

SUMMARY STATEMENT

1. My full name is **Marcus Hayden Langman**. I am an independent planning consultant and have set out my background and experience in my evidence-in-chief.
2. I have prepared the evidence evaluating the submission made by the **Christchurch City Council** on Plan Changes 13 and 14. The submission relates to a number of requests across the breadth of the plan change, variously seeking amendments to Plan Change 13 and 14, ranging from minor corrections to more substantive changes.
3. In relation to the content of my evidence addressing city-wide qualifying matters and all remaining topics not addressed previously, my evidence addresses the following requests by the Council in its submission:

General

- (a) The Council sought that Qualifying Matters (**QMs**) are able to be amended to the extent needed to ensure that they are within the scope authorised for an IPI (at para 28 of my evidence in chief);

Tsunami Management Area QM

- (b) Zoning of Smith Street/Mackworth Street amended from High Density Residential Zone (**HRZ**) to Residential Suburban Density Transition Zone (**RSDT**) due to being affected by the Tsunami Management Area QM (**TMA QM**) (at para 29(b), para 30(b) and para 40 of my evidence in chief);¹
- (c) Within the TMA QM, retain the zoning where it is Operative District Plan Residential Suburban (**RS**) or RSDT Zone, or where it is Residential Medium Density Zone (**RMD**), change this to RSDT (at para 29(c) and para 32-39);²
- (d) Remove any HRZ zoning within the TMA QM (at para 29(d) and para 38-39);³

¹ Submission #751.111, Christchurch Civic Trust FS2037.933 (Support), Kāinga Ora FS2082.511 (Oppose), Submission #751.112, Christchurch Civic Trust FS2037.934 (Support), FS2082.512 (Oppose)

² Submission #751.108, Christchurch Civic Trust FS 2037.930 (Support), Kāinga Ora FS2082.510 (Oppose), LMM Investments FS2049.4 (Oppose), Catholic Diocese FS2044.12 (Oppose), Carter Group FS2045.10 (Oppose), Cheryl Horrell FS2086.1 (Seek Amendment)

³ Submission #751.109, Christchurch Civic Trust FS2037.931 (Support), LMM Investments FS2049.5 (Oppose), Catholic Diocese FS2044.13 (Oppose), Carter Group FS2045.11 (Oppose)

- (e) Remove any MRZ zoning within the TMA QM and retain operative/RSDT zoning (at para 29(e) and para 32-39);⁴
- (f) Clarification that the TMA QM only applies in residential zones for the purpose of NV Policy 5.2.2.5.2 (at para 29(f) and para 42-43);⁵
- (g) Amendment to Rule 5.4A.5 NC3 so that it applies only to residential zones (at para 29(g) and para 42-43);⁶ and
- (h) Amendments to text relating to the TMA QM (at para 29(h) and para 44);⁷

Riccarton Bush Interface QM

- (i) Change Rule 9.4.4.1.3 RD6, seeking that the change inserting a tree protection zone radius be deleted, and the 10m setback control retained (para 57-58);⁸
- (j) Introduce Riccarton Bush Interface Area controls as an area-specific subsection in 14.5.3, incorporating an 8m height limit, providing for site density of 1 dwelling per 450m², restricting the number of residential units limited to two, providing site coverage of 35%, and building setbacks of 4.5m from the front boundary and 3m from the side boundary, as well as consequential amendments to the subdivision standards for sites within the Riccarton Bush Interface Area (para 57 and para 59-61);⁹

Tree Canopy Provisions

- (k) In relation to the notified tree canopy provisions proposed for Rule 6.10A.4.2.1, CCC seeks that additional provision is made for a minimum dimension for planting areas to be added to Table 1 (para 67-70);¹⁰

⁴ Submission #751.110, Christchurch Civic Trust FS 2037.932 (Support), LMM Investments FS2049.6 (Oppose), Joseph Zonneveld FS2021.1 (Seek Amendment)

⁵ Submission #751.17, Christchurch Civic Trust FS2037.839 (Support), Winstone Wallboards FS2014.4 (Support)

⁶ Submission #751.16, Christchurch Civic Trust FS2037.938 (Support), Kāinga Ora FS2082.514 (Support)

⁷ Submission #751.66, Christchurch Civic Trust FS2037.888 (Support), Kāinga Ora FS2082.505 (Oppose), LMM Investments FS2049.3 (Oppose), Catholic Diocese FS2044.7 (Support), Carter Group FS2045.7 (Oppose), Riccarton Bush Trust FS2085.29 (Support)

