

# **CHRISTCHURCH DISTRICT PLAN**

## **PLAN CHANGE 14**

### **HOUSING AND BUSINESS CHOICE**

#### **PLANNING OFFICER'S REPORT OF ANITA WIESLAWA HANSBURY UNDER SECTION 42A OF THE RESOURCE MANAGEMENT ACT 1991**

**Part A - Tree Canopy Cover and Financial Contributions;**

**Part B - Qualifying matters related to Sites of Ecological Significance, Outstanding Natural Landscape and Features, Sites of Ngāi Tahu Cultural Significance, Water Body Setbacks;**

**Part C - Qualifying matters related to Open Space Zones and Specific Purpose (Cemetery) and (Ōtākaro Avon River Corridor) Zones.**

**11 AUGUST 2023**

## TABLE OF CONTENTS

<b>1</b>	<b>EXECUTIVE SUMMARY .....</b>	<b>6</b>
<b>2</b>	<b>INTRODUCTION.....</b>	<b>9</b>
	2.1 REPORTING OFFICER.....	9
	2.2 THE PURPOSE AND SCOPE OF THIS REPORT .....	10
	2.3 KEY ISSUES IN CONTENTION.....	14
<b>3</b>	<b>PROCEDURAL MATTERS .....</b>	<b>15</b>
	3.1 PRE-HEARING CONFERENCING AND SUBMISSIONS IN OTHER REPORTS .....	15
<b>4</b>	<b>BACKGROUND AND STATUTORY CONSIDERATIONS.....</b>	<b>15</b>
	4.1 THE RESOURCE MANAGEMENT ACT 1991 .....	15
	4.2 TRADE COMPETITION .....	20
	4.3 CHRISTCHURCH DISTRICT PLAN .....	21
<b>5</b>	<b>PLAN CHANGE 14 – OVERVIEW OF MATTERS CONSIDERED IN THIS REPORT .....</b>	<b>27</b>
	5.1 OVERVIEW .....	27
	5.2 PART A - TREE CANOPY COVER AND FINANCIAL CONTRIBUTIONS OVERVIEW AND BACKGROUND.....	28
	5.3 PART B - QUALIFYING MATTERS - SITES OF ECOLOGICAL SIGNIFICANCE, OUTSTANDING NATURAL LANDSCAPE AND FEATURES, SITES OF NGĀI TAHU CULTURAL SIGNIFICANCE, WATER BODY SETBACKS – OVERVIEW AND BACKGROUND; ..	33
	5.4 PART C - QUALIFYING MATTERS - OPEN SPACE ZONES, SPECIFIC PURPOSE (CEMETERY) AND (ŌTĀKARO AVON RIVER CORRIDOR) ZONES - OVERVIEW AND BACKGROUND .....	40
<b>6</b>	<b>CONSIDERATION OF SUBMISSIONS AND FURTHER SUBMISSIONS .....</b>	<b>49</b>
	6.1 OVERVIEW .....	49
	6.2 PART A – SUBMISSIONS ON TREE CANOPY COVER / FINANCIAL CONTRIBUTIONS .....	51
	6.3 PART A - ISSUE 1 – SUPPORT/RETAIN THE PROPOSED TREE CANOPY COVER/FC PROVISIONS IN 6.10A AS NOTIFIED .....	62
	6.4 PART A - ISSUE 2 - OPPOSE / DELETE TREE CANOPY COVER/FC PROVISIONS IN 6.10A.....	63
	6.5 PART A – ISSUE 3 - RETAIN OBJECTIVE 3.3.10(A)(ii)(E) AS NOTIFIED; OR DELETE OBJECTIVE 3.3.10(A)(ii)(E).....	67
	6.6 PART A – ISSUE 4 - AMEND THE TREE CANOPY COVER/FC PROVISIONS IN 6.10A TO STRENGTHEN PROVISIONS OR REDUCE TREE CANOPY COVER REQUIREMENTS .....	68
	6.7 PART A - ISSUE 5 - SUPPORT FOR, OR ALTERNATIVELY OPPOSITION TO, THE TREE CANOPY COVER AND FC PROVISIONS APPLYING TO SUBDIVISION IN CHAPTER 8 .....	75
	6.8 PART A - ISSUE 6 - SUPPORT FOR, OR ALTERNATIVELY OPPOSITION TO, THE TREE CANOPY COVER AND FC PROVISIONS IN CHAPTER 14 (RESIDENTIAL).....	78
	6.9 PART A – ISSUE 7 - THAT THE TREES FUNDED BY FCs ARE PLANTED CLOSE TO THE DEVELOPMENT SITE .....	87
	6.10 PART A – ISSUE 8 - AMEND TREE CANOPY POLICIES AND RULES TO ENSURE ADVERSE EFFECTS ON STRATEGIC INFRASTRUCTURE ARE AVOIDED.....	88
	6.11 PART A – ISSUE 9 - EXPLORE METHODS SUCH AS RATES REMISSION TO ENCOURAGE TREE PLANTING IN AREAS WITH LOW TREE CANOPY COVER .....	90
	6.12 PART A – ISSUE 10 - ALLOW OFFSETTING THE TREE CANOPY REQUIREMENTS .....	91
	6.13 PART A – ISSUE 11 - FC STANDARDS, CALCULATOR AND CONSENT NOTICE REQUIREMENT .....	92
	6.14 PART A – ISSUE 12 - CLARIFY HOW THE APPLICABLE FINANCIAL CONTRIBUTION CHARGES WERE ATTRIBUTED AND HOW THE COUNCIL WILL ENFORCE AND MONITOR THE RULES.....	94

6.15 PART A – ISSUE 13 - APPLY, AND CONVERSELY DO NOT APPLY, THE TREE CANOPY/FC PROVISIONS TO COMMERCIAL AND INDUSTRIAL SITES .....	96
6.16 PART A – ISSUE 14 - RETAIN / DELETE THE ASSOCIATED NEW DEFINITIONS OF ‘DEVELOPMENT SITE’, ‘HEAT ISLAND’, ‘HEDGE’, ‘MATURITY’, ‘TREE’, ‘TREE CANOPY COVER’ .....	96
6.17 PART A - RESERVED RECOMMENDATIONS.....	97
6.18 PART B – SUBMISSIONS ON SES, ONL/ONF, SCS AND WATER BODY SETBACKS QUALIFYING MATTERS .....	99
6.19 PART B – ISSUE 1 - WATER BODY SETBACK QM – OPPOSITION, OR SITE SPECIFIC AMENDMENTS SOUGHT, OR SUPPORT	101
6.20 PART B – ISSUE 2 – SES, ONL/ONF, SCS QMs – SUPPORT, OPPOSITION, OR SITE-SPECIFIC AMENDMENTS SOUGHT .	106
6.21 PART C – SUBMISSIONS ON OPEN SPACE, SPECIFIC PURPOSE (CEMETERY) AND (ŌTĀKARO AVON RIVER CORRIDOR) ZONES QUALIFYING MATTERS .....	108
6.22 PART C – ISSUE 1 – OPPOSE/ AMEND OPEN SPACE ZONES QM .....	109
6.23 PART C – ISSUE 2 – OPPOSE SPOARC QM/ AMEND SPOARC ZONE PROVISIONS APPLICABLE TO THE 5 HARVEY TERRACE AND 254-256 FITZGERALD AVENUE SITE.....	111
6.24 PART C – ISSUE 3 – SUPPORT FOR OPEN SPACE ZONES QM, SPOARC QM AND SPECIFIC PURPOSE (CEMETERY) ZONE QM, INCLUDING THE RELATED PROVISIONS.....	114
<b>7 CONCLUSIONS AND RECOMMENDATIONS .....</b>	<b>115</b>
<b>APPENDIX 1 – RELEVANT PROVISIONS OF THE CHRISTCHURCH DISTRICT PLAN .....</b>	
<b>APPENDIX 2 – PC14 PROVISIONS -PART A- TREE CANOPY COVER / FINANCIAL CONTRIBUTIONS.....</b>	
<b>APPENDIX 2 – PC14 PROVISIONS - PART C–SPOARC ZONE .....</b>	
<b>APPENDIX 3 - TABLE OF SUBMISSIONS WITH RECOMMENDATIONS .....</b>	

## LIST OF ABBREVIATIONS

<b>CCRP</b>	Christchurch Central Recovery Plan
<b>CDP</b>	See 'the Plan'
<b>CER Act</b>	Canterbury Earthquake Recovery Act 2011
<b>CERA</b>	Canterbury Earthquake Recovery Authority
<b>CRPS</b>	Canterbury Regional Policy Statement
<b>SCS</b>	Sites of Ngāi Tahu Cultural Significance
<b>District Plan</b>	See 'the Plan'
<b>Housing Supply Amendment Act</b>	Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021
<b>FDS</b>	Future Development Strategy ('Our Space 2018-2048')
<b>FC/FCs</b>	Financial contribution/s
<b>GCRA / GCR Act</b>	Greater Christchurch Regeneration Act 2016
<b>HRZ</b>	High Density Residential Zone
<b>IDS</b>	Infrastructure Design Standards
<b>IHP</b>	Independent Hearings Panel
<b>IMP</b>	Mahaanui Iwi Management Plan
<b>IPI</b>	intensification planning instrument
<b>ISPP</b>	Intensification Streamlined Planning Process
<b>LURP</b>	Land Use Recovery Plan
<b>MDRS</b>	Medium Density Residential Standards (RMA, Part 16, Schedule 3A)
<b>MRZ</b>	Medium Density Residential Zone
<b>NPS</b>	National Planning Standards 2019
<b>NPS IB</b>	National Policy Statement on Indigenous Biodiversity
<b>NPSFM</b>	National Policy Statement for Freshwater Management
<b>NPS UD</b>	National Policy Statement on Urban Development 2020
<b>RDA</b>	Restricted discretionary activity
<b>RDPs</b>	Residential design principles
<b>Regeneration Plan</b>	Ōtākaro Avon River Corridor Regeneration Plan
<b>RMA / the Act</b>	Resource Management Act 1991
<b>RMA-EHS</b>	RMA-Enabling Housing Supply and Other Matters Amendment Act 2021
<b>s32 / s32AA</b>	Section 32 / Section 32AA of the RMA (evaluations)
<b>SES</b>	Sites of Ecological Significance
<b>OHRN</b>	Ōpāwaho Heathcote River Network
<b>ONF and ONL</b>	Outstanding Natural Features and Outstanding Natural Landscapes
<b>OWM</b>	Open Space Water and Margins
<b>QM</b>	Qualifying Matter
<b>SCS</b>	Sites of Cultural Significance
<b>SPF</b>	Specific Purpose (Flat Land Recovery) Zone

<b>SPOARC/ Ōtākaro Avon River Corridor</b>	Specific Purpose (Ōtākaro Avon River Corridor) Zone
<b>the Council/ CCC</b>	Christchurch City Council
<b>the Plan / CDP / the District Plan</b>	Christchurch District Plan
<b>PC11</b>	Proposed Private Plan Change 11
<b>PC14 / the plan change</b>	Proposed Plan Change 14
<b>UFP</b>	Ōtautahi Christchurch Urban Forest Plan 2023

## 1 EXECUTIVE SUMMARY

1.1.1 I have been asked by the Council to prepare this report pursuant to section 42A of the Resource Management Act 1991 (**the Act/RMA**). This report considers the issues raised by submissions to Council initiated Plan Change 14 – Housing and Business Choice (**the plan change / PC14**) to the Christchurch District Plan (the Plan) and makes recommendations in response to the issues that have emerged from these submissions, as they apply to:

- a. (Part A) The tree canopy cover and financial contributions (**FC**) provisions contained in proposed Chapter 6.10A and the related definitions, objectives/policies and standards in Chapter 2 Definitions and Abbreviations, Chapter 3 Strategic Directions, Chapter 14 Residential, and Chapter 8 Subdivision;
- b. (Part B) The following qualifying matters (**QM**):
  - i. Water body setbacks (Chapter 6.6);
  - ii. Sites of Ecological Significance (**SES**) (Chapter 9.1);
  - iii. Outstanding Natural Features (**ONF**) and Outstanding Natural Landscapes (**ONL**) (Chapter 9.2);
  - iv. Sites of Cultural Significance to Ngai Tahu (**SCS**), including Wāhi Tapu/Wāhi Taonga, Ngā Tūranga Tūpuna, Ngā Wai and Belfast Silent File (Chapter 9.5);
- c. (Part C) The following QMs:
  - i. Specific Purpose (Cemetery) Zone (Chapter 13.2);
  - ii. Specific Purpose (Ōtākaro Avon River Corridor) Zone (**SPOARC**) (Chapter 13.14);
  - iii. Open Space Zones (Chapter 18).

1.1.2 The QMs addressed in this report (in Parts B and C and listed above) are all existing QMs. They all relate in some way to the values associated with the natural and cultural environment, with the Part C QMs all broadly being 'open space' QMs.

1.1.3 This report forms part of the Council's ongoing reporting obligations to consider the appropriateness of the proposed provisions; the benefits and costs of any policies, rules or other methods; and the issues raised in submissions on PC14.

1.1.4 A significantly greater number of submissions were received on the tree canopy cover and FC provisions than on the QMs covered in Parts B and C.

- 1.1.5 The Council received 983 submissions in total, containing 8038 submissions points/decisions requested. 982 submission points were received in relation to Part A - Chapter 6.10A Tree canopy cover and financial contributions, and related provisions in other chapters. Of these, 755 submitters support the provisions, 158 request amendments to the provisions/ support the provisions with amendments, 69 oppose the provisions.
- 1.1.6 45 submission points were received in relation to Part B – natural environment related (SES, ONL/ONF, SCS and water body setbacks) qualifying matters, as listed above in 1.1.1. Of these, 19 submitters support the provisions, 12 request amendments to the provisions, 14 oppose the provisions in whole or in part.
- 1.1.7 23 submission points were received in relation to Part C – Open Space, Specific Purpose (Cemetery) and (Ōtākaro Avon River Corridor) zones qualifying matters. Of these, 16 submitters support the provisions, 4 request amendments to the provisions/ support the provisions with amendments, 3 oppose the provisions.
- 1.1.8 The main requests/ issues raised by the submitters relevant to tree canopy cover and FC (**Part A**) are:
- a. Whether the tree canopy/FC provisions, including definitions, are necessary and should be retained or whether they are unjustified, unreasonable or ultra vires and should be deleted;
  - b. Whether the tree canopy/FC requirements need to be relaxed or strengthened;
  - c. Whether the tree canopy cover/FC provisions inserted into Chapter 14 (Residential) built form standards for landscaping should be replaced with an advice note;
  - d. Whether retirement villages should be excluded from tree canopy/FC provisions so that existing landscaping provisions are relied on instead;
  - e. Whether clarification needs to be provided on details of FC charges and how they will be spent, and how the provisions will be enforced and/or monitored;
  - f. Whether the FC fees and consent notice requirements should be amended or deleted;
  - g. Whether the relevant policies and rules should be amended to ensure adverse effects on strategic infrastructure, such as electricity transmission lines, are avoided;
  - h. Whether the Council should consider non-regulatory methods to improve the city’s tree canopy cover;
  - i. Whether the tree canopy/FC requirements should apply to commercial and industrial zones.

