

SUMMARY STATEMENT

1. My name is **Anita Wieslawa Hansbury**. I am a senior policy planner in the City Planning Team, Infrastructure, Planning & Regulatory Services Group of the Christchurch City Council (**the Council**). I prepared a Section 42A Report¹ and rebuttal evidence² on behalf of the **Council** to respond to submissions related to the proposed provisions for tree canopy cover/ financial contributions (**FC**) in residential zones.
2. The proposed tree canopy cover/FC objectives/policies, rules and standards are contained in the proposed new Chapter 6.10A while the relevant definitions are in Chapter 2 Definitions and Abbreviations. Related amendments are also proposed to the objectives, policies and standards in Chapter 3 Strategic Directions, Chapter 14 Residential, and Chapter 8 Subdivision.³
3. The legal submissions on behalf of the Council provide an overview of the legal framework relating to the tree canopy cover/FCs, of the proposed provisions, as well as a summary of the relevant submissions addressed in my s42A report (Part A)¹ and rebuttal evidence².

REASONS FOR INTRODUCING TREE CANOPY COVER/FC PROVISIONS

4. Christchurch City's tree canopy cover is comparatively low and decreasing. Christchurch has a combination of grassland and forest biome which would generally have 25% - 30% of tree cover. The 2018/2019 survey⁴ indicates that the city's tree canopy covers 13.56% of land, an approximately 2% decrease since the 2015/2016 survey. The tree canopy cover dropped by 1% on public land and 2% on private land, including residential.
5. Privately owned properties contain 57% of all canopy cover in Christchurch, consequently, the continuing loss of tree cover on private land has the potential to greatly affect the overall tree cover in Christchurch. Much of the

¹ s42A report of Anita W Hansbury dated 11 August 2023, Part A, <https://chch2023.ihp.govt.nz/assets/Council-Evidence-11-August-2023/11-Anita-Hansbury-Section-42A-Report-FINAL.PDF>. Parts B and C my s42A report and rebuttal evidence cover additional topics which were addressed in the October 2023 hearings.

² 11 - Rebuttal evidence of Anita Hansbury, <https://chch2023.ihp.govt.nz/assets/Rebuttal-Council/11.-Rebuttal-evidence-Anita-Hansbury-10-October-2023.pdf>

³ I note that in response to submissions, I have proposed removing the duplication of provisions across the chapters.

⁴ Morgenroth, J. (2022), *2018/19 Tree Canopy Cover in Christchurch, New Zealand. Prepared for the Christchurch City Council* and *Urban Forest Canopy Cover*

tree canopy loss on residential sites is attributed to property redevelopment and intensification⁵. Research shows that where an entire site is redeveloped, generally all of the tree and vegetation cover is removed from the site. A number of submissions supporting the proposed tree canopy provisions also speak of examples of total or near total clearance⁶.

6. With the proposed provisions for residential intensification, canopy cover is under threat of further losses.
7. The recently adopted Urban Forest Plan (**UFP**) for Christchurch seeks to improve the tree canopy cover across the city. For residential zones the UFP sets the target cover of 20%. The proposed PC14 requirement of 20% on-site tree planting or an equivalent FC so Council can carry out the planting, will help achieve this target.
8. The proposed tree canopy cover would address some of the likely adverse effects of residential development and intensification on the city's environment through:
 - (a) sequestering carbon from emissions,
 - (b) reducing stormwater run-off,
 - (c) mitigating heat island effects, and
 - (d) improving biodiversity and amenity.
9. In NPS-UD terms, an improved tree canopy cover will help ensure a well-functioning urban environment that is resilient to current and future effects of climate change by better utilising the ecosystem/regulating, biodiversity⁷ and health benefits of trees.

THE TREE CANOPY COVER/ FC PROPOSAL

⁵ [City-wide canopy cover decline due to residential property redevelopment in Christchurch, New Zealand](#), 2019, T. Guo, J. Morgenroth, T. Conway, C. Xu, Science of the Total Environment, ISSN: 0048-9697

⁶ Refer submission #686.5 by Robyn Thomson re: 25 Matai Street West 13 unit development.

⁷ Evidence of Colin Meurk, Biodiversity benefits of trees, refer to Appendix 4 to this report, and Section 32 Part 7, Appendix 2 - <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2023/PC14/Section-32-Appendices-1/PC14-HBC-Notification-Tree-coverFCs-S32-report-C-Meurk-evidence-Appx-2-with-Addendum-updated-15-2-23.PDF>

10. The proposed new provisions in sub-chapter 6.10A seek to ensure that subdivision and development in residential zones in Christchurch achieves the following tree canopy cover levels at maturity:
 - (a) For residential subdivision and/or development in residential zones – 20% of the development site area;
 - (b) For subdivision and/or development in residential greenfield areas – as for (a) above, and an additional 15% of the future road corridor area to be planted in the road corridor.
11. Where the required tree canopy cover is not provided, payment of financial contributions will be required to enable the Council to plant the necessary tree canopy cover elsewhere on public land in the vicinity.
12. Further details of the provisions are summarised in the legal submissions. Part A of my s42A report addresses the contextual, procedural and statutory considerations that are relevant to the tree canopy cover and financial contributions. These matters are also discussed in detail in the s32 report, Part 7 – Tree Canopy Cover - Financial Contributions (District Plan Chapters 2, 3, 6, 8 and 14)⁸.

