirrors the flat land areas that were 'red-zoned' as a result of the Canterbury earthquakes. The area includes land on the estuary side of South Brighton/Southshore and either side of the Avon River through to Fitzgerald Avenue.
- d. The land within the Specific Purpose (Flat Land Recovery) Zone is to be the subject of a separate process to determine its long term future use. This process was outlined in the 'Residential Red Zone Programme' in the [Recovery Strategy for Greater Christchurch](#), Mahere Haumanutanga o Waitaha, and referred to in the [Land Use Recovery Plan](#), Te Mahere Whakahaumanu Tāone. In the [Greater Christchurch Earthquake Recovery: Transition to Regeneration \(Transition Recovery Plan\) 2015](#), it is stated that a new Crown-[Council](#) entity called 'Regenerate Christchurch' will oversee the long-term development and enhancement of Christchurch's residential red zone. Regenerate Christchurch has a role in developing plans and strategies for areas within its scope such as the residential red zone. The development of these plans and strategies will occur under a different timeframe to the Replacement [District Plan](#) process.
- e. This chapter seeks to protect the zone from inappropriate [subdivision](#), land use and development that would compromise or impede options for the long term recovery and future use, or increase the risk to people's safety, property and infrastructure from the effects of natural hazards. As an interim zone, activities are limited to those existing and their limited modification, temporary activities, and immediate recovery activities.
- f. The provisions in this chapter give effect to the [Chapter 3 Strategic Directions Objectives](#).

13.11.2 Objectives and Policies

13.11.2.1 Objective — Activities in the Specific Purpose (Flat Land Recovery) Zone

- a. A largely open environment with a very low density of residential and non-residential activities, that:
 - i. reflects the changes in land uses in the area, including [building](#) clearance;

- ii. recognises the natural hazard risks affecting many properties;
- iii. recognises the infrastructure limitations of the area;
- iv. acknowledges the interim nature of this Zone; and
- v. maintains the longer-term potential of the area to contribute to the recovery and future enhancement of Christchurch.

13.11.2.1.1 Policy — Residential activities

- a. Provide for the use of existing privately owned [sites](#) for [residential activities](#), to the extent compatible with the natural hazard risks and infrastructure limitations.

13.11.2.1.2 Policy — Non-residential activities

- a. Only provide for the following non-residential activities:
 - i. [home occupation](#) activities, [market gardens](#) or [community gardens](#);
 - ii. existing commercial and community activities and their limited modification; or
 - iii. temporary activities, [land management activities](#), water or hazard management or mitigation activities, and
 - iv. new [community facilities](#) on privately owned [sites](#) assessed on a [site](#) by [site](#) basis, to the extent compatible with the natural hazard risks and infrastructure limitations.

13.11.2.1.3 Policy — Management of effects

- a. Manage activities within the Specific Purpose (Flat Land Recovery) Zone to:
 - i. reduce adverse amenity effects on occupied residential properties and effects at the interface with surrounding residential zones;
 - ii. sustain the qualities and values of the natural environment.

13.11.2.1.4 Policy — Future use

- a. The land in the Specific Purpose (Flat Land Recovery) Zone will be considered under a separate future process which will inform future land use zoning and development options.

13.11.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Flat Land Recovery) Zone are contained in the activity status tables (including activity specific standards) in this Rule [13.11.4.1](#).
- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (Flat Land Recovery) Zone:

- 4** Hazardous Substances and Contaminated Land;

- 5 Natural Hazards;
- 6 The following sub-chapters of General Rules and Procedures:
 - 6.1 Noise;
 - 6.3 Outdoor Lighting and Glare;
 - 6.4 Temporary Earthquake Recovery Activities;
- 7 Transport;
- 8.7 Earthworks;
- 9 Natural and Cultural Heritage;
- 10 Designations and Heritage Orders; and
- 11 Utilities and Energy.

c. Where there is no reference to the Specific Purpose (Flat Land Recovery) Zone in the above chapters, the provisions relating to a residential zone shall apply.

13.11.4 Rules — Specific Purpose (Flat Land Recovery) Zone

13.11.4.1 Activity status tables

13.11.4.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Specific Purpose (Flat Land Recovery) Zone if they meet the activity specific standards set out in this table.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules [13.11.4.1.2](#), [13.11.4.1.3](#), [13.11.4.1.4](#), [13.11.4.1.5](#) and [13.11.4.1.6](#).