- 1.1.9 The main issues raised by the submitters relevant to the **Part B** QMs (SES, ONF and ONL, SCS, and water body setbacks) are:
- a. Support or opposition to all or specific QMs, and requests for additional QMs;
  - b. Removal of the water body setback QM overlay from the planning maps and/or removal of the water body setback QM from specific sites.
- 1.1.10 The main issues raised by the submitters relevant to the **Part C** QMs (Open Space Zones, the Specific Purpose (Cemetery) Zone and the Specific Purpose (Ōtākaro Avon River Corridor) Zone (**SPOARC**)) are:
- a. That applying a qualifying matter to Open Space zones, Cemetery zone or SPOARC zone is unnecessary;
  - b. What alternative zoning should apply to privately owned sites in SPOARC that are within the walkable catchment of the City Centre;
  - c. That the provisions applicable to the 5 Harvey Terrace and 254-256 Fitzgerald Avenue site, largely adopted from private Plan Change 11 (**PC11**), be approved with amendments;
  - d. Support the amended Recession planes, including those in Appendix 18.11.3.
- 1.1.11 This report addresses each of the key issues, as well as any other relevant issues raised in the submissions relating to tree canopy cover/ FCs and the QMs listed above.
- 1.1.12 Having considered the notified PC14 material, the submissions and further submissions received, the findings of the Council's expert advisors and the additional information provided by the Council since notification, I have evaluated the relevant PC14 provisions and provided recommendations and conclusions in this report. The PC14 provisions / planning maps with my recommended amendments are included in **Appendix 2**. These recommendations take into account all of the relevant matters raised in submissions and relevant statutory and non-statutory documents.
- 1.1.13 In accordance with the further evaluation undertaken under section 32AA of the RMA that has been included throughout this report, I consider that the provisions with recommended amendments / as notified are the most appropriate way to achieve the objectives of PC14 and the purpose of the RMA.



## 2 INTRODUCTION

### 2.1 REPORTING OFFICER

2.1.1 My full name is Anita Wieslawa Hansbury. I am employed as a senior policy planner in the City Planning Team, Infrastructure, Planning & Regulatory Services Group of the Christchurch City Council (**the Council**).

2.1.2 I hold a Bachelor of Arts (Hons) degree in English Philology from Maria Skłodowska-Curie University, Poland. I also hold a Postgraduate Certificate in Resource Studies from Lincoln University, having completed papers on Advanced Resource Management and Planning Law; Advanced Urban, Regional and Resource Planning; and Transport and the Environment.

2.1.3 I have 16 years' experience in planning and resource management in New Zealand, having worked as an assistant policy planner, policy planner and senior planner for the Christchurch City Council since 2008. I have worked on a variety of projects, including Council and private plan changes, Christchurch District Plan review, and Section 71 proposals under the Greater Christchurch Regeneration Act 2016 (**GCRA**).

2.1.4 I was the principal author of the Tree Canopy Cover and Financial Contributions section of PC14 and the related section 32 evaluation. I was a contributing author of the PC14 QM section related to the Open Space zones, Specific Purpose (Cemetery) Zone and Specific Purpose (Ōtākaro Avon River Corridor) Zone, and the related section 32 evaluation. The natural and cultural environment QMs and the related section 32 evaluations were prepared by other authors.

2.1.5 I provided input to aspects of Council's submission on PC14, which was principally matters of clarification or more significant changes to highlight technical errors and omissions (including mapping) in the plan change that did not clearly match the outcomes evaluated and promoted by the section 32 report. In this report I do not address the submission made by the Council – the Council submission will be addressed later in the hearing process.

2.1.6 In preparing this s42A report, I have read and considered those s32 reports. Except where I say otherwise in this report, I agree with the content and analysis set out in them. I rely on and refer back to those reports, but in order to minimise duplication I do not repeat their content.

2.1.7 My role in preparing this report is that of an expert planner.

2.1.8 Although this is a Council-level process, I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023 and I agree to comply with it. I confirm I have considered all the material facts I am aware of that might alter or detract from the opinions that I express. I confirm this evidence is within my area of expertise, except where I state I am relying on the evidence of another person.

2.1.9 I confirm that, while I am employed by the Council, the Council has agreed to me providing this Section 42A report in accordance with the Code of Conduct.

## 2.2 THE PURPOSE AND SCOPE OF THIS REPORT

2.2.1 In response to the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (**Housing Supply Amendment Act**), tier 1 territorial authorities were required to notify changes or variations to their district plans to incorporate the Medium Density Residential Standards (**MDRS**) and give effect to Policy 3 of the National Policy Statement – Urban Development 2020 (**NPS UD**). PC14 is an Intensification Planning Instrument (**IPI**) under section 80E of the Resource Management Act 1991 (**RMA**).

2.2.2 As a tier 1 territorial authority the Council has established an Independent Hearings Panel (**IHP**) to hear submissions and make recommendations on PC14 using the Intensification Streamlined Planning Process (**ISPP**).

2.2.3 I have prepared this report in accordance with the ISPP and Section 42A of the RMA for the purpose of:

- a. Assisting the IHP in considering and making their recommendations on the issues raised by submissions and further submissions on PC14 by presenting the key themes and associated issues in relation to the tree canopy cover and financial contributions (primarily in Chapter 6.10A<sup>1</sup>) provisions of PC14, QMs (listed in Chapter 6.1A<sup>2</sup>) related to ONL / ONFs, SESs, SCSs, water body setbacks, as well as Open Space zones, Specific Purpose (Cemetery) zone and SPOARC zone, that require consideration by the IHP.

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<sup>1</sup> Chapter 6.10A - <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2023/PC14/Provisions/Plan-Change-14-HBC-NOTIFICATION-Chapter-6.10A-Tree-Canopy-Cover-Financial-Contributions2.pdf>

<sup>2</sup> Chapter 6.1A - <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2023/PC14/Provisions/Plan-Change-14-HBC-NOTIFICATION-Sub-chapter-6.1A-Qualifying-Matters.pdf>

- b. Identifying submissions related to the provisions of PC14 listed above, providing submitters with information on how their submissions have been evaluated, and making recommendations on the relevant provisions of PC14 and the submissions and further submissions received on them. Where I recommend substantive changes to the plan change provisions, I provide an assessment of those changes in terms of section 32AA of the RMA.

2.2.4 The scope of this s42A report covers:

- a. **Part A:** the proposed tree canopy cover and FC provisions (new Chapter 6.10A and related provisions in Chapters 2, 3, 8, and 14); and
- b. **Parts B and C:** the following existing QMs (Chapters 6.1A and planning maps):
  - i. Sites of Ecological Significance (**SES**), Outstanding Natural Landscapes (**ONL**), Outstanding Natural Features (**ONF**), Sites of Cultural Significance (**SCS**) (Chapter 9.1, 9.2, 9.5) (Part B);
  - ii. Water body setbacks (Chapter 6.6) (Part B); and
  - iii. Specific Purpose (Cemetery) Zone (Chapter 13.2), Specific Purpose (Ōtākaro Avon River Corridor) Zone (**SPOARC**) (Chapter 13.14) (Part C); and
  - iv. Open Space Zones (Chapter 18) (Part C).

2.2.5 This s42A report:

- a. addresses the contextual, procedural and statutory considerations and instruments that are relevant to the tree canopy cover and financial contributions, and QM provisions which have been outlined in the section 42A 'Strategic Overview' report, and addressed in the following Section 32 reports:
  - i. Section 32 Part 1 – Overview and High Level District Issues<sup>3</sup> (relevant to Parts A, B and C of this report)
  - ii. Section 32 Part 7 – Tree Canopy Cover - Financial Contributions (District Plan Chapters 2, 3, 6, 8 and 14)<sup>4</sup> (which relates specifically to Part A of this report)
  - iii. Section 32 Part 2 – Qualifying matters (District Plan Chapters 6, 8, 9, 13, 14, 18) (Part 1)<sup>5</sup> (this is relevant to Parts B and C of this report)

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<sup>3</sup> PC14 Section 32 Part 1 - <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-Introduction-Issues-and-Strategic-Directions.pdf>

<sup>4</sup> 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>

<sup>5</sup> PC14 Section 32 Part 2 – Qualifying matters (Part 1) <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-Qualifying-Matters-Part-1.pdf>

- iv. Section 32 Part 2 – Qualifying Matters (District Plan Chapters 6, 8, 9, 13, 14, 18) (Part 2) (Refer to section 6.2 – SES (p65), section 6.3 – ONL, ONF (p68), section 6.4 – SCS (p71), section 6.10 water body setbacks (p92), section 6.23 - Open Space and Specific Purpose (Ōtākaro Avon River Corridor) and (Cemetery) Zones (p152) <sup>6</sup> (also relevant to Parts B and C of this report, specifically addressing each of the relevant QMs);
- b. discusses the relevant Christchurch District Plan Objectives, Policies and provisions;
- c. provides an overview, analysis and evaluation of submissions and further submissions received on the topics listed above; and
- d. provides conclusions and recommendations.

2.2.6 In this s42A report I consider the issues raised and the relief sought in submissions and further submissions received by the Council in relation to the tree canopy cover / financial contributions and the ‘natural environment’ qualifying matters listed above along with relevant objectives, policies, rules, definitions as they apply to these topics. I then make recommendations on whether to accept or reject each submission point and further submission along with conclusions and recommendations for changes to PC14 provisions or maps relating to the tree canopy and relevant qualifying matters based on the assessment and evaluation contained in the report. Where appropriate, this report groups submission points that address the same provision or subject matter. A summary of my recommendations as to acceptance, acceptance in part or rejection of the submissions is included throughout this report with detail provided in **Appendix 3** – Table of Submissions with Recommendations.

2.2.7 This report is intended to be read in conjunction with the following reports, documents, assessments, expert evidence and other material which I have used or relied upon in support of the opinions expressed in this report:

- a. the Section 42A Assessment Report: Part A – Strategic Overview, including:
  - i. a strategic overview of the future urban form for Christchurch, including the consideration of demand, level of discretion and enablement, capacity, potential adverse effects of intensification, what constitutes a well-functioning urban environment in the Christchurch context, and the Strategic Direction Objectives in Chapter 3 of the District Plan;

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<sup>6</sup> PC14 Section 32 Part 2 – Qualifying Matters (Part 2) <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-Qualifying-Matters-Part-2.pdf>

- ii. all statutory matters and instruments, background information and administrative matters pertaining to PC14 discussed in that report;
  - iii. the overview of the relevant Christchurch District Plan Objectives and Policies as they relate to tree canopy cover / FCs and the qualifying matters listed above as discussed in that report;
  - iv. the overview of PC14 in particular as it relates to the tree canopy cover / FCs and the qualifying matters listed above as discussed in that report.
- b. the advice and recommendations of the following experts, as set out in their statements of evidence:
- i. Justin Morgenroth (University of Canterbury) – Urban trees and their ecosystem services
  - ii. Colin Meurk (University of Canterbury) – Biodiversity values of trees
  - iii. David Little (CCC) – Ōtākaro Avon River Corridor
  - iv. Marie-Claude Hébert (CCC) – Geotechnical (SPOARC - PC11 site)
  - v. Nicholas Head (CCC) – Sites of Ecological Significance
  - vi. Toby Chapman (CCC) – Significant Trees and Financial Contributions
  - vii. Philip Osborne (Property Economics) – Economics: Qualifying Matters / Financial Contributions – Urban Tree Canopy
  - viii. John Scallan (CCC) – Housing Capacity Assessment, Strategic Overview

2.2.8 I have considered the section 32 Reports listed in 2.2.5 above, including all statutory matters and instruments, background information and administrative matters pertaining to PC14, all other associated documentation related to PC14 prepared by the Council insofar as it relates to matters this report is concerned with, and assessed the following reports and documents in preparing this section 42A report:

- a. Expert evidence listed in 2.2.7 above;
- b. Submissions and further submissions related to the topics considered in this report.

2.2.9 The section 42A report prepared by Ms Sarah Oliver provides a summary of her understanding of the principles to be applied in determining whether submission points are within scope of a plan change. I have read, and agree with that summary. To assist the Panel, I make comments on matters of scope as relevant when responding to submissions (section 6 of this report).

2.2.10 Ms Oliver also discusses the recent Environment Court decision, *Waikanae Land Company v Heritage New Zealand Pouhere Taonga* [2023] NZEnvC 056 (**Waikanae**), which addresses the scope

of local authorities' powers in notifying an Intensification Planning Instrument in accordance with section 80E of the RMA, and the potential implications for PC14. I have read, and agree with, that discussion. I note that a number of submitters contend that the tree canopy cover / FC provisions are entirely or partly ultra vires / outside the scope of what can be done through the IPI process. As I explain in my responses to those submissions (section 6 of this report), I consider the tree canopy cover / FC provisions are within the scope of the IPI process. I note in particular that:

- a. Section 77T of the RMA specifically provides for the introduction of FCs via an IPI. The accompanying tree canopy cover provisions provide for an alternative to the payment of the proposed FCs.
- b. The medium density residential standards (MDRS – refer to Schedule 3A of the RMA) include a maximum 50% site coverage standard, and a 20% landscaped area standard (clauses 14 and 18). I do not consider the provisions to be an impermissible additional density standard applicable to a permitted activity 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 in particular the required 20% landscaped area.