SUBMISSIONS

13. The Council received 982 submission points on the topic and these can be grouped as Support for the proposal (755 submission points); Opposition to the proposal - Whether the tree canopy/FC provisions, including definitions, are unjustified, unreasonable or ultra vires, and should be deleted (69 submission points); and submissions seeking amendments to the provisions (158 submission points).
14. Beyond those fully supporting or opposing the provisions, specific matters raised in submissions included:
 - (a) whether the provisions need to be relaxed, strengthened or amended, manage canopy effects on strategic infrastructure, and be applied to other zones;

⁸ PC14 Section 32 Part 7 - <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2023/PC14/Section-32/Plan-Change-14-HBC-NOTIFICATION-Section-32-Tree-canopy-Financial-Contributions-with-no-appendices.pdf>

- (b) whether retirement villages should be excluded from the provisions and rely on existing landscaping provisions instead;
 - (c) details on how the FC charges were arrived at, how they will be spent, whether they are GST inclusive, and how the provisions will be enforced and/or monitored (see s42A, para 5.2.14, 6.13.3);
 - (d) that the FCs should be spent in the same neighbourhood as development;
 - (e) whether the consent notice requirements should be replaced with consent conditions or deleted (see s42A, para 6.13.2);
 - (f) the use of financial incentives for meeting the canopy cover requirements and provision for 'offsetting' the tree canopy requirements elsewhere (see s42A, para 6.12.1-6.12.4).
15. I consider that the tree canopy cover / FC provisions are within the scope of the IPI process (s77T).⁹ I also note that the MDR Standards include a rule limiting site coverage with buildings to 50% and a rule requiring a 20% landscaped area standard (RMA, Schedule 3A, clauses 14 and 18). I do not consider the proposed provisions to be an impermissible additional density standard applicable to a permitted residential development, because the proposed required level of tree canopy cover can be accommodated within the 50% of the site that must not be occupied by buildings and it can be partially or entirely included in the required 20% landscaped area. Therefore, I do not consider the tree canopy requirement to be less enabling of the permitted development.
16. Some submissions seek a greater tree canopy cover requirement, e.g. 25% or a lesser 10-15% canopy cover for a variety of reasons. The proposed 20% canopy cover is considered appropriate for the Christchurch biome. It aligns with the UFP 20% target for residential zones and is compatible with MDRS. A 20% target is considered to be achievable without unduly impacting on the development potential. The submitted lower canopy targets would be unlikely to achieve the UFP target and would be less efficient in providing the

⁹ Refer section 6 of my s42A report and paras 51 – 57 of my rebuttal evidence.

ecological/ regulating services to offset the adverse effects of development. This includes substituting some of the tree cover with living walls or roofs.

RETIREMENT VILLAGES – APPLICABLE PROVISIONS

17. I understand that Mr Kleynbos is concluding the JWS with the experts on the matter of applicable MRZ built form standards framework for RVs and he hopes to provide to the Panel an updated position to accompany the Council Right of Reply. This will affect the final set of MRZ built form standards and address the issue, raised by Summerset (#443), of the structure of Rule 14.5.2.2, particularly the RV exemption in sub-clause (d), which arose from the Council's initial assumption that RVs were out of scope of the IPI.
18. I maintain the position that 20% tree canopy cover/FC rules should apply to RVs. As with residential units, RV sites have to maintain 50% of the site area free of buildings which provides ample room for landscaping and tree planting. The planting can be located anywhere on the site, e.g. along road frontage, internal boundaries or in communal areas, and will contribute to climate resilience and amenity of RV developments.

TREE CANOPY COVER/LANDSCAPING - JOINT WITNESS STATEMENT¹⁰

19. The landscaping and arboriculture experts considered a number of issues associated with the proposal. There are three matters I wish to address specifically.
20. The first is that the experts agreed that the tree height column is not relevant to Table 1 in Rule 6.10A.4.2.1(v.) and that this column could be removed. However, I consider that column assists plan users, because it serves as a general guide to tree size to aid appropriate tree choices. The Council's tree list in its Tree Planting Guide¹¹ provides this information too in a similar table. It would be beneficial to also provide details on the tree canopy spread for each listed tree to further aid informed tree choices for landscaping and the Council is currently working on adding this information. That information will not affect the rules in 6.10A.