⁸ Submission #751.48, Christchurch Civic Trust FS2037.870 (Support), Riccarton Bush Trust FS2085.28 (Support)

⁹ Submissions #751.67, #751.68, #751.69, Attachment 46, Christchurch Civic Trust FS2037.889 (Support), CIAL FS2052.29 (Support), Robert Broughton FS2083.4 (Support), Kāinga Ora FS2082.506 (Oppose), Riccarton Bush Kilmarnock Residents Association FS2062.1 (Seek amendment), Christchurch Civic Trust FS2037.890 (Support), CIAL FS2052.30 (Support), Robert Broughton FS2083.5 (Support), Riccarton Bush Kilmarnock Residents Association FS2062.2 (Seek Amendment), Christchurch Civic Trust FS2037.891 (Support), CIAL FS2052.31 (Support), Robert Broughton FS2083.6 (Support), Riccarton Bush Kilmarnock Residents Association FS2062.3 (Seek Amendment)

¹⁰ Submission #751.19, Christchurch Civic Trust FS2037.841 (Support), Kāinga Ora FS2082.502 (Support)

Miscellaneous policy amendments

- (l) Addition of a policy heading for the Coastal Hazard Management Area QM and TMA QM policies at 5.2.2.5 (para 76(a) and para 77);¹¹
- (m) Amendment of NV Policy 5.2.2.5.2 to only include residential zones in relation to the TMA QM (and therefore exclude commercial and other zones) (para 76(b) and para 78);¹²
- (n) Amendment of NV Policy 7.2.1.6 to insert the deleted strikethrough word “district” so that the proposed amended policy refers to “District Town Centres” (para 76(c) and para 79);¹³
- (o) Removal of the passage “(above ground floor level)” from Row C in Table 15.1 under Policy 15.2.2.1, so that high density housing is enabled at ground floor (para 76(d) and para 80);¹⁴

Amendments to rule references and planning maps

- (p) Change to NV Rule 5.4A.5 NC3 to include reference to Rule 14.7.1 so that the rule includes reference to the Residential Hills Zone provisions (para 87(a) and para 88);¹⁵

Errors in notified wording that do not reflect operative provisions

- (q) Amend NV Rule 6.8.4.1.4 to remove incorrect operative plan provisions in relation to signs (para 87(d) and para 89);¹⁶
- (r) Re-include operative text in relation to Designation M1 – Christchurch Hospital – Acute Services Building that was inadvertently omitted from the notified provisions (para 87(e) and para 89);¹⁷
- (s) Delete last two lines of the table at Appendix 13.14.6.2 as the first two lines of the table were incorrectly duplicated at the end of the table (para 87(f) and para 89);¹⁸

Amendments to reflect changes that are consequential to PC14

¹¹ Submission #751.7, Christchurch Civic Trust FS2037.829 (Support)

¹² Submission #751.17, Christchurch Civic Trust FS2037.839 (Support), Winstone Wallboards FS2014.4(Support)

¹³ Submission #751.23, Christchurch Civic Trust FS2037.845 (Support), CIAL FS2052.26 (Support)

¹⁴ Submission #751.88, Christchurch Civic Trust FS2037.910 (Support), Kāinga Ora FS2082.507 (Support)

¹⁵ Submission #751.6, Christchurch Civic Trust FS2037.828 (Support), Kāinga Ora FS2082.501 (Oppose)

¹⁶ Submission #751.22, Christchurch Civic Trust FS2037.844 (Support)

¹⁷ Submission #751.50, Christchurch Civic Trust FS2037.872 (Support)

¹⁸ Submission #751.52, Christchurch Civic Trust FS2037.874 (Support)

- (t) Remove references to Low Density Residential Airport Influence Zone and the Low Density Airport Influence Zone and ensure correct references to RS, RSDT and the Airport Noise Influence Area in rules 6.1.9.1, 8.6.1 and 8.6.2 (para 87(r) and para 90);¹⁹
- (u) Amend location of Designation A17 in the designation schedule in Chapter 10 from 237 Memorial Avenue to 241 Memorial Avenue (para 87(u) and para 90);²⁰
- (v) Add to 9.3.4.1.3 RD1 b. “Where the building is in a heritage area but is not a heritage item, Rule 9.3.4.1.3 RD6 will apply instead.” (para 87(z) and para 90);²¹