2.2.11 The discussion and recommendations included in this report are intended to assist the IHP and submitters on PC14. Any conclusion and recommendations made in this report are my own and are not binding upon the IHP or the Council in any way. The IHP may choose to accept or reject any of the conclusions and recommendations in this report and may come to different conclusions and make different recommendations, based on the information and evidence provided to them by persons during the hearing.

## **2.3 KEY ISSUES IN CONTENTION**

2.3.1 A large number of submissions and further submissions were received on the provisions relating to tree canopy cover/ FC provisions. A smaller number of submissions were received on the QMs considered in this report.

2.3.2 I consider the following to be the key issues in contention in the tree canopy/ FC and relevant QM related submissions:

- a. whether the tree canopy/FC provisions are justified or whether they are unreasonable or ultra vires and should be deleted;
- b. whether the tree canopy/FC provisions need to be relaxed or strengthened;

- c. whether clarification needs to be provided on details of FC charges and how they will be spent, and how the provisions will be enforced and/or monitored;
- d. whether retirement villages should be excluded from tree canopy/FC provisions so that existing landscaping provisions are relied on instead;
- e. whether a restricted discretionary activity status should be added for the construction of residential buildings on private sites within SPOARC Zone where not complying with their respective 'alternative zone' rules.

2.3.3 I address each of these key issues in this report, as well as all other issues raised by submissions in section 6 below.

### **3 PROCEDURAL MATTERS**

#### **3.1 PRE-HEARING CONFERENCING AND SUBMISSIONS IN OTHER REPORTS**

3.1.1 At the time of writing this report there has been a pre-hearing conference on 1 August 2023. There have been/have not been any clause 8AA meetings or expert witness conferencing in relation to submissions on any of tree canopy/FCs or natural environment QM related provisions.

3.1.2 It is noted that many submissions relate to matters that will be addressed in other s42A reports. Where a submission point is included in the summary tables for tree canopy/FCs or natural environment QMs but would be more suitable to assess under other reports, this has been noted in the relevant table. Likewise, if submission points have been addressed in the 'Strategic overview' s42A report, this has been noted.

### **4 BACKGROUND AND STATUTORY CONSIDERATIONS**

#### **4.1 THE RESOURCE MANAGEMENT ACT 1991**

4.1.1 The 'Strategic Overview' section 42A report and the section 32 report(s) identified above provide a detailed overview of the key RMA matters to be considered by PC14. That overview is not repeated in detail here.

4.1.2 In summary, PC14 has been prepared in accordance with the RMA and in particular, the requirements of:

- a. Section 74 Matters to be considered by territorial authority; and
- b. Section 75 Contents of district plans; and
- c. Section 76 District Rules.

4.1.3 As discussed in the 'strategic overview' section 42A report and the section 32 reports for tree canopy cover/FCs and the 'natural environment' QMs, the Housing Supply Amendment Act requires the Council to make changes to its operative district plan for the purposes of:

- a. Incorporating Medium Density Residential Standards into all relevant residential zones (s77G(1));
- b. Implementing the urban intensification requirements of the NPS-UD (s77G(2)) and giving effect to policy 3 in non-residential zones (s77N); and
- c. Including the objectives and policies in clause 6 to Schedule 3A of the RMA (s77G(5)).

4.1.4 The required plan changes and variations must be undertaken using an IPI in accordance with sections 80E to 80H of the RMA. Councils must use the ISPP set out in Part 6 of Schedule 1 of the RMA.

4.1.5 The primary focus of PC14 is to achieve the above requirements of the RMA as amended by the Housing Supply Amendment Act.

4.1.6 The 'Strategic Overview' section 42A report provides an overview of the future urban form for Christchurch, including the consideration of demand, level of discretion and enablement, capacity, what constitutes a well-functioning urban environment in the Christchurch context, and the Strategic Direction Objectives Chapter 3, including responses to submissions and further submissions (except for Strategic Objective 3.3.10(ii)(E) considered in this report).

4.1.7 As set out in the section 32 reports for matters related to tree canopy cover/FCs and the 'natural environment' QMs, there are a number of higher order planning documents and strategic plans that provide direction and guidance for the preparation and content of PC14. The 'Strategic Overview' section 42A report and the relevant section 32 reports include a comprehensive assessment of the PC14 proposal, in relation to these documents and plans and all statutory



considerations in so far as they relate to tree canopy/FC provisions<sup>7</sup> and QMs based on the natural environment values<sup>8 9 10</sup> discussed in this s42A report.

4.1.8 I consider that a number of RMA provisions, and relevant policy and planning documents, support the tree canopy/FC provisions and the QMs addressed in this report. Without repeating all the detail set out in the relevant section 32 reports, I highlight a number of matters below.

### ***RMA Part 2 Provisions***

4.1.9 A number of the RMA Part 2 provisions are of particular relevance to the tree canopy cover / FCs provisions and the natural environment QMs:

- a. The sustainable management purpose of the RMA in section 5 includes seeking that adverse effects of activities on the environment are avoided, remedied or mitigated through, among other things, *“safeguarding the life-supporting capacity of air, water, soil, and ecosystems”* (s5).
- b. The requirement to have regard to provide for matters of national importance outlined in:
  - i. s6(b) *“the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development”*,
  - ii. s6(c) *“the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna”*,
  - iii. s6(d) *“the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers”*, and
  - iv. s6(e) *“the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga”*.
- c. The matters outlined in s7(a)(aa)(c)(d)(f) and (i) address:
  - i. kaitiakitanga and the ethic of stewardship,

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<sup>7</sup> [PC14 Section 32 - Part 7 - Tree canopy cover – Financial contributions](#), sections 2.1, p4 and 3.2, p20.

<sup>8</sup> PC14 Section 32 Part 2 – Qualifying matters (Part 1) <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-Qualifying-Matters-Part-1.pdf>

<sup>9</sup> [PC14 Section 32 Part 2 – Qualifying Matters](#) (Part 2) (District Plan Chapters 6, 8, 9, 13, 14, 18) (Refer to section 6.2 – SES (p65), section 6.3 – ONL, ONF (p68), section 6.4 – SCS (p71), section 6.10 water body setbacks (p92), section 6.23 - Open Space and Specific Purpose (Ōtākaro Avon River Corridor) and (Cemetery) Zones (p152).

<sup>10</sup> Section 32 – Part 2, Appendix 3 – Carry Over Qualifying Matters - <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2023/PC14/Section-32-Appendices-1/PC14-Notification-QM-BA-Carry-Over-Qualifying-Matters-s32-Appendix-3.PDF>

- ii. the effects of intensification on the environment,
- iii. the ecosystem values of trees, open spaces, and water bodies and their margins, and the role they play in mitigating the effects associated with climate change,
- iv. the quality of urban environment, including its biodiversity and amenity, and
- v. the effect changes in that environment may have on the health and wellbeing of residents.

### ***National Policy Statements and the Canterbury Regional Policy Statement***

- 4.1.10 The National Policy Statement on Urban Environment (**NPS UD**), while seeking intensification through Policy 3, also seeks well-functioning urban environments providing for people and communities' social, economic, and cultural wellbeing, and for their health and safety (Objective 1), and urban environments that support reductions in greenhouse gas emissions and are resilient to the current and future effects of climate change (Objective 8). The related policies (Policies 1 and 6) reflect these objectives and direct that planning decisions affecting urban environments must, as a minimum, *"support reductions in greenhouse gas emissions"* and ensure urban environments *"are resilient to the likely current and future effects of climate change"*.
- 4.1.11 Since the notification of PC14 and writing of the related s32 assessments, the National Policy Statement on Indigenous Biodiversity (**NPS IB**) has come into force. The NPS IB is intended to set clear and consistent criteria for identifying and managing indigenous biodiversity across different districts and regions, and generally enforces the need for protection of sites of ecological significance in order to protect, maintain and restore indigenous biodiversity.
- 4.1.12 The Canterbury Regional Policy Statement (**CRPS**)<sup>11</sup> Objectives 5.2.1, 6.2.1, 6.2.3 and the related polices reflect the RMA and NPS UD direction, and seek environmentally sustainable urban form and design that is appropriate to its location, including landmarks and features, the character and quality of the existing natural environment, and historic and cultural markers. CRPS seeks to halt the decline of Canterbury's ecosystems and biodiversity and to improve biodiversity protection and public open spaces.

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<sup>11</sup> [PC14 Section 32 - Part 7 - Tree canopy cover – Financial contributions](#), section 2.1, pp5-9.

### ***Provisions and documents specifically relevant to tree canopy cover / FCs***

- 4.1.13 As part of the package of amendments to the RMA, the Amendment Act introduced additional provisions (s77T) enabling councils to make rules requiring a financial contribution as part of its IPI. This provision has been applied in respect of the tree canopy cover / FCs provisions.
- 4.1.14 Since public notification of PC14 and publishing of the related section 32 evaluation reports on 17 March 2023, the Ōtautahi Christchurch Urban Forest Plan 2023 (UFP)<sup>12</sup>, which was still being finalised during the drafting of the s32 evaluations, has been adopted by the Council (6 June 2023). The UFP seeks to value trees as critical infrastructure and sets out tree canopy cover targets for different land use types. The 20% residential zones target has been confirmed and the PC14 20% tree canopy cover requirement aligns with and seeks to achieve that target.
- 4.1.15 While the short-term targets for road corridors are a little lower than those in PC14 provisions, these targets relate to existing road corridors and not new greenfield or brownfield roads to be vested in Council. The opportunity to align infrastructure and road berms to better accommodate trees is far greater in newly designed roads than in the existing corridors.

### ***Provisions and documents specifically relevant to the QMs addressed in this report***

- 4.1.16 The RMA provides for the intensification required to implement Policy 3 of the NPS UD to be limited in specific areas to limit inappropriate intensification. This is achieved through the identification of QMs under section 77I – 77R. All of the QMs considered in this report are existing QMs (already addressed in the Plan).
- 4.1.17 The RMA requires authorities exercising their RMA functions to protect areas of significant indigenous vegetation, significant habitats of indigenous fauna, outstanding natural features and landscapes from inappropriate subdivision, use, and development as a matter of national importance, and to preserve the natural character of rivers and their margins (section 6). To that end, section 77I allows territorial authorities to apply building heights or density requirements enabling less development, than must otherwise be enabled, where a QM applies.
- 4.1.18 Other national and regional documents also seek to protect such significant areas and values. Objectives 9.2.1 - 9.2.3 and Policies 9.3.1 - 9.3.5 of the CRPS (together with the RMA, New Zealand

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<sup>12</sup> Urban Forest Plan - <https://ccc.govt.nz/assets/Documents/Consultation/2023/02-February/CUS5882-Urban-Forest-Plan-WEBJune2023.pdf>

Coastal Policy Statement and National Policy Statement on Freshwater Management) provide unambiguous direction supporting the protection of significant indigenous biodiversity and values, outstanding natural features and landscapes, and the natural character and freshwater ecosystems of rivers and other water bodies, including their margins.

- 4.1.19 QMs specifically include matters of national importance that decision makers are required to recognise and provide for under Section 6. This includes the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga and the protection of historic heritage from inappropriate subdivision, use, and development.
- 4.1.20 Section s770(f) provides for the protection of public open space areas from intensification as a qualifying matter to the extent necessary to accommodate that matter, while limiting the extent to “...open space provided for public use, but only in relation to land that is open space”. Zone descriptions in Section 8 of the National Planning Standards provide guidance as to what constitutes open space. The district plan contains several other zones that are not explicitly described as ‘open space’ zones, but their intended use does align well with the Planning Standards zone descriptions for open space zones, therefore they could be considered under RMA s770(f). The relevant zones, addressed in this report, are Specific Purpose (Cemetery) and (Ōtākaro Avon River Corridor) Zones.
- 4.1.21 While under s2 of the RMA open space zones are not considered a ‘relevant residential zone’ where MDRS would need to apply, the scope of intensification influence of the NPS-UD Policy 3 is undefined. This means that some zones and areas that are not ‘relevant residential zones’ need to be considered as a QM in order to ensure the currently anticipated open space outcomes of these areas are maintained.<sup>13</sup>

## 4.2 TRADE COMPETITION

- 4.2.1 Trade competition is not considered relevant to the topics covered in this report.
- 4.2.2 There are no known trade competition issues raised within the submissions.

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<sup>13</sup> [PC14 Section 32 Part 2 – Qualifying Matters](#) (District Plan Chapters 6, 8, 9, 13, 14, 18) (Part 2) (Refer to section 6.2 – SES (p65), section 6.3 – ONL, ONF (p68), section 6.4 – SCS (p71), section 6.10 water body setbacks (p92), section 6.23 - Open Space and Specific Purpose (Ōtākaro Avon River Corridor) and (Cemetery) Zones (p152).

### 4.3 CHRISTCHURCH DISTRICT PLAN

4.3.1 The relevant district plan provisions need to be considered in preparing a plan change and considering any submissions on the change. The Section 42A report providing a strategic overview refers to the high level strategic direction objectives for PC14 and I will not repeat that analysis here. Without repeating all the detail in the relevant section 32 report, below I highlight the existing District Plan provisions relevant to the Tree canopy cover / FC provisions, and to the QMs addressed in this report.

#### ***Part A: Tree canopy cover and FCs***

4.3.2 The PC14 section 32 report 'Part 7: Tree Canopy Cover - Financial Contributions' contains an evaluation of the tree canopy cover / FCs proposal against the relevant District Plan objectives and policies (pp20 – 24). To help put matters into context, however, I provide a summary of that evaluation here and include excerpts of the relevant provisions in **Appendix 1** to this report.

4.3.3 The objectives contained in Chapter 3 Strategic Directions seek to provide for a city environment in a way that meets the residents' well-being needs and sustains important values and qualities of the natural environment (Objective 3.3.1, 3.3.10), including those of particular importance to Ngāi Tahu (3.3.3). Objective 3.3.10<sup>14</sup> seeks a natural environment where important natural resources are identified and their recognised values are managed appropriately. This includes 'the mauri and life-supporting capacity of ecosystems and resources' supporting indigenous flora and habitats supporting indigenous fauna. While the ecosystem services, biodiversity and amenity values of tree canopy cover are not specifically recognised in the list of important natural resources in the objective, PC14 is proposing to rectify that by adding of a new clause (a)(ii)(E).