¹⁰ [Joint-Expert-Witness-Statement-of-Landscape-and-Arboriculture-Experts-Proposed-Tree-Canopy-Cover-and-Financial-Contribution-Rules-9-October-2023.pdf \(ihp.govt.nz\)](#)

¹¹ <https://ccc.govt.nz/environment/trees-and-vegetation/urbanforest/tree-planting-guide>

21. The experts agreed that provision of adequate soil area for tree roots to access was important to healthy tree growth and reaching maturity with minimal conflicts. Kainga Ora's (**KO**) witness, Sophie Strachan expressed reservation about whether urban development sites are capable of achieving these ideal conditions with minimal conflicts.
22. The ability to provide the required tree canopy cover and sufficient soil area was discussed on the examples of KO's developments. The Council mock-ups (see **Attachment A**) of the landscaping/trees provided on some of the KO development sites indicates that the required level of tree canopy cover can be accommodated or even exceed the canopy cover if sufficient tree root soil area can be provided.

THE POTENTIAL FOR 'DOUBLE DIPPING'

23. Ms Comfort provides planning evidence on behalf of various submitters with respect to Rule 6.10A.4.1.1 P2 and the associated definition of 'development site'. In her view the rule provides an opportunity for 'double-dipping' on FCs for tree canopy cover because the Council could charge FCs on a new greenfield site proposed to be subdivided for residential development before it is subdivided (including land for roads, reserves, commercial or community activities) and then again on individual residential sites, and road reserve, following the subdivision.
24. The proposed new definition of 'development site' allows the developer to nominate the development site area. In the case of a new subdivision, that would normally be the individual residential sites within the subdivision where the residential unit/s could be built. The new road reserves would not be termed as a 'development site' and would be subject to the 15% tree canopy cover rule for roads separately.
25. The requirement for tree canopy cover or FCs would be applied to these residential sites and new roads after the subdivision is approved, not before. FCs are not applicable to sites not yet subdivided and not able to accommodate a residential unit because roads/access are not formed and no services are provided to the site. Similarly, the 15% tree canopy cover or FCs would be required in respect of the portion of a greenfield site that was to become road reserve (not 20%, then an additional 15%).
26. Should there be any matters requiring further clarification, I would be happy to assist the Panel during or after the hearing.