Amendments to mapping

- (w) Application of Large Format Retail Zone across all of the site at 229 Marshlands Road subject to Private Plan Change 6 (para 102(e));²²
- (x) Change of mapping legend for Map 19 referring to Brownfield Precinct to Brownfield Overlay (para 102(f) and para 109);²³
- (y) Change the notification date on Series D maps to match Series A, B and C maps – 17/3/2023 (para 102(i) and para 109);²⁴
- (z) Change the titles of the C series maps, both the PC13 and PC14 set to “Proposed Plan Change 13 and 14” (para 102(j) and para 109);²⁵
- (aa) Change Industrial Zoning at 4, 6 and 8 Lismore Street on Map 39 to Mixed Use Zone with Comprehensive Housing Precinct (para 102(m) and para 107);²⁶
- (bb) Apply all zoning changes, as relevant, that Plan Change 5F has made operative to Plan Change 14 planning maps (para 102(n) and para 106);²⁷

¹⁹ Submission #751.27, Christchurch Civic Trust FS2037.849 (Support), CIAL FS2052.27 (Seek Amendment), Submission #751.28, Christchurch Civic Trust FS2037.850 (Support), CIAL FS2052.28 (Seek Amendment), Submission #751.29, Christchurch Civic Trust FS2037.851 (Support)

²⁰ Submission #751.49, Christchurch Civic Trust FS2037.871 (Support)

²¹ Submission #751.47, Christchurch Civic Trust FS2037.869 (Support), Catholic Diocese FS2044.5 (Oppose), Carter Group Limited FS2045.5 (Oppose)

²² Submission #751.101 and Attachment 4, Christchurch Civic Trust FS2037.923 (Support).

²³ Submission #751.102, Christchurch Civic Trust FS2037.924 (Support)

²⁴ Submission #751.105, Christchurch Civic Trust FS2037.927 (Support)

²⁵ Submission #751.106, Christchurch Civic Trust FS2037.928 (Support)

²⁶ Submission #751.114 and Attachment 24, Christchurch Civic Trust FS2037.936 (Support), ChristchurchNZ FS2048.21 (Support)

²⁷ Submission #751.130, Christchurch Civic Trust FS2037.952 (Support), Halswell Hornby Riccarton Community Board FS2027.14 (Not Stated), Karen Spencer FS2061.1 (Oppose)

- (cc) Amend the Series D planning maps to:²⁸
 - (i) move all Historic Heritage layers to Series C;
 - (ii) improve legibility of the LPTAA symbology;
 - (iii) move all coastal hazard layers to Series B (including Tsunami Management Area);
 - (iv) remove all designations from Series D (already captured in Series A);
 - (v) rename the Series D maps to “Qualifying Matter Overlays” or similar; and
 - (vi) where required, conduct any required consequential changes to sub-chapter 6.1A (para 102(x));
 - (dd) Change the Zone of Buchan Park from notified PC14 Proposed Mixed Use Zone to Operative Open Space Community Parks Zone (para 102(y));²⁹
 - (ee) Amendment to definition of “Comprehensive Residential Development” to remove reference to RNN Zone, and amendment of the threshold from three residential units to four residential units (para 111(a) and para 112-117);³⁰ and
 - (ff) Addition of a definition of “intensification” in relation to Policies 5.2.2.5.1 and 5.2.2.5.2 meaning development that results in a net increase of residential units and/or potential for increased occupancy within a site (para 111(b) and para 118-121).³¹
4. I note there are three areas where I did not make a recommendation in relation to a submission point in my evidence, and set these out below:
- (a) In relation to the application of Large Format Retail Zone at 229 Marshlands Road addressed in para 3(w) above, it is noted that this was subject to Private Plan Change 6, and a consequential change was required. I recommend this change is accepted.

²⁸ Submission #751.144, Christchurch Civic Trust FS2037.966 (Support)

²⁹ Submission #751.145, #751.146, Christchurch Civic Trust FS2037.967 (Support), ChristchurchNZ FS2048.22 (Support), Christchurch Civic Trust FS2037.968 (Support)

³⁰ Submission #751.2, Christchurch Civic Trust FS2037.824 (Support), ChristchurchNZ FS2048.1 (Support)

³¹ Submission #751.3, Christchurch Civic Trust FS2037.825 (Support), Lyttelton Port FS2054.1 (Oppose)

- (b) In relation to the changes to the planning map series D addressed in para 3(cc) above, these matters improve the useability and clarity of the mapping set, and I recommend these changes are accepted.
- (c) In relation to the zoning of Buchan Park from Proposed Mixed Use Zone to Open Space Community Parks in para 3(dd) above, I confirm that the change in zoning in the notified version is an error, and it is my recommendation that the notified zoning is rejected and the zoning in the operative plan is retained, as sought by the CCC submission.

Marcus Hayden Langman

Date: 16 April 2024