4.3.4 Chapter 14 Objectives 14.2.4, 14.2.7 and 14.2.9, and the relevant policies listed in **Appendix 1**, seek high quality residential environments that are attractive to residents, achieve high levels of quality and amenity, and are responsive to ecological features and values through, among other things, prominence of planting areas in the communal spaces and in areas adjacent to the street. The outcome sought is to create high quality well-functioning urban environments that provide for the social and cultural well-being of the communities, and their health and safety. These aims are also consistent with the CRPS and NPS UD objectives seeking well-functioning urban environments that

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<sup>14</sup> Please note that this objective has been consequentially renumbered from 3.3.9 to 3.3.10 by PC14.

support community's well-being through creating sustainable environments that support reductions in greenhouse gas emissions and resilience to the effects of climate change.

- 4.3.5 The District Plan promotes better sustainability through a number of measures, e.g. by directing higher density developments closer to commercial centres and transport links to reduce greenhouse gas emissions from private car travel. It is less explicit about minimising other adverse effects of urban development, e.g. stormwater runoff, carbon emissions, heat island effects, biodiversity loss and the degradation and decline of the local ecosystems (CRPS, Objective 9.2.1).
- 4.3.6 A study referred to in the [Section 32 report - Part 7, p24](#), quantified the effect of residential property redevelopment on canopy cover change in Christchurch and found that tree canopy cover losses were more likely to occur in meshblocks containing properties that underwent complete redevelopment, i.e. replaced an existing dwelling with a number of new residential units on the same site. That type of redevelopment will only become more frequent under the provisions of MDRS and NPS UD Policy 3 which, without intervention, would lead to further tree canopy cover losses along with the associated adverse effects on the environment.
- 4.3.7 The recently adopted Ōtautahi Christchurch Urban Forest Plan 2023<sup>15</sup> (**UFP**) sets out the objectives for Christchurch's urban forest environment, describing it as "a vital part of the green infrastructure that supports our built and natural environment", and sets targets for canopy increase in various areas. With the UFP providing a strategic framework for improving the state of the city's urban forest, it is considered appropriate for the Christchurch District Plan to reflect the objectives of the UFP and include provisions to enable these objectives to be achieved.

#### ***Part B: SES, ONF/ONL, SCS, and Water Body Setbacks Qualifying Matters***

- 4.3.8 As set out in section 2 above, the proposed QMs are addressed in the 'Section 32 Part 2 – Qualifying matters' report<sup>16</sup>. In addition, an evaluation of provisions for *existing* qualifying matters was prepared to accompany that section 32 report (refer [Section 32 report Part 2 – Qualifying matters \(Part 2\), Appendix 3](#)). That evaluation report covers the SES, ONF/ONL, SCS, and water body setbacks QMs, and provides an overview of the relevant higher order documents, expert evidence provided during the Replacement District Plan process, which is considered to still be relevant, and

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<sup>15</sup> <https://ccc.govt.nz/assets/Documents/Consultation/2023/02-February/CUS5882-Urban-Forest-Plan-WEBJune2023.pdf>

<sup>16</sup> Section 2 of this report provides links and page references for the specific analysis of each relevant QM.

of the District Plan policy framework, including the outcomes sought. The following is an overview of the relevant plan provisions for each QM.

### **SES and Water Body Setbacks**

- 4.3.9 The outcome sought in Objective 9.1.2.1.1 is the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna so that there is no net loss of indigenous biodiversity. Policy 9.1.2.2.6 Protection and management of significant indigenous vegetation and habitats of indigenous fauna listed in Schedule A of Appendix 9.1.6.1, seeks that this protection is achieved by “avoiding adverse effects of vegetation clearance and disturbance as far as practicable” and “ensuring no net loss of indigenous biodiversity” before considering remedying, mitigating or offsetting adverse effects. Taken together with the non-complying activity status, it is considered unlikely that any increased housing and commercial development opportunities would be able to be consented within listed SES. These provisions do not apply to and do not constrain development beyond the area mapped as a SES on any given site.
- 4.3.10 Schedule B lists sites of ecologically significant area on private sites for information purposes only. The rules for SES in Schedule A do not apply to Schedule B sites prior to them being identified in Schedule A in collaboration with the private site owners.
- 4.3.11 Objective 6.6.2.1 (Protection of water bodies and their margins from inappropriate use and development) seeks the following outcome:
- “supporting the provision of ecological corridors and public access where possible, recognising this may not be fully achievable for some classifications of water body because of historic development patterns or adjoining land uses”.*
- 4.3.12 In the objective and the associated Policy 6.6.2.1.1 (Naturalisation of water bodies and their margins) the emphasis is on provision of ecological corridors and enabling public access where possible. This approach aligns with the Open Space Water and Margins Zone objectives seeking protection for waterway corridors and their margins while making them accessible to the public.
- 4.3.13 The outcomes sought indicate that increasing density under the MDRS and the NPS UD Policy 3 in areas affected by the SES overlay or water body setbacks is unlikely to be granted consent, therefore, this overlay should be identified as an existing qualifying matter impacting on/ eliminating intensification potential within SES.

## **ONL and ONF**

- 4.3.14 The ONL and ONF provisions recognise the strategic context, being the RMA Section 5 and Section 6 matters of national importance, NZCPS, and the CRPS. The district plan Objective 3.3.~~9~~10 reflects that direction by seeking a natural environment where outstanding natural features and landscapes are identified and their values are appropriately managed. Accordingly, Objectives 9.2.2.1.1 to 9.2.2.1.4 seek to protect the outstanding natural features and landscapes from inappropriate development, and to maintain the qualities of significant feature and rural amenity landscapes.
- 4.3.15 By “avoiding use and development that breaks the skyline” and “avoiding subdivision, use and development in those parts of outstanding natural landscapes with little or no capacity to absorb change, and allowing limited subdivision, use and development in those areas with higher potential to absorb change”, Policies 9.2.2.2.1 and 9.2.2.2.2 seek to protect the ONLs and ONFs. Policy 9.2.2.2.4 requires that the qualities of identified significant features are recognised and maintained by “restricting visually prominent uses and development” and by “limiting urban encroachment, particularly on waterway corridors”. Policy 9.2.2.2.5 applies similar principles to rural amenity landscapes.
- 4.3.16 Under Rule 9.2.4.1 Activity table, new buildings and residential units are generally non-complying activities, and discretionary activities in some locations, while residential units within an identified building area are generally restricted discretionary activities, and non-complying or discretionary activities in other areas.
- 4.3.17 This emphasis on protecting the natural qualities of landscapes and features is unambiguous and suggests that urban intensification, as envisaged in the intensification requirements for residential zones in Schedule 3A and Policy 3 of the NPS UD, is inappropriate within ONFs and ONLs. It is therefore considered appropriate to treat ONL and ONF areas as a QM restricting intensification in accordance with RMA S77I.

## **Sites of Cultural Significance**

- 4.3.18 The RMA, CRPS and higher order objectives of the District Plan, including key objectives 3.3.3 Ngai Tahu mana whenua, 3.3.~~10~~9 Natural and Cultural Environment and 3.3.17 Wai features and values and Te Tai o Mahaanui, require an effective and active approach to the identification and protection of areas and sites of Ngāi Tahu cultural significance and Integrated management of land and water.



- 4.3.19 Sub-chapter 9.5 of the Plan contains the objectives, policies and rules framework for the identification, management and protection of areas and sites of cultural significance to Ngāi Tahu - the mana whenua for the district. The provisions are intended to protect Wāhi Tapu / Wāhi Taonga sites referred to as Sites of Ngai Tahu Cultural Significance (SONTCS) from inappropriate subdivision, use and development, and manage the effects of activities on sites such as water bodies, waipuna / springs, repo / wetlands and coastal areas and landscapes of significance.
- 4.3.20 In addition to the rules in sub-chapter 9.5, its objectives and policies are implemented through rules that apply throughout the District Plan, in the zone and district-wide chapters. Relevant features, sites and areas are identified on the planning maps. They are listed in schedules in Appendix 9.5.6 and in some instances are located in silent files, or shown on a set of Aerial Maps in Appendix 9.5.7.
- 4.3.21 Wāhi Tapu / Wāhi Taonga, Ngā Tūranga Tūpuna, Ngā Wai and Belfast Silent File sites must be protected from inappropriate development, and the effects of activities managed appropriately on these sites. The intensification of development may result in the destruction or degradation of Wāhi Tapu / Wāhi Taonga, Ngā Tūranga Tūpuna, Ngā Wai and Belfast Silent File sites. The Act specifically enables a qualifying matter to potentially be applied in respect of this issue under sub-sections 77I(a) and (b) and 77O(a) and (b) as a s6 matter.
- 4.3.22 The District Plan sets out specific rules for Wāhi Tapu/Wāhi Taonga. For Ngā Tūranga Tūpuna, Ngā Wai and Silent File sites district wide rules apply, with additional matters of discretion as set out in Rule 9.5.5. It is therefore difficult to assess the effects of this qualifying matter on development capacity and the assessment was necessarily limited to Wāhi Tapu/Wāhi Taonga sites.

***Part C: Open Space, Specific Purpose (Ōtākaro Avon River Corridor) and (Cemetery) Zones***

- 4.3.23 As set out in section 2 above, the proposed QMs are addressed in the 'Section 32 Part 2 – Qualifying matters (Part 2)' report<sup>17</sup>. The detail is not repeated here, but I provide an overview below.

**Open Space**

- 4.3.24 The District Plan objectives for open space (Objectives 18.2.1.1 – 18.2.1.3) seek to provide a variety of open spaces and recreational facilities that meet a range of community needs while protecting

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<sup>17</sup> Section 2 of this report provides links and page references for the specific analysis of each relevant QM.

and enhancing the inherent qualities of natural open spaces and water bodies. Policy 18.2.2.1 provides a list of all open space zones, including the description of their function and character.

- 4.3.25 The objectives and related policies seek to ensure that the function, character and amenity of these spaces are maintained and enhanced while protecting the qualities and values of natural open spaces, including the ecosystems they support. The predominance of open space is to be maintained and any buildings and structures are to be of the scale compatible with the role of the open space. Larger scale built recreation facilities are directed to sites specifically dedicated to such development, e.g. Open Space Metropolitan Facilities Zone.

#### **Specific Purpose (Cemetery) Zone**

- 4.3.26 The purpose and values of the Specific Purpose (Cemetery) Zone are expressed in Objectives 13.2.2.1 – 13.2.2.3 which recognise the zone’s primary function of providing for internment and cremation services while also acknowledging the cultural heritage, spiritual, landscape and recreational values of the zone. Policy 13.2.2.3.1 seeks to ensure that the scale, location and design of buildings in the zone is compatible with the size and purpose of the activity and that they are secondary to the primary purpose of the zone.

#### **Specific Purpose (Ōtākaro Avon River Corridor) Zone**

- 4.3.27 The Specific Purpose (Ōtākaro Avon River Corridor) Zone (**SPOARC**) has a more unusual background. The area was zoned Specific Purpose (Flat Land Recovery) Zone following the 2010/2011 Canterbury Earthquakes. The Canterbury Earthquake Recovery Authority (**CERA**) considered the area generally inappropriate for built development. It was identified as a ‘red zone’ within which CERA offered to purchase land from the existing land owners. The area was later rezoned in response to the introduction of the Ōtākaro Avon River Corridor Regeneration Plan (**Regeneration Plan**) and was inserted into the District Plan as the SPOARC Zone through s71 of the Greater Christchurch Regeneration Act 2016.
- 4.3.28 The Regeneration Plan introduced a long-term plan for the area and that is reflected in the SPOARC Zone objectives and policies as well as in Appendix 13.14.6.1 - Ōtākaro Avon River Corridor Development Plan. The focus of the plan, as expressed in Objective 13.14.2.1, is on restoration and recovery of the natural habitats and ecosystems, stormwater and flood hazard management, and the predominance of connected natural open spaces throughout the zone to provide for recreation and cultural activities. Opportunities for limited other uses are also anticipated, for example, community activities, visitor attractions with retail activities of limited scale, and limited residential

development on the outer edges of the zone. Policy 13.14.2.1.5 makes provision for the continuation of pre-earthquake activities on privately owned sites scattered through the SPOARC Zone (refer to Appendix 13.14.6.2).

- 4.3.29 The priorities and intended activities for different areas of the Ōtākaro Avon River Corridor are set out in Policy 13.14.2.1.1, Table 1-Corridor Areas and Overlays, and represented graphically on the Development Plan in Appendix 13.14.6.1. Policy 13.14.2.1.5-Residential activities, outlines the types of new temporary or permanent residential development provided for on the edges of the zone to improve the integration between SPOARC and the adjacent residential zones. Policy 13.14.2.1.6-Design, provides for built development that is of a scale and character consistent and integrated with the intended character of the area they are located in. The primary purpose of the SPOARC zone, however, is focused on maintaining and enhancing the natural open space character of the area.

#### **Treatment of these zones in PC14**

- 4.3.30 The provisions applicable to the Open Space Zones (refer to Policy 18.2.2.1 for their list and descriptions), the Specific Purpose (Cemetery) Zone (refer to Chapter 13.2) and the SPOARC Zone (Chapter 13.14) are not proposed to be changed through PC14. As with the SES, ONF/ONL, SCS, and water body setbacks, this is achieved by classifying these zones as an existing QM. The existing provisions will apply and ensure that any activity or development is appropriate for the zone purpose. The exception is the provisions applicable to privately owned properties within the walkable catchment of the City Centre (Policy 3 NPS UD) and this will be discussed in more detail in Part C overview below.
- 4.3.31 As the above zones are not a 'relevant residential zone' and generally no residential development is anticipated in these zones, the development capacity will not change through considering Open Space, SP (Cemetery) and SPOARC zones as an existing QM under s77Q of the Act.

## **5 PLAN CHANGE 14 – OVERVIEW OF MATTERS CONSIDERED IN THIS REPORT**

### **5.1 OVERVIEW**

- 5.1.1 The issues leading to the inclusion of the Tree Canopy Cover / FC provisions and the 'Part B' and 'Part C' QMs in this plan change have been discussed in relevant Section 32 reports referred to above in section 2.2, including an evaluation of options for resolving the issues identified.

5.1.2 I agree with the conclusions set out in the Section 32 reports that the proposed amendments are the most appropriate way to achieve the relevant Plan objectives and recommend that the amended provisions be adopted subject to any further changes recommended as a result of consideration of submissions. This report, therefore, provides a summary of the relevant information and focuses on outstanding matters and issues additionally raised by an expert. Matters raised in submissions will be discussed in section 6 below.