Date: 17 April 2024

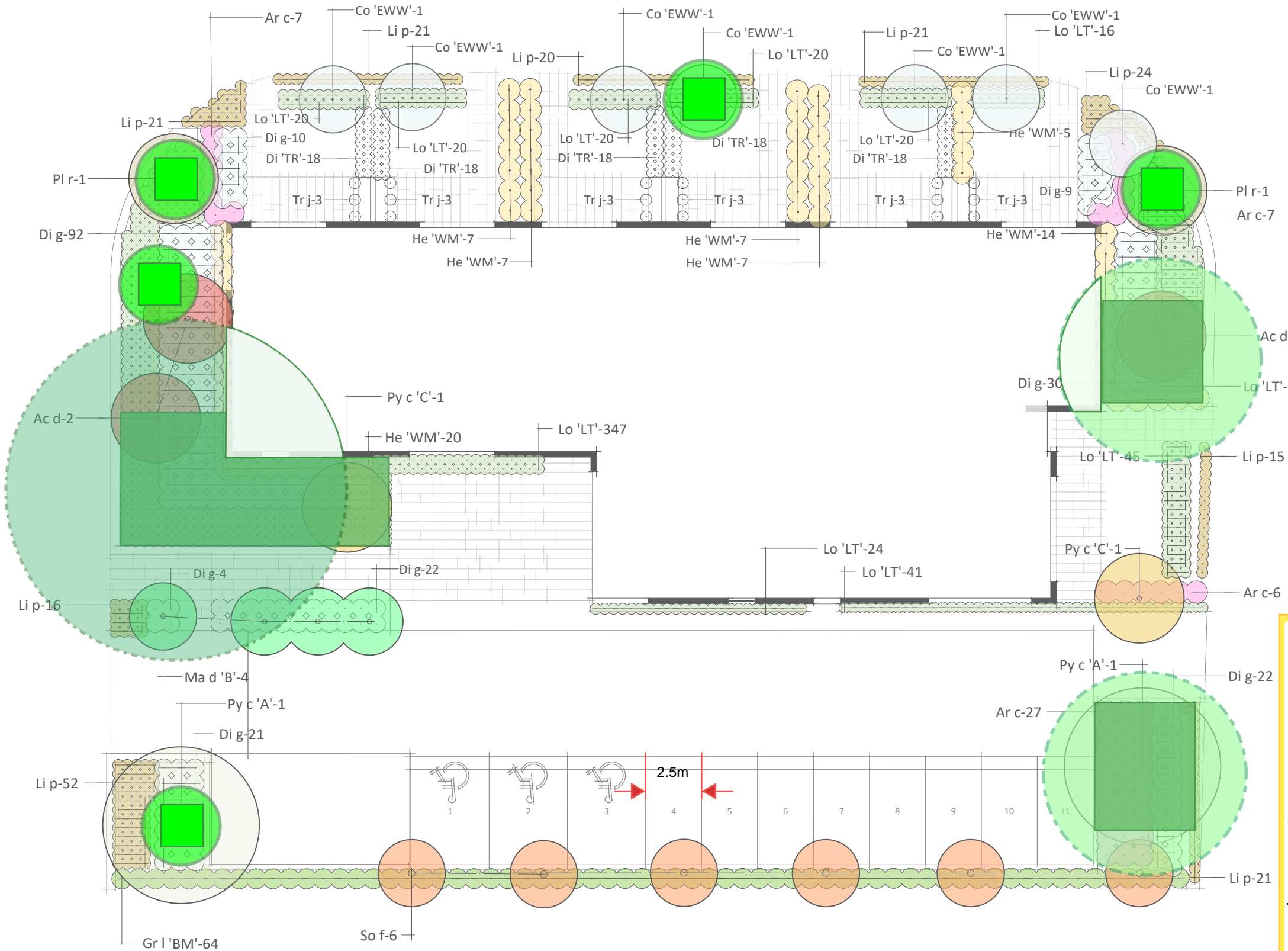
Anita Hansbury


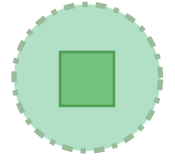
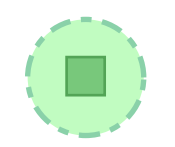

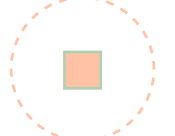
ATTACHMENT A

Examples of landscaping/tree canopy provision on existing development

RICCARTON ROAD

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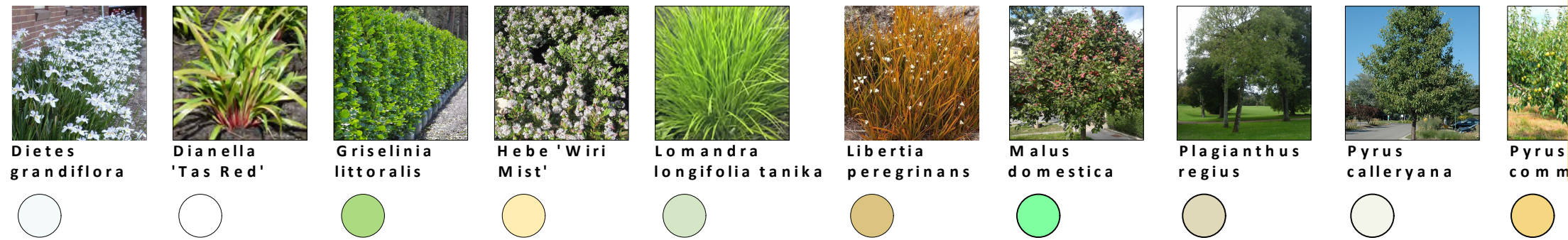


-  Very large size tree:
Tree canopy cover 250m².
Land area (m²)/soil volume (m³): 95.4.
Minimum planting area dimension: 3m
-  Large size tree:
Tree canopy cover 186m².
Land area (m²)/soil volume (m³): 70.8
Minimum planting area dimension: 2.5m
-  Medium size tree:
Tree canopy cover 67m².
Land area (m²)/soil volume (m³): 25.5
Minimum planting area dimension: 2m
-  Small size tree:
Tree canopy cover 10m².
Land area (m²)/soil volume (m³): 3.8
Minimum planting area dimension 1.5m
-  KO proposed tree size and locations that does not meet the soil area requirement.

KO consent site with trees and locations meeting the 20% canopy rule and soil area rules (Not based on the trees proposed by KO).