Activity	Activity specific standards
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Activity		Activity specific standards
P1	<p>Residential activity, except for boarding houses, on a site that was privately owned as at 12 October 2015.</p>	<p>a. The activity shall meet the following built form standards of the Residential Suburban Zone: Rules 14.4.2.1, 14.4.2.3, 14.4.2.4, 14.4.2.5, 14.4.2.6, 14.4.2.7, 14.4.2.8, 14.4.2.9 and 14.4.2.11, except as provided for in b. below.</p> <p>b. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6), the activity shall meet the following built form standards of the Residential Small Settlement Zone: Rules 14.10.2.1, 14.10.2.2, 14.10.2.3, 14.10.2.4, 14.10.2.5, 14.10.2.6 and 14.10.2.8.</p>
P2	<p>Commercial activities that occur within an existing commercial building.</p>	<p>Nil</p>
P3	<p>Alterations, additions, maintenance and repair of an existing commercial building, accessory building, or built structure.</p>	<p>a. Any increase in gross floor area shall not exceed 25m² within any continuous period of 10 years.</p> <p>b. Where the activity relates to an existing commercial building, the activity shall meet the following built form standards of the Commercial Local Zone: Rules 15.5.2.1, 15.5.2.2, 15.5.2.3, and 15.5.2.4.</p>
P4	<p>Demolition and/or removal of existing buildings (including fencing, walls, paths, decks and pools).</p>	<p>Nil</p> <p>Advice note:</p> <ol style="list-style-type: none"> 1. The provisions within Chapter 6.1 shall apply. 2. Noise from demolition activities shall comply with and be measured and assessed in accordance with New Zealand Standard NZS6803:1999 Acoustics – Construction Noise.
P5	<p>Land management activities and the use, repair and maintenance of Crown owned buildings.</p>	<p>a. Any activity on a site adjoining an occupied residential unit or residential zone shall meet:</p> <ol style="list-style-type: none"> i. the relevant noise standards for the residential zone in Rule 6.1.5.1.1 which shall be met at the boundary of that site or zone; ii. all standards for the residential zone in the Outdoor Lighting and Glare provisions in Rule 6.3.6; and iii. all standards for the residential zone in the Signage provisions in Rule 6.8.4.1. <p>An activity is exempt from the rules in Chapter 6.1 (Noise), Chapter 6.3 (Outdoor Lighting and Glare), and Chapter 6.8 (Signs) where the activity is not located in the areas specified above.</p>

Activity		Activity specific standards
P6	<p>Temporary buildings and signage associated with:</p> <ol style="list-style-type: none"> existing residential activity; existing commercial activities; relocation activities; utilities and infrastructure; existing recreation activities; or that are ancillary to an approved building or construction project or maintenance, repair and demolition activities. 	<ol style="list-style-type: none"> Buildings shall be relocatable. No building shall exceed 50m² in gross floor area. The following built form standards of the Residential Suburban Zone shall be met where it relates to residential activity: Rules 14.4.2.3, 14.4.2.4, 14.4.2.5, 14.4.2.6, 14.4.2.7, 14.4.2.8, 14.4.2.9 and 14.4.2.11, except as provided for in d.. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6), the activity shall meet the following built form standards of the Residential Small Settlement Zone: Rules 14.10.2.2, 14.10.2.3, 14.10.2.4, 14.10.2.5, 14.10.2.6 and 14.10.2.8. The following built form standards of the Commercial Local Zone shall be met where it relates to commercial activity: Rules 15.5.2.1, 15.5.2.2, 15.5.2.3 and 15.5.2.4. Any buildings or signage associated with the activity shall be removed from the site within one month of the completion of the project.
P7	Use, maintenance and repair of community facilities and community infrastructure .	Nil
P8	Operation, maintenance, repair, removal, replacement, relocation, and upgrading of existing utilities and roads ; new utilities and roads ; and ancillary temporary activities.	Nil
P9	<p>Hazard management or mitigation works including river control and drainage works carried out by or on behalf of a Local Authority exercising its powers, functions and duties under the Resource Management Act 1991, Soil Conservation and Rivers Control Act 1941, Christchurch District Drainage Act 1951, or Land Drainage Act 1908, unless expressly provided for as a non-complying activity, where undertaken outside:</p> <ol style="list-style-type: none"> a Site of Ecological Significance listed in Schedule A of Appendix 9.1.6.1; an Outstanding Natural Feature, Outstanding Natural Landscape or Significant Feature listed in Appendix 9.2.9; areas of Outstanding or High (and Very High) Natural Character in the coastal environment in Appendix 9.2.9, and remaining areas in the coastal environment shown on the Panning Maps. 	<p>Nil</p> <p>Advice note:</p> <ol style="list-style-type: none"> The design of hazard management or mitigation works shall be carried out by a chartered professional engineer.