## **5.2 PART A - TREE CANOPY COVER AND FINANCIAL CONTRIBUTIONS OVERVIEW AND BACKGROUND**

5.2.1 The Tree Canopy Cover and Financial Contributions section of PC14 proposes to introduce tree canopy cover / FC provisions to address certain adverse effects of residential development and intensification on the city's environment.

5.2.2 The Housing Supply Amendment Act and NPS UD require the Council to change the District Plan to enable housing intensification across the city except where qualifying matters apply. Intensification will likely lead to effects such as:

- a. increased carbon emissions,
- b. increased stormwater run-off,
- c. increased heat island effects, and
- d. loss of biodiversity and amenity.

5.2.3 The Housing Supply Amendment Act introduced additional provisions (s77T) enabling councils to make rules requiring a financial contribution and to do so through an IPI. The Council proposes to introduce new provisions that are intended to require that developers carrying out subdivision and/or development that provides for or enables new dwellings, to either:

- a. Retain or provide new tree canopy cover of 20% of the site area on each development site, with the tree canopy cover to be secured through a consent notice; or
- b. Provide an equivalent FC so that the necessary tree canopy cover can be provided by the Council elsewhere on public land in the vicinity.

- 5.2.4 Retaining and increasing tree canopy cover will improve the ecosystem/ regulating services that trees provide<sup>18</sup> and help mitigate the adverse effects of development.
- 5.2.5 Christchurch City’s canopy cover is comparatively low and decreasing. Our landscape makes it more challenging for Christchurch to naturally reach canopy cover similar to other cities, such as Auckland (18%) and Wellington (30%), which were primarily forested areas prior to European colonisation. For trees to grow or establish in the city, intervention is normally required as there is very little natural regeneration of tree canopy.
- 5.2.6 The Council’s last two tree canopy cover surveys (2015/16 and 2018/19) using aerial imagery of the city and LIDAR<sup>19</sup>, show a decrease of approximately 2% (from 15.59% to 13.56%) in the city’s canopy cover<sup>20</sup>. Although some of the 2% decrease in the tree canopy cover is a result of harvesting in the Bottle Lake Forest plantation and the recent Port Hills fires, much of the tree canopy loss is attributed to property redevelopment and intensification. With the enabling provisions of the MDRS and Policy 3, and the likely increase in residential intensification, that canopy cover is under threat of further losses.
- 5.2.7 In Christchurch, 69% of land is in private ownership (total of 30,635.14 hectares) with residential land having a significant share of it (10,796 hectares). When analysed by ownership, residential land is home to 57% of all canopy cover compared to 43% of all tree canopy cover on open space land (Council and Crown).
- 5.2.8 The newly adopted UFP sets out the objectives for Christchurch’s urban forest environment and sets targets for canopy increase in various areas:

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<sup>18</sup> Evidence of Justin Morgenroth – Ecosystem services of trees; and Section 32 Part 7, Appendix 1 - <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2023/PC14/Section-32-Appendices-1/PC14-Financial-Contributions-Appendix-1-J-Morgenroth-Urban-trees-and-their-ecosystem-services-Report-FINAL.pdf> .

<sup>19</sup> Light Detection and Ranging – a remote sensing method used to examine the surface of the Earth

<sup>20</sup> As the survey only accounts for trees that are over 3.5 metres in height, it excluded many of the tree planting projects that had been undertaken in the five years prior. Regardless of this, it reflects a trend of declining canopy cover which the Council would like to see reversed.

Land use type	Current canopy cover 2018/19	Targeted Canopy cover by 2030	Targeted canopy cover by 2070
Open spaces	23%	25%	40%
Street	8%	9%	20%
Waterway	21%	30%	75%
Residential	13%	15%	20%
Commercial (including industry and mixed use)	4%	5%	10%
Rural (excluding Banks Peninsula)*	11%	12%	15%

5.2.9 The target for public open spaces is 40%, while for residential areas it is 20%. This is considered to be a relatively conservative target, taking into account that Christchurch has elements of grassland and forest biome which could be better reflected in an overall cover of between 25% - 30% long-term. If all the UFP targets are met by 2070, including other land such as rural, commercial, transport and specific purpose zones, the projected city canopy cover in the city, including residential land, would increase to 22%. Without an increase on residential land it would only reach 17%.

5.2.10 Apart from improving urban design and amenity, increased tree planting on residential sites and streets would improve the environment by better utilising and increasing the scope of environmental, biodiversity<sup>21</sup> and health benefits, and the ecosystem services that trees provide.

#### **Relevant technical evidence**

5.2.11 Technical evidence on behalf of the Council in relation to the tree canopy cover / FC provisions has been prepared by Justin Morgenroth - Urban tree canopy cover, Colin Meurk - Tree canopy cover – Biodiversity, Toby Chapman - Significant trees and Financial contributions, and Philip Osborne – Economics: Qualifying Matters / Financial Contributions – Urban Tree Canopy. That evidence

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<sup>21</sup> 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>

should be read together with the parts of my report addressing the tree canopy cover / FC provisions, including in responding to submissions.

### **Summary of relevant PC14 provisions**

- 5.2.12 The PC14 tree canopy cover / FC provisions (refer to **Appendix 2** for full provisions) propose an additional clause E to Strategic Objective 3.3.~~9~~**10**(a)(ii) to ensure the outcomes sought in the objective include and recognise the role that urban tree canopy cover plays in providing important ecological and environmental/regulating services, and in enhancing the city's biodiversity and amenity.
- 5.2.13 The plan change also proposes to add a new sub-chapter 6.10A – Tree Canopy cover and Financial Contributions which sets out a new objective, policies and rules to provide a framework for maintaining and enhancing urban tree canopy cover in areas of residential development. The provisions require that a minimum tree canopy cover amounting to 20% of the development site area is provided on the development site, and in the case of greenfield or brownfield subdivision/development where new roads are created, an additional tree canopy cover of 15% of the road corridor area is provided in the new road corridor. The trees can be planted in the landscape area required by the residential rules or elsewhere on the site, e.g. in the case of multi-unit development, in a communal area.
- 5.2.14 Where the required tree canopy cover is not provided in part or in full, the payment of financial contribution in lieu of planting will be required. The charges are based on an average of costs comprising the cost of a tree(s), an engineered tree pit(s), often required in the road corridors to avoid damage to infrastructure, and the cost of maintenance of the tree and its immediate environment for seven years. The average cost per tree of \$2037.00 (excl GST) is based on the following:
- 75% of tree plantings will occur in open space land with an average cost per tree of \$623;
  - 10% of tree plantings will be in street environments requiring some specialised but not very complex planting and maintenance with an average cost per tree of \$700;
  - 15% of tree plantings will be in street environments with complex planting (engineered pit) and maintenance requirements with an average cost per tree \$10,000;
- 5.2.15 In his evidence on significant trees QM and financial contributions, Toby Chapman provides further breakdown and discusses alternative options for calculating FCs for trees.

- 5.2.16 FCs also include the costs of purchasing land required to plant the tree(s) on if there is no suitable Council land available nearby. An ‘average tree’ (that FC fees are based on) will require 50m<sup>2</sup> of land to accommodate its growth to maturity at the cost of the current market value of the residential site. The FCs collected will be used to plant the trees as close as practicable to the development site, e.g. in the road corridor, nearby park or, where no open space is available, on a plot purchased in the residential neighbourhood specifically to plant trees funded by FCs. As these residential land values in FCs can be high, it will likely be a lot more economical for developers/property owners to plant and maintain the trees on site.
- 5.2.17 While the explanation of calculations provided in the rules may be perceived as complicated, an online [tree canopy/FCs calculator](#) has been made available on the Council website and is easy to use.
- 5.2.18 In his economic evidence, Mr Philip Osborne acknowledges the environmental, amenity and social benefits of urban tree canopy cover and provides an assessment of potential economic impacts that financial contribution requirements may have. He looks at the potential economic costs and benefits associated with the provisions and how these costs are distributed. He concludes that the proposed tree canopy/FC provisions will likely increase costs for some residential development. This would include the costs of planting trees on site and/or streets or, where the developer chooses to pay FC in lieu of planting or retaining trees, the costs included in FCs, i.e. proportional cost per tree and the land value. He estimates this to be approximately 8% of the realized land value.
- 5.2.19 Mr Osborne estimates this to have some degree of impact upon the level of feasible capacity across the city. The level of impact is not expected to be the same across all types of development, and in his view, costs associated with FCs also have the potential to alter future balance of residential feasibilities, spatial distribution of development, and to some extent affordability and distribution of cost.
- 5.2.20 The analysis points out that there are a number of benefits of providing tree canopy cover and factors that are likely to mitigate the costs discussed. These include the MDRS requirement for provision of 20% landscaped area on the site, which can accommodate tree canopy, the likelihood of a significant proportion of the market being able to retain or plant trees, therefore avoiding the FC costs, and numerous amenity and environmental benefits of tree canopy cover.



- 5.2.21 The proposed tree canopy/FC rules necessitate the introduction of some new definitions (development site, heat island, hedge, maturity, tree, and tree canopy cover) to Chapter 2 – Definitions. Consequential amendments are also proposed to Chapter 8 Subdivision, introducing new matters of control for subdivision related to tree canopy cover requirements. The amendments to Chapter 8 also introduce a requirement to register a consent notice on the land title to ensure the trees are planted, maintained or replaced if diseased or dead in perpetuity. That responsibility will be passed on to any new owners with the land/property purchase.
- 5.2.22 Similarly, consequential amendments are also proposed to Chapter 14 Residential built form standards related to landscaping/tree planting to alert plan users to the requirements and referring them to the tree canopy cover/FC provisions in Chapter 6.10A.
- 5.2.23 The purpose of the proposed changes is to mitigate adverse effects of urban intensification and ensure well-functioning urban environments that are resilient to current and future effects of climate change. The proposed changes will also help achieve the relevant district plan and higher order objectives. I was the author of the s32 assessment carried out, and refer to that report for more detailed information.
- 5.2.24 A number of matters/issues related to tree canopy cover and financial contributions were raised in the submissions received and these will be discussed further below in **Part A** of submission considerations, in section 6.

### **5.3 PART B - QUALIFYING MATTERS - SITES OF ECOLOGICAL SIGNIFICANCE, OUTSTANDING NATURAL LANDSCAPE AND FEATURES, SITES OF NGĀI TAHU CULTURAL SIGNIFICANCE, WATER BODY SETBACKS – OVERVIEW AND BACKGROUND;**

- 5.3.1 As stated in Section 32 Part 2 Appendix 3 – Carry Over Qualifying Matters (by Barker and Associates)<sup>22</sup>, the NPS UD and the associated changes to the RMA allow for the intensification required to implement Policy 3 of the NPS UD to be limited in specific areas to ensure no inappropriate intensification occurs. Only those features classified as QMs under section 77I(a)-(j) can be used to reduce intensification enabled by the MDRS in urban residential zones or

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<sup>22</sup> Section 32 – Part 2, Appendix 3 – Carry Over Qualifying Matters - <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2023/PC14/Section-32-Appendices-1/PC14-Notification-QM-BA-Carry-Over-Qualifying-Matters-s32-Appendix-3.PDF>

intensification enabled through NPS UD Policy 3 within and around commercial centres and rapid transport stops.

- 5.3.2 Section 32 report 'Part 2 – Qualifying Matters (District Plan Chapters 6, 8, 9, 13, 14, 18) ([Part 1](#)) and ([Part 2](#)), and Section 32 report Part 2, [Appendix 3](#) contain an evaluation of the SES, SCS, ONF/ONL, and water body setback QMs. These are existing QMs identified in overlay features on the district planning maps and/or schedules in the appendices. The evaluation concludes that these existing features need to be protected from inappropriate intensification through classifying them as a QM. The key issues considered are summarised below.

### **SES**

- 5.3.3 QMs specifically include section 6 matters of national importance, including existing Site of Ecological Significance under the Operative District Plan (a section 6(c) matter). The Plan contains a schedule of 133 Sites of Ecological Significance (SES) in three different schedules (Low Plains, Banks Peninsula and Port Hills, and Sites on Private Land) and shows them on the planning maps. The SES are also set out in Appendix 9.1.6.1 Schedule of Sites of Ecological Significance.
- 5.3.4 There is strong national and regional direction in the RMA, New Zealand Coastal Policy Statement and the Canterbury Regional Policy Statement to identify and protect areas of significant indigenous vegetation and significant habitats of indigenous fauna from inappropriate subdivision, use, and development as a matter of national importance. District Plans must give effect to this direction and that is followed through in the objectives in the Strategic Directions chapter of the District Plan which also have to be achieved. Policy 11 of the NZCPS requires protection of indigenous biological diversity in the coastal environment by “avoiding adverse effects of activities on” threatened indigenous taxa or rare vegetation types or habitats of indigenous species with limited natural range, or nationally significant example areas set aside for protection under other legislation. Objectives 9.2.1 -9.2.3 and Policies 9.3.1 - 9.3.5 of the Canterbury Regional Policy Statement (together with the RMA and NZCPS) provide unambiguous direction supporting the protection of significant indigenous biodiversity or indigenous biodiversity values based on representativeness, rarity/distinctiveness, diversity and pattern and ecological context.
- 5.3.5 The recently released NPS-IB reiterates the national policy direction to protect significant ecological values and sites.
- 5.3.6 The current Plan manages development in these areas through objectives, policies, rules (Chapter 3 and sub-chapter 9.1) and mapping. The intensification of development may result in the

destruction or degradation of SES. The Act specifically enables a QM to potentially be applied in respect of this issue under sub-section 771(a) as a s.6 matter. Accordingly, PC14 proposes to implement MDRS with a QM for SES where the existing provisions in the District Plan are retained.

- 5.3.7 A consent process, as required by the existing SES provisions, allows for consideration of the merits of each proposal. This process can explore whether amending the design and applying appropriate conditions to the consent can address relevant issues to ensure no net loss of ecological biodiversity and ensure the protection of the values of the SES. Retaining the existing SES provisions as a QM, provides scope to explore and test the suitability of potential solutions.