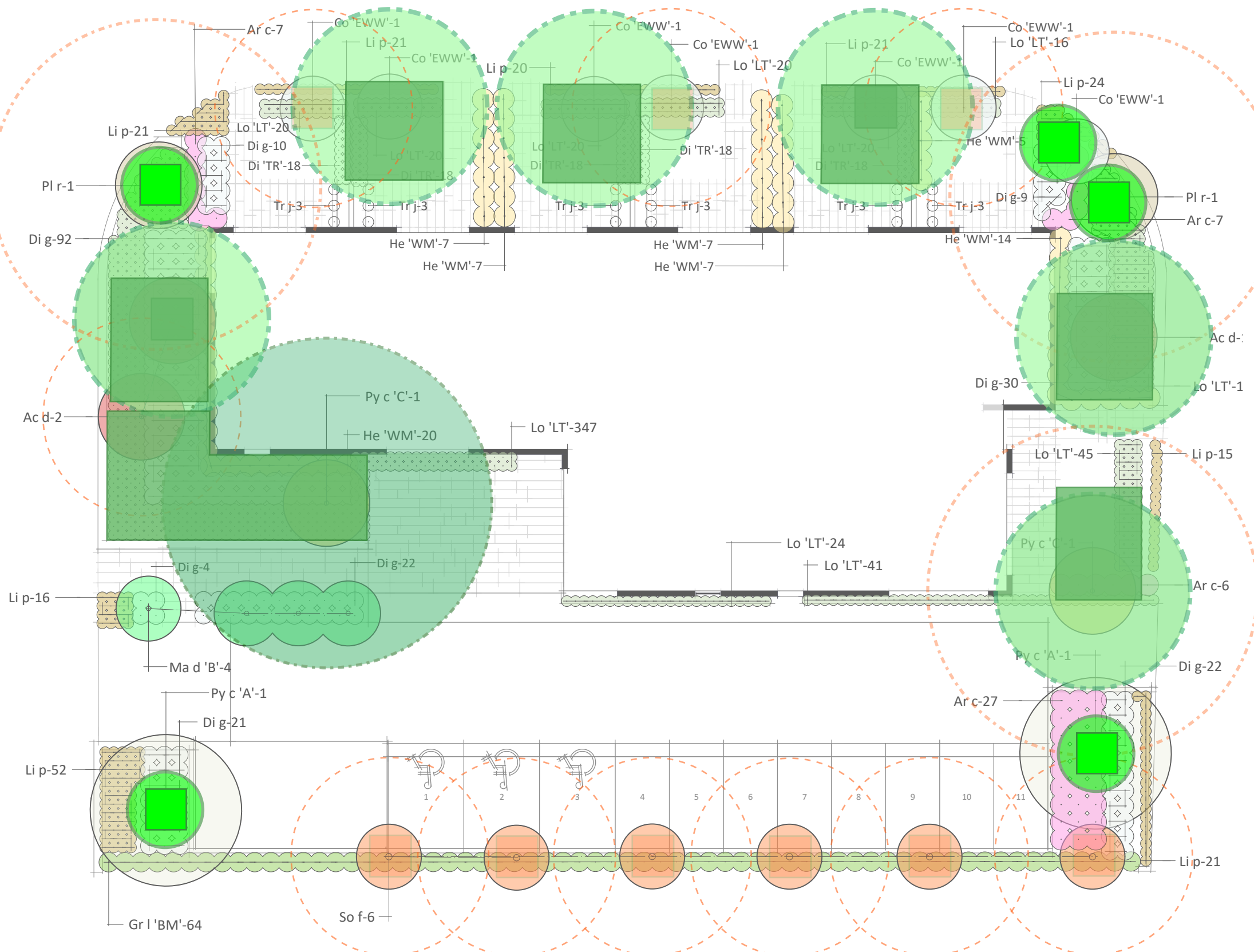
Site area: 1,751m² - 20% Tree canopy required: 350.2m²


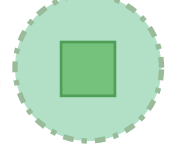
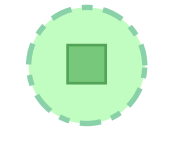
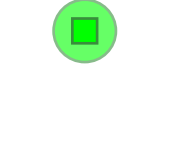

Tree sizes and canopy as shown.
 1x Large trees = 186m² - building overlap (21.5m²) = 164.5m²
 2x Medium trees = 2 x 67m² = 134m² - building overlap (8.5m²) = 125.5m²
 4x Small trees = 5 x 10m² = 50m²
 Total tree canopy cover = 360m²



Dietes grandiflora **Dianella 'Tas Red'** **Griselinia littoralis** **Hebe 'Wiri Mist'** **Lomandra longifolia tanika** **Libertia peregrinans** **Malus domestica** **Plagianthus regius** **Pyrus calleryana** **Pyrus comm**

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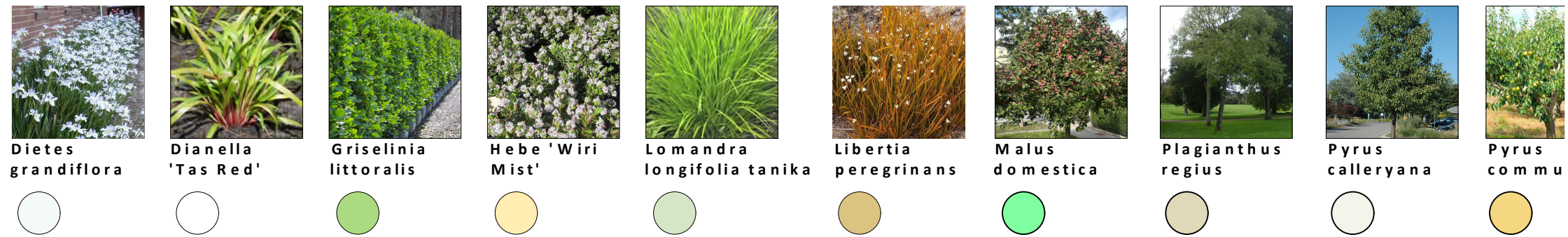


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 Tree canopy cover 250m².
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 Tree canopy cover 67m².
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Small size tree:
 Tree canopy cover 10m².
 Land area (m²)/soil volume (m³): 3.8
 Minimum planting area dimension 1.5m
- 
KO proposed tree size and locations that does not meet the soil area requirement.