Activity		Activity specific standards
P10	Maintenance, repair, relocation and removal of flood protection and bank erosion protection works; and the maintenance of existing drains or ponds undertaken or authorised by the Crown, the Regional Council, or Christchurch City Council.	Nil
P11	Construction, maintenance and operation of structures, basins and wetlands for the conveyance, treatment, storage, retention or detention of water, wastewater, stormwater and land drainage water by the Christchurch City Council or a network utility operator .	Nil Advice note: 1. The requirements of the Infrastructure Design Standard and/or Construction Specification Standard apply
P12	Bed and breakfast within a residential unit on a site that was privately owned as at 12 October 2015.	a. There shall be: <ol style="list-style-type: none"> i. a maximum of six guests accommodated at any one time; ii. at least one owner of the residential unit residing permanently on the site; and iii. no guest given accommodation for more than 90 consecutive days. b. The activity shall meet the following built form standards of the Residential Suburban Zone: Rules 14.4.2.1 , 14.4.2.3 , 14.4.2.4 , 14.4.2.5 , 14.4.2.6 , 14.4.2.7 , 14.4.2.8 , 14.4.2.9 and 14.4.2.11 , except as provided for in c. below. c. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6), the activity shall meet the following built form standards of the Residential Small Settlement Zone: Rules 14.10.2.1 , 14.10.2.2 , 14.10.2.3 , 14.10.2.4 , 14.10.2.5 , 14.10.2.6 and 14.10.2.8 .

Activity	Activity specific standards
<p>P13</p>	<p>Care for non-resident children within a residential unit in return for monetary payment to the carer on a site that was privately owned as at 12 October 2015.</p>
	<p>a. There shall be:</p> <ul style="list-style-type: none"> i. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time, and ii. at least one carer residing permanently within the residential unit. <p>b. The activity shall meet the following built form standards of the Residential Suburban Zone: Rules 14.4.2.1, 14.4.2.3, 14.4.2.4, 14.4.2.5, 14.4.2.6, 14.4.2.7, 14.4.2.8, 14.4.2.9 and 14.4.2.11, except as provided for in c. below.</p> <p>c. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6), the activity shall meet the following built form standards of the Residential Small Settlement Zone: Rules 14.10.2.1, 14.10.2.2, 14.10.2.3, 14.10.2.4, 14.10.2.5, 14.10.2.6, and 14.10.2.8.</p>

Activity	Activity specific standards
<p>P14</p>	<p><u>Home occupation</u> on a <u>site</u> that was privately owned as at 12 October 2015.</p> <ol style="list-style-type: none"> a. The activity shall limit: <ol style="list-style-type: none"> i. the <u>gross floor area</u> of the <u>building</u> plus the area used for <u>outdoor storage area</u> occupied by the occupation to less than 40m²; ii. the number of FTE employed persons, who reside permanently elsewhere than on the <u>site</u>, to two; iii. any <u>retailing</u> to the sale of goods grown or produced on the <u>site</u>, or internet-based sales where no customer visits occur; iv. the hours of operation when the <u>site</u> is open to visitors, clients, and deliveries to between the hours of: <ol style="list-style-type: none"> A. 07:00 – 21:00 Monday to Friday; and B. 08:00 – 13:00 Saturday, Sunday and public holidays; v. visitor or staff <u>parking area</u> to outside the <u>road boundary setback</u>; vi. outdoor advertising to a maximum area of 2m². b. The activity shall meet the following built form standards of the Residential Suburban Zone: Rules 14.4.2.1, 14.4.2.3, 14.4.2.4, 14.4.2.5, 14.4.2.6, 14.4.2.7, 14.4.2.8, 14.4.2.9 and 14.4.2.11, except as provided for in c. below. c. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6), the activity shall meet the following built form standards of the Residential Small Settlement Zone: Rules 14.10.2.1, 14.10.2.2, 14.10.2.3, 14.10.2.4, 14.10.2.5, 14.10.2.6, and 14.10.2.8.
<p>P15</p>	<p><u>Market gardens</u>, <u>community gardens</u> and <u>garden allotments</u>.</p> <ol style="list-style-type: none"> a. The activity shall meet the following built form standards of the Residential Suburban Zone: Rules 14.4.2.1, 14.4.2.3, 14.4.2.4, 14.4.2.5, 14.4.2.6, 14.4.2.7, 14.4.2.8, 14.4.2.9 and 14.4.2.11, except as provided for in b. below. b. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6), the activity shall meet the following built form standards of the Residential Small Settlement Zone: Rules 14.10.2.1, 14.10.2.2, 14.10.2.3, 14.10.2.4, 14.10.2.5, 14.10.2.6, and 14.10.2.8.