#### **ONL/ONF**

- 5.3.8 There are a considerable number of outstanding natural features and landscapes across the Christchurch district. Outstanding natural features (**ONF**) and landscapes (**ONL**) are identified in the District Plan in schedules (Appendix 9.2.9.1 and Appendix 9.2.9.2) and in overlays on the planning maps (Natural and Cultural Heritage layer). There is strong national and regional direction in the NZCPS and the CRPS to identify and protect these areas accordingly, the current Plan manages development in these areas through objectives, policies, rules (Chapter 3 and sub-chapter 9.2) and mapping.
- 5.3.9 The intensification of development required to be enabled may result in the destruction or degradation of ONFs and ONLs. The Act specifically enables a qualifying matter to potentially be applied in respect of this issue under sub-sections 771(a) and (b) and 770(a) and (b) as a s.6 matter and a matter required to give effect to the NZCPS.
- 5.3.10 The RMA requires the protection of outstanding natural features and landscapes from inappropriate subdivision, use and development in exercising RMA functions as a matter of national importance (s6(b)). A district plan must give effect to any related provisions of the NZCPS and CRPS (section 75(3)) which direct the preservation of natural character of the coastal environment and protection of natural features and landscapes.
- 5.3.11 In particular, NZCPS Policy 15 Natural features and natural landscapes in relation to the coastal environment, contains specific direction to avoid adverse effects of activities on outstanding natural features and outstanding natural landscapes in the coastal environment. The higher order directions in the RMA, and the specific direction in the NZCPS in respect of the coastal environment, require strong protection of the areas which contain these values, which justify significant limits on development which would detract from those values.

- 5.3.12 Objective 12.2.1 and related policies 12.3.2 and 12.3.4 of the CRPS are unambiguous in requiring consistent identification and management of outstanding natural features and landscapes, recognition of their values, and control of inappropriate development in relation to these values.
- 5.3.13 The ONLs and ONFs identified in the Plan are located in areas that, for the most part, fall outside of the urban residential and commercial zones affected by PC14, with the exception of rivers, passing through the urban area.
- 5.3.14 Objectives 9.2.2.1.1 - 9.2.2.1.4 seek to achieve protection of outstanding natural features and landscapes. Policy 9.2.2.2.1 requires the qualities of these landscapes to be protected by avoiding use and development that detracts from extensive open views or damages landforms. Policy 9.2.2.2.2 requires avoiding use and development that breaks the skyline and avoiding subdivision, use and development in areas with little or no capacity to absorb change, and allowing limited subdivision use and development in areas with higher potential to absorb change.
- 5.3.15 This emphasis on protecting the natural qualities of landscapes and features is clear and suggests that urban intensification, as envisaged in the intensification requirements for residential zones in Schedule 3A and Policy 3 of the NPS UD, is inappropriate within ONFs and ONLs. PC14, therefore, proposes to implement the MDRS within residential zones and Policy 3 of the NPS-UD areas, however, where the Outstanding Natural Features and Landscapes QM applies, existing controls in the Plan will be retained.

**SCS (Wāhi Tapu / Wāhi Taonga, Ngā Tūranga Tūpuna, Ngā Wai and Belfast Silent File)**

- 5.3.16 QMs specifically include matters of national importance that decision makers are required to recognise and provide for under Section 6. RMA section 6 requires those exercising RMA functions to recognise and provide for matters of national importance including:
- a. the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga (section 6(e)); and
  - b. the protection of historic heritage from inappropriate subdivision, use and development (section 6(f)).
- 5.3.17 Section 7 directs having particular regard to kaitiakitanga and the ethic of stewardship while Section 8 directs taking into account the principles of the Treaty of Waitangi.
- 5.3.18 The intensification of development may result in the destruction or degradation of Wāhi Tapu / Wāhi Taonga, Ngā Tūranga Tūpuna, Ngā Wai and Belfast Silent File sites. The Act specifically

enables a qualifying matter to potentially be applied in respect of this issue under sub-sections 77I(a) and (b) and 77O(a) and (b) as a s6 matter.

5.3.19 RMA section 75(3) requires strong adherence to directive provisions in the higher order documents. Objective 3 and Policy 2 of the NZCPS, Objective 1 and Policy 1 of the NPSFM, Objective 13.2.1 and Policy 13.3.1 of the CRPS expand on how these matters are to be addressed and provide statutory direction featuring:

- a. clear recognition of the cultural and historic relationship of Māori, and in particular manawhenua, with the environment;
- b. strong emphasis on consulting and working with tāngata whenua (iwi and hapū);
- c. taking account of iwi management plans, which includes recognising kaitiakitanga, understanding and respecting cultural values, and identifying and protecting historic heritage; and
- d. a clear direction to recognise cultural sensitivity, including with the use of Silent Files.

5.3.20 The relevant features, sites and areas, collectively referred to as SCS, are identified on the planning maps and are listed in schedules in Appendices 9.5.6.1 – 9.5.6.4 and the case of sensitive sites that are vulnerable to disturbance or reflective on intangible Ngāi Tahu values and are located in silent files, shown on Aerial Maps in Appendix 9.5.7.

5.3.21 PC14 proposes that the MDRS to be subject to a qualifying matter within the Wāhi Tapu / Wāhi Taonga, Ngā Tūranga Tūpuna, Ngā Wai and Belfast Silent File sites, and matters of existing controls under the Operative District Plan. The current controls allow scope to address each site according to its individual significance to tāngata whenua, thereby facilitating the meeting of the above requirements. To apply these current controls as conditions of a qualifying matter would retain this effectiveness.

5.3.22 The Plan only sets out specific rules for Wāhi Tapu/Wāhi Taonga. For Ngā Tūranga Tūpuna, Ngā Wai and Silent File sites district wide rules apply, with additional matters of discretion, as set out in Rule 9.5.5. It is therefore very difficult to assess the effects of this qualifying matter on development capacity and the assessment is necessarily limited to Wāhi Tapu/Wāhi Taonga sites. Ngā Tūranga Tūpuna, Ngā Wai and Silent File sites have not been considered when modelling capacity loss.

### **Water body setbacks**

- 5.3.23 Some classified water bodies are identified on the District Plan planning maps and the maps in Appendix 6.11.5.4 Water Body Classification Maps. Network and hill waterways are not shown on the planning maps or this appendix but are identified through their definitions in the Plan. Section 77I and Section 77O allow territorial authorities to apply building height or density requirements enabling less development where a QM applies. QMs specifically include matters of national importance that decision makers are required to recognise and provide for under Section 6. This includes the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna and the preservation of the natural character of rivers and their margins.
- 5.3.24 The RMA requires Council, as a matter of national importance, to provide for the preservation of the natural character of wetlands, lakes, rivers and their margins and to protect them from inappropriate use and development. Section 6 also requires Council to maintain and enhance public access to and along lakes and rivers and to provide for the relationship of Māori and their culture and traditions with water and other taonga. Council must also have regard to the maintenance and enhancement of amenity values, the intrinsic values of ecosystems and the protection of the habitat of trout and salmon.
- 5.3.25 There is direction in the National Policy Statement for Freshwater Management (**NPSFM**) to protect these areas (Objective 2.1, Policies 1 to 5 and Policy 9 in particular). The District Plan has existing controls over these areas in the form of objectives, policies and rules that seek to protect water bodies and their margins from intensification of development that may result in undue adverse effects on water bodies and their values. The Act specifically enables a qualifying matter to potentially be applied in respect of this Issue under sub-sections 77I(a) and 77O(a) as a s.6 matter and 77I(b) and 77O(b) to give effect to a national policy statement, in this case the NPSFM.
- 5.3.26 PC14 proposes to carry over the existing Plan controls on development within water body setbacks. The Plan specifies different water body setbacks, ranging from 5m (for network waterways) to 30m (for downstream waterways) within the General Rules and Procedures in sub-chapter 6.6. Earthworks, buildings and other structures including impervious surfaces are controlled within the setbacks and require a restricted discretionary activity consent, or discretionary consent if it involves a SES. The provisions put limits on impervious surfaces, which could also constrain development, and control fencing design to allow for water passage.

5.3.27 PC14 proposes to apply the existing QM status to those parts of the sites that are subject to the SES, SCS, ONF/ONL overlays, or water body setbacks. The existing provisions in Chapters 9.1, 9.5, 9.2 and 6.6 respectively will still apply and protect the values of the relevant features from inappropriate development.

**The impacts of these QMs on housing capacity**

5.3.28 The effect of this approach is that each of these QMs will reduce the hypothetical housing capacity enablement in the city, with a much smaller number of these units considered to be feasible, as shown below. The approach taken to assess impacted development capacity from the proposed QM is set out in Section 2.3 and Table 6 of the Section 32 report Part 2 - Qualifying Matters (Part 1) and updated in John Scallan's evidence<sup>23</sup>. The spatial impact of a QM extent on an individual site may not necessarily impact upon the development potential of the site. There may be a small overlap of a non-buildable area of the site (e.g. a water body setback), or a more significant overlap but one that still allows for the maximum buildable area on a site. This impact is assessed as part of the modelling process.

- a. SES – less than 520 hypothetically possible units/ <100 feasible;
- b. ONL/ONF - less than 380 hypothetically possible units/ <100 feasible;
- c. SCS – less than 43,890 hypothetically possible units /8620 feasible;
- d. Water body setbacks - 20,160 hypothetically possible units/ 3743 feasible;
- e. Open Space, Specific Purpose (Cemetery) and (Ōtākaro Avon River Corridor) Zones - No intersect with tested zones .

5.3.29 This impacted development capacity may, however, never be able to be realised due to inability to meet building consent requirements. The evidence concludes that the spatial intersect between the extent of feasible development sites and the spatial extent of the QMs indicates a potential impact on approximately 38% of the feasible medium density capacity, with Airport Noise Contours, Low Public Transport Accessibility Area and those QMs associated with coastal hazards having the greatest impact. In terms of QMs subject of this report, the impact on the total enablement capacity in the city is considered to be relatively insignificant.

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<sup>23</sup> John Scallan, Evidence – Housing Capacity Assessment, Strategic Overview, August 2023

5.3.30 I generally agree with the conclusions of the relevant section 32 reports and the relevant evidence, and refer to these for further details.

#### **Relevant technical evidence**

5.3.31 Technical evidence on behalf of the Council in relation to the 'Part B' QMs has been prepared by Nicholas Head – Sites of Ecological Significance, John Scallan - Housing Capacity Assessment, Strategic Overview, Philip Osborne – Economics: Qualifying Matters / Financial Contributions – Urban Tree Canopy. That evidence should be read together with the parts of my report addressing the 'Part B' QMs provisions, including in responding to submissions.

### **5.4 PART C - QUALIFYING MATTERS - OPEN SPACE ZONES, SPECIFIC PURPOSE (CEMETERY) AND (ŌTĀKARO AVON RIVER CORRIDOR) ZONES - OVERVIEW AND BACKGROUND**

5.4.1 The provisions applicable to the Open Space Zones (refer to Policy 18.2.2.1 for their list and descriptions) and the Specific Purpose (Cemetery) Zone (refer to Chapter 13.2) are not proposed to be changed. This is achieved by classifying these zones as an existing QM. The existing provisions will apply and ensure that any activity or development is appropriate and compatible with the zone purpose. As the above zones are not a 'relevant residential zone' and generally no residential development is anticipated in these zones, the development capacity will not change through considering open space and cemetery zones as an existing QM under s77Q of the Act. The Specific Purpose (Ōtākaro Avon River Corridor) Zone (**SPOARC**) is also treated as an existing QM as it is essentially considered to be a public open space.

5.4.2 Section s77O(f) provides for the protection of public open space areas from intensification as a qualifying matter to the extent necessary to accommodate that matter, stating: *"...open space provided for public use, but only in relation to land that is open space"* While no definition is provided within the Act for open space, NPS UD Clause 1.4(4) states that a zone reference made is a reference to that zone as described in section 8 of the National Planning Standards. In addition, in terms of scope of the qualifying matter, it is considered that the Act is referring to land that is publicly accessible, rather than needing to be in public ownership. Land may, therefore, be privately owned and meet the definition of 'open space' by virtue of being publicly accessible, and consequently be considered as a qualifying matter. Conversely, publicly owned land must be accessible for public use. Land dedicated to, for example, utility infrastructure (i.e. pump station or transformer) is an example of where the qualifying matter would be out of scope.



- 5.4.3 While under section 2 of the Act open space zones are not considered a ‘relevant residential zone’ where MDRS would need to apply, the scope of zone influence of Policy 3 of the NPS-UD is undefined, meaning open space zones and areas need to be considered as a qualifying matter in order to ensure currently anticipated open space outcomes of these areas are maintained. In effect, due to the ubiquitous nature of the Policy 3 intensification direction, the section 32<sup>24</sup> considered applicable open space areas as an existing qualifying matter under s77Q of the Act.
- 5.4.4 The Plan contains several other zones that are not explicitly expressed as ‘open space’ zones, but their intended use does align well with the Planning Standards zone descriptions for open space zones, and hence could be considered under s77O(f). However, recognising the limited overlap of the Policy 3 ‘catchment’ with these open space areas, only the following zones described above as open space zones are located within the various walkable catchment areas adopted for commercial centres as part of this IPI:
- a. Open Space Community Parks
  - b. Open Space Water and Margins
  - c. Open Space Avon River Precinct (Te Papa Ōtākaro)
  - d. Open Space Metropolitan Facilities
  - e. Open Space Natural
  - f. Specific Purpose (Cemetery)
  - g. Specific Purpose (Ōtākaro Avon River Corridor)
- 5.4.5 Chapter 18 of the Plan contains the objectives, policies and rules applicable to open space zones and Policy 18.2.2.1 describes the purpose and role of the seven open space zones which includes:
- a. provision of a network of public open spaces and recreation facilities that cater for a range of roles, functions and activities,
  - b. recognition and protection of extensive natural, ecological, scenic and outdoor recreation areas, including their biodiversity, landscape, cultural and historic heritage values,

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<sup>24</sup> Section 32 – Part 2 Qualifying Matters (Part 2), section 6.23 <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-Qualifying-Matters-Part-2.pdf>

- c. protection and enhancement of the natural qualities and habitats of surface water bodies and their margins, including maintaining and enhancing public access,
- d. protection the natural environment of coastal areas while providing for recreation activities, and
- e. avoidance of activities that do not have a practical or functional need to be located within open space.

5.4.6 Residential activity is generally not provided for in the Open Space zones, except for existing or new unit providing for caretaker and site management facilities on sites greater than 10,000 m<sup>2</sup> or within a listed heritage item building. Any other residential development would be contrary to the zones' purposes and objectives.