KO proposal with only feasible tree locations (based on soil area), some proposed species are replaced with smaller size tree to fit the soil area available, no proposed trees were replaced with larger sizes. Trees in dotted red circles were not counted due to insufficient soil area.


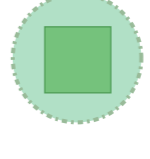
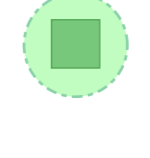
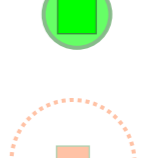

Site area: 1,751m² - 20% Tree canopy required: 350.2m²

Tree sizes and canopy calculations.
 1x Large trees (186m²) - 20% soil area covered by footpath as permitted
 6x Medium trees (67m²)
 5x Small trees (10m²)
 Total tree canopy achieved (excluding canopy over building footprint or canopy overlap)= 540.3m²



Dietes grandiflora
 Dianella 'Tas Red'
 Griselinia littoralis
 Hebe 'Wiri Mist'
 Lomandra longifolia tanika
 Libertia peregrinans
 Malus domestica
 Plagianthus regius
 Pyrus calleryana
 Pyrus commu

Edited version on consented document

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 Very large size tree:
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 Small size tree:
 Tree canopy cover 10m².
 Land area (m²)/soil volume (m³): 3.8
 Minimum planting area dimension 1.5m
- 
 KO proposed tree size and locations that does not meet the soil area requirement.



KO consent site with trees and locations meeting the 20% canopy rule and soil area rules. Note: Tree species not specified by KO.

Site area: 799m² · 20% Tree canopy required: 159.8m²

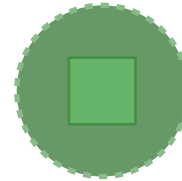
Tree sizes and canopy as shown.
 1x Medium trees (67m²)
 9x Small trees (10m²)
 Total tree canopy achieved (excluding canopy over building footprint or overlap - 0.46m²)= 156.54m²

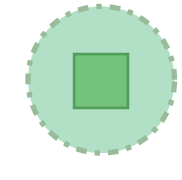
Note: Landscape areas could be combined to achieve the minimum 1.5m tree planting area width requirement for additional small trees, to add to the total canopy cover.

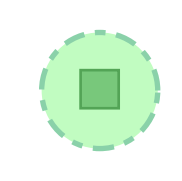
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 19/05/2022 Chapman,

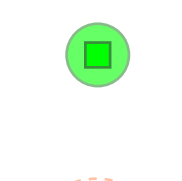
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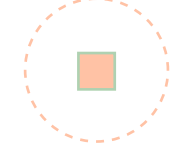
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Very large size tree:
 Tree canopy cover 250m².
 Land area (m²)/soil volume (m³): 95.4.
 Minimum planting area dimension: 3m
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Large size tree:
 Tree canopy cover 186m².
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Medium size tree:
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 Land area (m²)/soil volume (m³): 25.5
 Minimum planting area dimension: 2m
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Small size tree:
 Tree canopy cover 10m².
 Land area (m²)/soil volume (m³): 3.8
 Minimum planting area dimension 1.5m
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KO proposed tree size and locations
 that does not meet the soil area
 requirement.

KO proposal with only feasible trees and locations (based on the required soil area) exceeding the 20% canopy rule, some proposed species are replaced with smaller size tree (to fit the soil area available)
 - no proposed trees were replaced with larger trees. Trees in dotted red circles were not counted due to insufficient soil area.

Site area: 2,139m² · 20% Tree canopy required: 427.8m²

Canopy cover for feasible trees (according to soil area availability).