Activity		Activity specific standards
P16	Storage of heavy vehicles on a site that was privately owned as at 12 October 2015.	<ul style="list-style-type: none"> a. No more than one vehicle shall be stored on the site. b. The activity shall meet the following built form standards of the Residential Suburban Zone: Rules 14.4.2.1, 14.4.2.3, 14.4.2.4, 14.4.2.5, 14.4.2.6, 14.4.2.7, 14.4.2.8, 14.4.2.9 and 14.4.2.11, except as provided for in c. below. c. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6), the activity shall meet the following built form standards of the Residential Small Settlement Zone: Rules 14.10.2.1, 14.10.2.2, 14.10.2.3, 14.10.2.4, 14.10.2.5, 14.10.2.6, and 14.10.2.8.
P17	Dismantling, repair, or storage of motor vehicles and boats on a site that was privately owned as at 12 October 2015.	<ul style="list-style-type: none"> a. The vehicles and/or boats shall be owned by people who live on the same site. b. The activity shall meet the following built form standards of the Residential Suburban Zone: Rules 14.4.2.1, 14.4.2.3, 14.4.2.4, 14.4.2.5, 14.4.2.6, 14.4.2.7, 14.4.2.8, 14.4.2.9 and 14.4.2.11, except as provided for in c. below. c. In the case of the Specific Purpose (Flat Land Recovery) Zone at Brooklands (Planning Maps 2 and 6), the activity shall meet the following built form standards of the Residential Small Settlement Zone: Rules 14.10.2.1, 14.10.2.2, 14.10.2.3, 14.10.2.4, 14.10.2.5, 14.10.2.6, and 14.10.2.8.

13.11.4.1.2 Controlled activities

There are no controlled activities

13.11.4.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in the following table.

Activity		The Council 's discretion shall be limited to the following matters:
RD1	Activities listed in Rule 13.11.4.1.1 P1, P3, P6, P12, P13, P14, P15, P16, or P17 that do not meet Rule 14.4.2.4 where the site coverage is between 35% and 40%; or for the Specific Purpose (Flat Land Recovery) Zone at Brooklands, that do not meet Rule 14.10.2.3 .	<ul style="list-style-type: none"> a. Site density and site coverage – Rule 14.14.2. b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.

Activity		The Council 's discretion shall be limited to the following matters:
RD2	Activities listed in Rule 13.11.4.1.1 P1, P3, P6, P12, P13, P14, P15, P16 or P17 that do not meet one or more of the built form standards in Rules 14.4.2.3, 14.4.2.6, 14.4.2.7 or 14.4.2.8; or for the Specific Purpose (Flat Land Recovery) Zone at Brooklands, that do not meet one or more of the built form standards in Rules 14.10.2.2, 14.10.2.4 or 14.10.2.5.	<ul style="list-style-type: none"> a. As relevant to the built form standard that is not met: <ul style="list-style-type: none"> i. Impacts on neighbouring property – Rule 14.15.3. ii. Minimum building, window and balcony setbacks – Rule 14.15.18. b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.
RD3	Activities listed in Rule 13.11.4.1.1 P1, P3, P6, P12, P13, P14, P15, P16 or P17 that do not meet one or more of the built form standards in Rules 14.4.2.5, 14.4.2.9 or 14.4.2.11; or for the Specific Purpose (Flat Land Recovery) Zone at Brooklands, that do not meet one or more of the built form standards in Rules 14.10.2.6 or 14.10.2.8 Any application arising from this rule shall not be limited or publicly notified.	<ul style="list-style-type: none"> a. As relevant to the built form standard that is not met: <ul style="list-style-type: none"> i. Street scene - road boundary building setback, fencing and planting – Rule 14.15.17. ii. Outdoor living space – Rule 14.15.20. iii. Water supply for firefighting – Rule 14.15.7. b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.
RD4	Activities listed in Rule 13.11.4.1.1 P6 that do not meet one or more of the activity specific standards a., b., e. or f..	<ul style="list-style-type: none"> a. Matters over which the Council has restricted discretion are set out in Rule 6.2.5. b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.
RD5	Land management and maintenance activities that exceed activity specific standard a. i. in Rule 13.11.4.1.1 P5 by 10 dB or less (noise).	<ul style="list-style-type: none"> a. Matters over which the Council has restricted discretion are set out in Rule 6.1.8. b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.
RD6	Land management and maintenance activities that exceed activity specific standard a. ii. in Rule 13.11.4.1.1 P5 (outdoor lighting and glare).	<ul style="list-style-type: none"> a. Matters over which the Council has restricted discretion are set out in Rule 6.3.7. b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.
RD7	Land management and maintenance activities that exceed activity specific standard a. iv. in Rule 13.11.4.1.1 P5 (signage).	<ul style="list-style-type: none"> a. Matters over which the Council has restricted discretion are set out in Rule 6.8.5. b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.
RD8	Subdivision that involves conversion of the type of tenure from unit title or cross lease to fee simple, boundary adjustments, alteration of cross leases, company leases and unit titles, and where it is proposed to subdivide off land within the Specific	<ul style="list-style-type: none"> a. Matters over which the Council has restricted discretion set out in Rule 8.5. b. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.