5.4.7 There is a strong national and regional direction to maintain open space areas and ensure protection of their values and their contribution to creating liveable urban environments (RMA, s7(f), NPS UD Objective 1 and 8, Policy 1(c), RPS Objectives 6.1.4. 6.2.1 and Policy 6.3.2). The current District Plan manages development in these areas through Chapter 18, Chapter 13.2 and Chapter 13.14 objectives, policies, rules and mapping. Applying MDRS to these zones would be in direct conflict with their purpose and could result in the destruction of the natural values of open spaces and the amenity they create in the urban environment.

#### **Specific Purpose (Cemetery) Zone**

5.4.8 Specific Purpose (Cemetery) Zone is broadly considered as a form of open space zone based on the zone description and the outcomes sought for cemeteries, including the active and historic cemeteries. Provisions for the zone are contained in sub-chapter 13.2. Objectives 13.2.2.1 to 13.2.2.3 describe the purpose of the zone which provides for internment and cremation services as well as passive cemetery/leisure activities to meet community needs within a setting where cultural heritage, ecological, landscape, spiritual and religious values are recognised, protected, enhanced and/or conserved.

5.4.9 Only one cemetery site is captured within a Policy 3 catchment. It is the historic Barbadoes Street Cemetery site, in public ownership and publicly accessible for passive cemetery and leisure activities. This historic cemetery is no longer used for internment or cremation services and is scheduled in the Plan as a highly significant historic heritage item and setting. Permitted activities for the zone provide for historic cemetery-related activities and structures, including their ongoing maintenance and conservation, and passive leisure activities. Buildings are limited to a single

storey. The zone is considered to best align with the 'open space zone' description under National Planning Standards and therefore applicable to consideration under sections 77O(f) and 77Q of the Act as a QM.

### **Specific Purpose (Ōtākaro Avon River Corridor) Zone**

- 5.4.10 This area was zoned Specific Purpose (Flat Land Recovery) Zone following the 2010/2011 Canterbury Earthquakes, but then rezoned to SPOARC in response to the introduction of the Ōtākaro Avon River Corridor Regeneration Plan.
- 5.4.11 The Regeneration Plan introduced a long-term plan for the area and the SPOARC provisions provide a framework for activities within the zone. While the focus of the plan is on the restoration and recovery of the natural habitat, landscape and water management, the dominance of open spaces, it also provides for limited new residential areas on the outer edge of the zone and for existing residential activities.
- 5.4.12 The majority of the land in the zone is in Green Spine (refer Appendix 13.14.6.1) which will be largely free of built development, providing a continuous area of public open space with trails, paths and footbridges, extending from the central city to the sea. The RMA refers to open space as land that is publicly accessible, rather than needing to be in public ownership, therefore QM status applies to areas of existing open space in SPOARC. The applicable Chapter 13.14 rules apply, including the 8 metres height limit for buildings in the zone.
- 5.4.13 The zone rules include an additional provision for a number of privately owned sites within the zone that enables them to carry on with pre-earthquake activities. These private properties, predominantly residential sites, are listed in Appendix 13.14.6.2 which also specifies the 'alternative zoning' according to which these sites can be re-/developed. As these are essentially pockets of a 'relevant residential zone' (RMA Part 1, Section 2), MDRS or Policy 3 enabled intensification provisions could apply to the relevant sites.
- 5.4.14 Three privately owned SPOARC sites in the vicinity of Fitzgerald Avenue, Harvey Terrace and River Road are located within the 1.2km walkable catchment of the City Centre commercial zone. NPS UD Policy 3 requires zones within this walkable catchment to enable at least six storey building heights. The area of overlap of the walkable catchment (light teal colour) and SPOARC zone (purple) is illustrated in the figure below from the s32 report Part 2 – Qualifying Matters (Part 2).

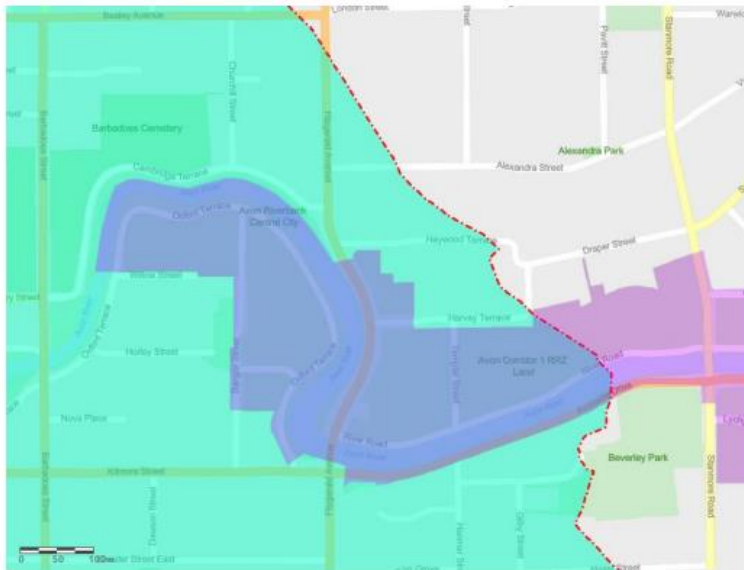


Figure 6.23.24b – Area of overlap between Specific Purpose OARC Zone (purple) and 1.2km walkable catchment from the City Centre Zone.

5.4.15 Three private properties listed below are located in the walkable catchment area and are illustrated on the image below in brighter green circled in red:

- 256 Fitzgerald Avenue, 254 Fitzgerald Avenue and 5 Harvey Terrace (the last two sites are subject to Private Plan Change 11 (PC11) application, currently on hold);
- 238 Fitzgerald Avenue; and
- 57 River Road.



6.23.34 This shows that three sites within the walkable catchment of the City Centre are privately owned,

- 5.4.16 It is considered that these sites are unable to meet the criteria for open space land “provided for public use” as they are privately owned and do not provide public access across their boundaries. Section 770(f) is therefore unavailable as a qualifying matter. As a consequence, the ‘alternative’ residential zoning of the sites could be changed to High Density Residential (**HRZ**) due to the Policy 3 influence.
- 5.4.17 As the sites are in the former ‘red zone’, indicating potential for multiple natural hazards affecting the land, an assessment of such hazards was undertaken in [the Open Space/ SPOARC s32 report](#) (refer s6.23.25, pp 165-167). The report finds that the properties are not affected by Flood Ponding, High Flood Hazard Management Areas, or Tsunami Inundation Areas. They are, however, located in the ‘Liquefaction Hazard Area’. Liquefaction risk, including lateral spread/stretch throughout the area is considered to be a ‘very low life hazard’ and is of a scale and susceptibility that is similar to that in ‘green zone’ areas outside of the former red zone. Engineering solutions are available to deal with liquefaction on a site-by-site basis.
- 5.4.18 The threshold for natural hazard risk in s770(a) is based on s6 matters, with s6(h) specifying this as “significant risks from natural hazards”. The three privately owned sites within the Policy 3(c) walkable catchment are unlikely to be exposed to any significant natural hazard risk, therefore, could not be considered as subject to a qualifying matter for natural hazard risks.
- 5.4.19 The level of development required by Policy 3 on the sites may, however, not be appropriate due to specific land characteristics (‘other matter’ provided for in s770(j)). An analysis of such potential characteristics was undertaken in accordance with s77R.
- 5.4.20 Geotechnical investigations<sup>25</sup> have taken place over the 254-256 Fitzgerald Avenue and 5 Harvey Terrace site as part of the PC11 private plan change request <sup>26</sup>, which was publicly notified on 17 August 2022. The report summarises natural hazards as:
- a. Slippage (Low risk, except under liquefaction conditions when lateral spread may be an issue. The Avon River palisade wall has mitigated this risk);

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<sup>25</sup> Geotech Consulting Limited (February 2021), Subdivision of 254-256 Fitzgerald Avenue, Richmond, Christchurch, Geotechnical Assessment report. <https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2022/PC11/Appendix-2-Geotechnical-Report.pdf>

<sup>26</sup> Private Plan Change 11 (currently on hold) <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/changes-to-the-district-plan/proposed-changes-to-the-district-plan/plan-change-11/>

- b. Subsidence (Liquefaction settlement is expected in major earthquakes. Risk can be minimised by following MBIE Guidance and recommendations of this report); and
- c. Inundation (The site level is well above the Avon River and the site is outside the CCC Flood Management Area. Normal Building Code provisions for floor levels above finished ground will mitigate this risk).

5.4.21 The report concludes that shallow ground improvement and TC2 Enhanced slab foundations are suitable for the two storey development proposed, and the site would be suitable for subdivision in terms of the RMA section 106 requirements.

5.4.22 The applicant's geotechnical report was reviewed by a Council geotechnical engineer who generally agreed with the assessment while acknowledging that the report assessed the site's suitability for a lightweight two storey development proposal. The Council requested a further assessment and advice from a geotechnical engineer (refer [PC14 section 32 report \(Part 2\) Appendix 42](#)) to consider the potential for a NPS-UD Policy 3 residential development up to 6-storeys (20m) high that might be enabled on the site by virtue of being within the walkable catchment of the City Centre.

5.4.23 In her Engineering Memo (appended to the s32 report) and expert evidence<sup>27</sup>, Marie-Claude Hébert considers a development both up to 3 storeys (as per the MRZ - Medium Density Residential Zone rules) and up to 6 storeys (as enabled by HRZ – High Density Residential Zone rules). She expects that development up to three storeys would be possible in this area, with geotechnical engineer's input into specific TC3 foundation design.

5.4.24 Development of up to six storeys may also be possible subject to detailed geotechnical analysis and design information but it would likely need specifically designed deep ground improvement, which could have wider implications and constructability concerns. The scale of the deep ground improvement may have a greater impact on the surrounding area compared to buildings of three storeys or less. These impacts could include noise and vibration etc. and would likely extend beyond the site boundaries. Because four to six-story buildings will have added structural considerations and complexity of the foundation design, the additional costs may render the project unfeasible.

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<sup>27</sup> Marie-Claude Hébert, Geotechnical Matters – SPOARC Zone

- 5.4.25 On the basis of the specific characteristics of the land and the geotechnical assessment of feasibility of four to six storeys development on the site, the level of development enabled by NPS UD Policy 3 is not considered appropriate. The factors discussed above are considered to satisfy the requirements of s770(j) and s77R, therefore, a lesser level of permitted development, provided for under the MRZ rules, is considered more appropriate for the site. Additionally, the MRZ level of development on the site is considered more consistent with the objectives for the SPOARC Green Spine, within which the sites are located, and the level of development permitted (8m height limit for buildings) in that zone.
- 5.4.26 Based on the above discussion, it is considered appropriate that this QM is provided for in PC14, by amending the 'alternative zoning' for Flats 9-20/5 Harvey Tce and Flats 5-8/254 Fitzgerald Ave, as well as the existing four flats at 1-4/256 Fitzgerald Avenue to Medium Density Residential Zone (MRZ). To ensure consistency of the potential development with the outcomes sought for Green Spine and with the proposed amendments requested in PC11, the application of an Edge Housing Area overlay to 254 Fitzgerald Avenue is also recommended to ensure better landscaping outcomes complementary to those anticipated in the Green Spine. As the sites at 5 Harvey Terrace and 254 Fitzgerald Avenue are not currently listed in the operative Appendix 13.14.6.2 and do not have an 'alternative' residential zoning, the proposed alternative zoning and the applicable rules are more enabling than the currently applicable SPOARC provisions. The proposed provisions will provide for additional development capacity that best fits with the sites' location within 'Green Spine' while taking into account the land's geotechnical constraints.
- 5.4.27 The site at 238 Fitzgerald Avenue is located within the Green Spine. The Regeneration Plan shows the site adjoining an indicative location of a pedestrian and cycle linkages to the west. This connects to the indicative location of the City to Sea Path, which is located nearby to the south.
- 5.4.28 The site at 57 River Road is also located within the Green Spine. The Regeneration Plan shows the site as intersecting with the indicative location of a stopbank. The natural 'river terrace' runs through the site, splitting it into two portions at different ground levels. The upper terrace functions as a natural stopbank protecting properties to the north from flooding. The lower southern part of the property, along River Road is also shown as adjoining the indicative location of the City to Sea Path.
- 5.4.29 The potential effects of six storeys high development were also considered in his expert evidence on red zone / Otakaro Avon River Corridor by David Little, in the context of the SPOARC Development Plan, and the Green Spine in particular. He considered the shading effects of such



buildings on the adjacent Development Plan features and their users. In his view the adverse effects of shading from 238 Fitzgerald Avenue and 57 River Road would be significant, however, over time taller trees around 238 Fitzgerald Avenue might provide some screening and thus making the adverse effects less significant. More significant would be the adverse visual effects of tall building/s on 57 River Road site, as the sites juts out into the Green Spine and wouldn't be able to be effectively screened by planting. The shading or visual effects of potential taller development on the 254 Fitzgerald Avenue/ 5 Harvey Terrace site were not considered significant due to the intervening road corridor of Harvey Terrace and the scale of adjacent residential development along Harvey and Heywood Terrace. His conclusions support the zoning proposed by PC14 as notified.

- 5.4.30 Overall, in terms of s77L(b) the two sites at 238 Fitzgerald Avenue and 57 River Road appear to have the greatest sensitivity to intensification development as they either intersect or adjoin various features captured on the Development Plan in Appendix 13.14.6.2. HRZ development on these sites could adversely affect the intended outcomes of the Regeneration Plan/ SPOARC Zone specified in Objective 13.14.2.1, and may not align with the priorities and intended activities for relevant areas of the Avon River Corridor, as detailed in Policy 13.14.2.1.1. Moreover, both sites would be affected by geotechnical issues similar to those discussed in the context of 254 Fitzgerald Avenue / 5 Harvey Terrace site, likely rendering six storey development not feasible.
- 5.4.31 Based on the issues considered in expert evidence and the s32 report conclusions, the 'alternative zoning' proposed in PC14 as notified is considered more appropriate. As a result the following 'alternative zoning' is recommended:
- a. 254-256 Fitzgerald Avenue and 5 Harvey Terrace – MRZ;
  - b. 238 Fitzgerald Avenue – RSDT (Residential Suburban Density Transition - current alternative zoning); and
  - c. 57 River Road – RSDT (current alternative zoning).
- 5.4.32 The restriction on potential Policy 3 intensification remains isolated to these three sites, which is unlikely to have a discernible impact on development potential within the area.
- 5.4.33 With respect to 107 Open Space parks located within identified Policy 3 (c) and (d) intensification areas, all prospective Policy 3 (c) and (d) intensification areas would hypothetically enable a density of 200 households per hectare over open space sites. Based on an assumed typical size of open



space sites of 2ha, this would equate to a development capacity loss of 400 households per open space site.