1x Large trees (186m²)

4x Medium trees (67m²)

19x Small trees (10m²)

Total tree canopy achieved (excluding canopy over building footprint or canopy overlap)= 577.3m²



Specimen Tree Schedule - 4-10 Amyes Road

ID	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Ci.I.M.	1	Citrus limonia 'Meyer'	Meyer Lemon	1500/pb28	To Be Staked
Fe.s.U	5	Feijoa sellowiana 'Unique'	Fruit Salad Tree	1500/PB28	To Be Staked
Ho.a	2	Hoheria angustifolia	Narrow leafed lacebark / Houhere	2000/PB28	To Be Staked
Ma.d.MS.	4	Malus domestica 'Monty's Surprise'	Apple	1800/PB28	To Be Staked
Pi.Te.	5	Pittosporum tenuifolium	Kohuhu	1300/6L	To Be Staked
Pl.r.	4	Plagianthus regius	Ribbonwood / Manatu	2000	To Be Staked
So.m.	5	Sophora microphylla	Kowhai	2000/PB60	To Be Staked

PACKAGE
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ADDRESS
 4-10 Amyes Road, Hornby, Christchurch






SPECIMEN TREE MASTERPLAN & PLANTING PALETTE

RESOURCE CONSENT

NOTES

- Confirm set out of all dimensions on site prior to commencing work.
- Do not scale off drawings.
- All plans to be read in conjunction with Hierarchy Group Architecture Plan Set and Kirk Roberts Engineer Plan Set.
- Hierarchy Group Architecture Plan Set to take precedence for all dimensions.

LEGEND

-  Existing specimen tree to be removed
-  Existing specimen tree to remain
-  Proposed specimen tree

INDICATIVE PLANT PALETTE

- Liberia spp.
- Muehlenbeckia spp.
- Phormium spp.
- Astelia spp.
- Carex spp.
- Dianella spp.
- Chinochloa flavicans
- Callistemon spp.
- Mondo grass
- Alternanthera 'Little Ruby'
- Arthropodium spp.
- Lobelia angulata
- Lomandra spp.
- Hebe spp.
- Corokia spp.
- Griselinia littoralis

- Planting around car parks to be low, dense and robust for visibility and to prevent vehicle access.

- Planting in visibility splay to be max. 1.0m high for vehicle visibility.

REV	DATE	BY	ISSUE
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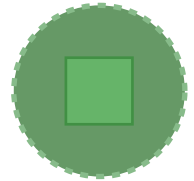


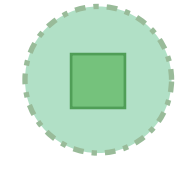
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 PO Box 2833, Christchurch 8140, New Zealand
 T. 03 366 8181
 E. admin@kamomارش.co.nz
 www.kamomارش.co.nz

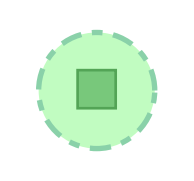
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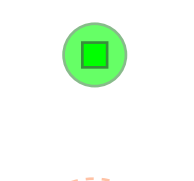
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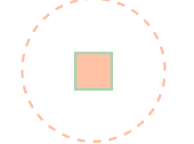
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Small size tree:
 Tree canopy cover 10m².
 Land area (m²)/soil volume (m³): 3.8
 Minimum planting area dimension 1.5m
- 

KO proposed tree size and locations that does not meet the soil area requirement.

KO consent site with only sufficient trees and location to meet the minimum 20% canopy cover rule.