Activity		The Council's discretion shall be limited to the following matters:
	Purpose (Flat Land Recovery) Zone from an area of land not within the Specific Purpose (Flat Land Recovery) Zone. Any application arising from this rule shall not be limited or publicly notified	
RD9	Hazard mitigation works not provided as a permitted activity in Rule 13.11.4.1.1 P9.	<ul style="list-style-type: none"> a. The significance of ecological, landscape or natural values, ecological corridors, indigenous fauna, and whether these would be adversely compromised by the activity. b. The risk to life, property and the environment posed by hazards. c. The extent to which the activity would remedy or mitigate the hazard or be compatible with existing mitigation works or structures. d. Whether or not the work would be carried out under the supervision of a Chartered Professional Engineer. e. The extent to which the activity would protect buildings and their occupants. f. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery. g. The extent to which the hazard risk may be increased or exacerbated in other locations.
RD10	Activities listed in Rule 13.11.4.1.1 P3 that do not meet one or more of the built form standards in Rules 15.5.2.1, 15.5.2.2, 15.5.2.3, and 15.5.2.4.	<ul style="list-style-type: none"> a. Maximum building height – Rule 15.13.3.1 b. Minimum building setback from road boundaries/street scene – Rule 15.13.3.2 c. Minimum separation from the internal boundary with a residential zone or open space zone – Rule 15.13.3.3 d. Sunlight and outlook at boundary with a residential zone – Rule 15.13.3.4 e. The extent to which the proposal will facilitate immediate recovery activity while not compromising long term recovery.
RD11	Activities listed in Rule 13.11.4.1.1 P14 that do not meet activity specific standard a..	<ul style="list-style-type: none"> a. Scale of activity – 14.15.5 b. Traffic generation and access safety – 14.15.6 c. Non-residential hours of operation – 14.15.21

13.11.4.1.4 Discretionary activities

- a. The activities listed below are discretionary activities.

Activity	
D1	Activities listed in Rule 13.11.4.1.1 P12, P13, P16 or P17 that do not meet activity specific standard a..
D2	Preschool on a site that was privately owned as at 12 October 2015.

D3	Health care facility on a site that was privately owned as at 12 October 2015.
D4	Veterinary care facility on a site that was privately owned as at 12 October 2015.
D5	Education activity on a site that was privately owned as at 12 October 2015.
D6	Place of assembly on a site that was privately owned as at 12 October 2015.
D7	Spiritual activity on a site that was privately owned as at 12 October 2015.
D8	Activities listed in Rule 13.11.4.1.1 P3 that do not meet activity specific standard a..

13.11.4.1.5 Non-complying activities

a. The activities listed below are non-complying activities.

Activity	
NC1	Any activity not listed as a permitted, controlled, restricted discretionary, discretionary, non-complying or prohibited activity.
NC2	Any land management activities that exceed the activity specific standards in Rule 13.11.4.1.1 P5 a. i. by more than 10dB.
NC3	Subdivision , unless provided for as a restricted discretionary activity.

13.11.4.1.6 Prohibited activities

There are no prohibited activities