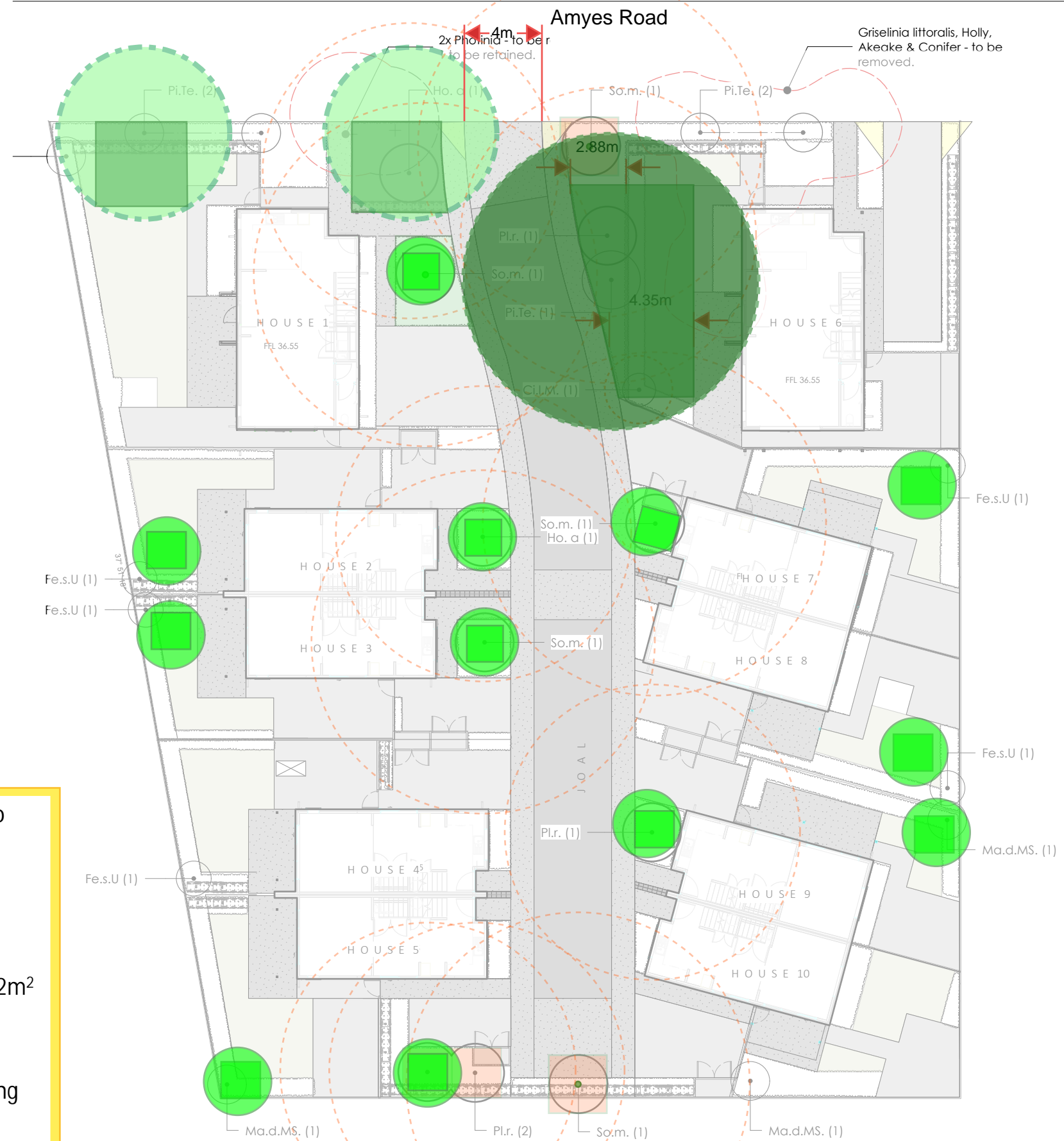
Site area: 2,139m² · 20% Tree canopy required: 427.8m²

1x Large trees (186m²) - excluding building overlap - 178.2m²

2x Medium trees (67m²)

12x Small trees (10m²)

Total tree canopy achieved (excluding canopy over building footprint or canopy overlap)= 432.2m²



PACKAGE
ALBATROSS

ADDRESS
4-10 Amyes Road, Hornby, Christchurch






SPECIMEN TREE MASTERPLAN & PLANTING PALETTE

RESOURCE CONSENT

NOTES

1. Confirm set out of all dimensions on site prior to commencing work.
2. Do not scale off drawings.
3. All plans to be read in conjunction with Hierarchy Group Architecture Plan Set and Kirk Roberts Engineer Plan Set.
4. Hierarchy Group Architecture Plan Set to take precedence for all dimensions.

LEGEND

-  Existing specimen tree to be removed
-  Existing specimen tree to remain
-  Proposed specimen tree

INDICATIVE PLANT PALETTE

- Libertia spp.
- Muehlenbeckia spp.
- Phormium spp.
- Astelia spp.
- Carex spp.
- Dianella spp.
- Chinochloa flavicans
- Callistemon spp.
- Mondo grass
- Alternanthera 'Little Ruby'
- Arthropodium spp.
- Lobelia angulata
- Lomandra spp.
- Hebe spp.
- Corokia spp.
- Griselinia littoralis

- Planting around car parks to be low, dense and robust for visibility and to prevent vehicle access.

- Planting in visibility splay to be max. 1.0m high for vehicle visibility.

REV	DATE	BY	ISSUE
A	31/03/22	SG	RESOURCE CONSENT



Level 4, Te Ururi Building, 48 Hereford St
 PO Box 2833, Christchurch 8140, New Zealand
 T. 03 366 8181
 E. admin@kamomارش.co.nz
 www.kamomارش.co.nz

Design EH/SG **Date** 31/03/2022
Drawn SG **Scale** 1:250@A3
Check EH/SG

REF. NO. 5199 **PAGE** P-201
REVISION A

ID	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Cl.I.M.	1	Citrus limonia 'Meyer'	Meyer Lemon	1500/pb28	To Be Staked
Fe.s.U	5	Feijoa sellowiana 'Unique'	Fruit Salad Tree	1500/PB28	To Be Staked
Ho.a	2	Hoheria angustifolia	Narrow leafed lacebark / Houhere	2000/PB28	To Be Staked
Ma.d.MS.	4	Malus domestica 'Monty's Surprise'	Apple	1800/PB28	To Be Staked
Pi.Te.	5	Pittosporum tenuifolium	Kohuhu	1300/6L	To Be Staked
Pl.r.	4	Plagianthus regius	Ribbonwood / Manatu	2000	To Be Staked
So.m.	5	Sophora microphylla	Kowhai	2000/PB60	To Be Staked