### **Relevant technical evidence**

- 5.4.34 Technical evidence on behalf of the Council in relation to the 'Part C' QMs provisions has been prepared by Marie-Claude Hébert (Geotechnical matters – SPOARC QM) and David Little (SPOARC QM). That evidence should be read together with the parts of my report addressing the "Part C' QMs provisions, including in responding to submissions.

## **6 CONSIDERATION OF SUBMISSIONS AND FURTHER SUBMISSIONS**

### **6.1 OVERVIEW**

- 6.1.1 PC14 was notified on 17 March 2023, with submissions and further submissions closing on 12 May 2023 and 17 July 2023 respectively.
- 6.1.2 This section of the report addresses the tree canopy cover/FC submissions (Part A) and relevant QM submissions (Part B – 'natural environment' i.e. SES, ONL/ONF, SCS, water body setbacks) and (Part C – open space, including SP (Cemetery) and SPOARC zones) in turn.
- 6.1.3 For the summary of submissions and recommendations as to their acceptance refer to **Appendix 3**. Copies of the submissions and further submissions received have been provided to the Hearing Panel and copies of all submissions can also be viewed on the Council website at <https://makeasubmission.ccc.govt.nz/PublicSubmissionSearch.aspx>.
- 6.1.4 Some submissions have raised more than one matter, and these will be discussed under the relevant issue(s) in this report. I note that I have considered substantive commentary on primary submissions contained in further submissions as part of my consideration of the primary submissions to which they relate.
- 6.1.5 For each identified topic, the consideration of submissions has been undertaken in the following format:
- a. Matters raised by submitters;
  - b. Assessment;

- c. Summary of recommendations (with all specific submission points recommendations in **Appendix 3**);
- d. Section 32AA evaluation where necessary.

6.1.6 For ease of reference, all submission points and the names of submitters considered under a particular issue, as outlined in Table 1, are listed under the heading of the relevant discussion. Following discussion and evaluation of the submissions and further submissions, the names of submitters and recommendations on their submissions within or at the end of the discussion, are typed in bold within this report. My recommendations on each submission are also shown in a table format in **Appendix 3** – Table of Submissions with Recommendations, attached to this report. I note that due to the number of submission points, my evaluation of the submissions is in some cases generic only and may not contain specific recommendations on each submission point, but instead discusses the issues generally.

6.1.7 As a result of consideration of submissions, for the reasons discussed below, I recommend some amendments to the District Plan provisions and/or objectives. I have provided a consolidated ‘track changes’ version of the relevant provisions with my recommended amendments in response to submissions as **Appendix 2**. The amendments to the text are coded in accordance to the key shown in Appendix 2.

6.1.8 Section 32 of the Act (**s32**) requires the Council to carry out an evaluation of PC14 to examine the extent to which relevant objectives are the most appropriate way to achieve the purpose of the Act, and whether, having regard to their efficiency and effectiveness, the related policies, rules, or other methods are the most appropriate for achieving the objectives.

6.1.9 All of the provisions proposed in PC14 have already been considered in terms of s32 of the Act. Where amendments to PC14 are recommended, I have undertaken an evaluation in respect to the recommended amendments in my assessment, including s32AA analysis where considered necessary.

6.1.10 I note that submissions relating to sections of PC14 that have already been addressed or will be considered in other section 42A reports (or hearing streams) are not considered in this S42A report. Notably, the following matters will not be addressed in detail in this report:

- a. Strategic directions (except for the new ‘tree’ limb of Strategic Objective 3.3.10(a)(ii)(E));
- b. Qualifying matters other than those related to natural environment and open space zones;

- c. Transport;
- d. Subdivision;
- e. Heritage and scheduled protected trees;
- f. Residential (other than landscaping built form standards);
- g. Commercial;
- h. Industrial.

## 6.2 PART A – SUBMISSIONS ON TREE CANOPY COVER / FINANCIAL CONTRIBUTIONS

- 6.2.1 982 submissions points were received on the provisions relating to tree canopy cover / financial contributions and these will be considered in Part A of the evaluation.
- 6.2.2 The points made and decisions sought in submissions in relation to canopy cover and/or financial contributions can be grouped according to the issues raised, as set out in Table 1 below, and they will be considered in that order further below.

**Table 1 – Issues raised in submissions**

ISSUE	CONCERN / REQUEST
1. Retain the proposed tree canopy cover/FC provisions in 6.10A as notified	<ul style="list-style-type: none"> <li>• That the council retains the tree canopy requirement and contributions plan, including the associated definitions. S112.14, 145.15-.16, S180.6, 188.20, 242.18, 288.2, 364.6, 571.12, 571.13, 615.9, 876.17-.20, 935.8, 851.10, 902.11, + 689 identical or very similar pro forma submissions</li> <li>• Support as much being done as possible to maintain tree canopy cover. S146.4</li> <li>• Retain, as written, Policies 6.10A.2.1.2 and 6.10A.2.1.3, and Rule 6.10A.2.2 (Financial Contributions). S61.23, 61.29-.30, 237.52-.53</li> <li>• Supports establishing provisions that aim to encourage tree protection and planting through financial contributions. S762.3</li> <li>• Consider tree canopy and open space for inner city living and focus on landscaped laneways and small park areas. S657.5</li> <li>• Make tree canopies compulsory in suburbs. S282.2</li> <li>• Support the retention of established trees in low density and medium density zones. S896.3</li> <li>• To deal with this tree canopy loss and climate crisis we need more rather than fewer trees. S45.4</li> </ul>

ISSUE	CONCERN / REQUEST
	<ul style="list-style-type: none"> <li>• Impose an obligation on developers to either retain trees and similar oxygenators or provide them as part of the build permit. S470.4</li> <li>• Trees great but rubbish blocking drains creates potential for flooding. S431.5</li> <li>• Support the Parliamentary Commissioner for the Environment’s observations and recommendations regarding the importance of greenspace and trees, both public and private, given their relevance also for Christchurch and in particular PC14. S908.2</li> </ul> <p>Submissions:</p> <ul style="list-style-type: none"> <li>• S45.4 Kelvin Lynn; 61.23, 61.29-.30 Victoria Neighbourhood Association; 112.14 Nikki Smetham, 145.15-.16 Te Mana Ora/Community and Public Health; 146.4 Julie Kidd; 180.6 Josiah Beach; 364.6 John Reily + 689 identical or very similar pro forma submissions (refer to <b>Appendix 3</b> for a full list); 237.52-.53 Marjorie Manthei; 242.18 Property Council New Zealand; 282.2 Brendan McLaughlin; 288.2 Waipapa Papanui-Innes-Central Community Board; 431.5 Sonia Bell; 470.4 Dew &amp; Associates (Academic Publishers); 571.12-.13 James Harwood; 615.9 Analijja Thomas; 657.5 Clair Higginson; 762.3 New Zealand Institute of Architects Canterbury Branch; 835.8 Historic Places Canterbury; 851.10 Robert Leonard Broughton; 876.17-.20 Alan Ogle; 896.3 Claire Coveney; 902.11 Waipuna Halswell-Hornby-Riccarton Community Board; 908.2 Christchurch Civic Trust</li> </ul>
<p>2. Oppose / delete tree canopy cover/FC provisions in 6.10A</p>	<ul style="list-style-type: none"> <li>• Delete Section 6.10A and all associated provisions. S811.11, 814.48-.49, 814.52, 814.60-.61, 823.41-.42, 823.45, 823.52-.54, 826.4, 834.115, 874.18-874.21, 874.29, 877.16-.17, 877.19, 881.1</li> <li>• Delete the financial contribution provisions, which may require up to 40% landscaping on a site in conflict with the MDRS and the RMA. S798.7</li> <li>• Oppose 6.10A.1(c) &amp; (d). Seek that it is deleted. S814.50-.51, 823.43-.44, 874.20</li> <li>• Delete 6.10A.3, Policies 6.10A.2.1.1 – 6.10A.2.1.3 and Rules in 6.10A.4. S814.53-.59, 823.46-.51, 874.22-.28</li> <li>• Do not support financial contributions as an alternative to tree preservation. S686.5, 1087.1</li> <li>• Delete Chapter 6.10A in its entirety, and associated Plan provisions (including but not limited to): Rules 8.3, 8.5.1 and 8.7.12; HDZ Rule 14.6.2.7 / 14.6.1.3 (RD13), and MDZ Rule 14.5.2.2 / 14.5.1.3 (RD24). S740.1</li> </ul>

ISSUE	CONCERN / REQUEST
	<ul style="list-style-type: none"> <li>As an alternative to the other submission points (see S443.1) that relate to Tree Canopy Cover and Financial Contributions by Summerset Group Holdings Limited - delete chapter 6.10A. S443.14</li> </ul> <p>Submissions:</p> <p>S443.14 Summerset Group Holdings Limited; 740.1 Woolworths; 798.7 Wolfbrook; 811.11 Retirement Villages Association of New Zealand Inc; 814.48 - .61 Carter Group Limited; 823.41-.54 The Catholic Diocese of Christchurch; 826.4 LMM Investments 2012 Limited; 834.115 Kāinga Ora – Homes and Communities; 874.18-.29 Daresbury Ltd; 877.16-.17, 877.19 Otautahi Community Housing Trust; 881.1 Red Spur Ltd</p>
<p>3. Retain Objective 3.3.10(a)(ii)(E) as notified; or Delete Objective 3.3.10(a)(ii)(E)</p>	<ul style="list-style-type: none"> <li>Retain Objective 3.3.10 as notified. S689.6, 780.3</li> <li>Seek that the council retains the tree canopy requirement and contributions plan. S571.13, 615.9 + 689 identical or very similar pro forma submissions</li> <li>Delete Objective 3.3.10(a)(ii)E. S811.10, 814.43, 823.39, 834.6, 874.16</li> </ul> <p>Submissions:</p> <p>571.13 James Harwood; 615.9 Analijia Thomas; 689.6 Environment Canterbury / Canterbury Regional Council; 780.3 Josie Schroder; 811.10 Retirement Villages Association of New Zealand Inc; 814.43 Carter Group Limited; 823.39 The Catholic Diocese of Christchurch; 834.6 Kāinga Ora – Homes and Communities; 874.16 Daresbury Ltd</p>
<p>4. Amend the tree canopy cover/FC provisions in 6.10A to either strengthen provisions or reduce tree canopy cover requirements and/or introduce alternative FC requirements</p>	<p><b>Strengthen the provisions:</b></p> <ul style="list-style-type: none"> <li>Amend Policy 6.10A.2.1.1 to maintain the existing tree canopy cover if it is over 20%, new builds should achieve 30% canopy cover and seek no removal of existing mature trees. S625.1</li> <li>Amend provisions by increasing the minimum tree canopy cover from 20% to 25%. Prioritise native plantings wherever possible. S61.19, 61.32-.33, 900.5, 200.8</li> <li>Strengthen the requirements for trees and do not allow the removal of mature trees S654.2, 237.51, 741.2</li> <li>Clarify that Rule 6.10A4.1.1 P1 and P2 provisions apply everywhere in Christchurch, including the Central City and High Density Residential Zones/Precincts. S237.54, 903.1</li> <li>Increase minimum protection of green space and canopy cover. There should be no 'buying out' provision. S701.10</li> <li>Rules should seek to maximise tree canopy coverage within intensive housing, including incentives to retain mature trees and/or penalties for</li> </ul>

ISSUE	CONCERN / REQUEST
	<p>removal of mature trees, and encourage community-level planning. S154.3-.6</p> <ul style="list-style-type: none"> <li>• Prevent developers from clearing every tree on a site before they apply for a building consent and require mature vegetation and trees to be kept and development to be designed around it. S205.25, 200.8</li> </ul> <p><b>Reduce the tree canopy cover and/ or FC requirements</b></p> <ul style="list-style-type: none"> <li>• Oppose the minimum 20% tree canopy cover standards. S399.2</li> <li>• Seek a reduced tree canopy cover of 10% or that based on 10 years growth. S30.2, 112.7</li> <li>• Amend the unit of measurement of "tree canopy coverage" to take into account green / living walls and roofs. S260.7</li> <li>• Implement a minimum tree canopy cover of 15% for new builds, while retaining 20% as an overall percentage. Incentivising alternatives such as green roofs and bioswales to make up the remaining 5%. S790.4</li> <li>• Reduce the cost of financial contributions for not providing 15% tree canopy to \$1000 per tree; refuse rate rebate if the remaining 5% tree canopy is not provided. S790.1</li> <li>• Amend Rule 6.10A.4.1.1 so that it does not apply to single dwellings but only applies to multi-unit developments. S30.3</li> <li>• Amend Rule 6.10A.4.1.1 P2 so that only the 15% street tree canopy requirement is applicable to a vacant lot greenfield subdivision. Delete Activity specific standards (a) and (b), and amend clause (d) to only refer to the 15% road corridor cover. S728.9, 819.6, 820.9, 903.2, 914.7, 916.4</li> </ul> <p><b>Other matters/amendments requested:</b></p> <ul style="list-style-type: none"> <li>• Amend 6.10A.3(c) - Increase the species of street trees to take into account the different ground water characteristics of the site. S914.20</li> <li>• Amend 6.10A.4.2.1 (b) to require to locate tree canopy close to individual residences wherever feasible.S625.2</li> <li>• Do not support financial contributions as an alternative to tree preservation. S686.5, 1087.1</li> <li>• Amend 6.10A.5 to make it less likely that trees are removed or not replaced on site. S61.21, 61.36, 237.58</li> <li>• Hornby should be exempt from the Tree Levy and developers should ensure density developments have a 20% tree canopy cover. S788.4-.6</li> <li>• Encourage more native planting between the Port Hills/Banks Peninsula and the central city (i.e. a native tree corridor). S251.2</li> <li>• As an alternative (to #881.1), include the option of providing tree canopy off site, but within the wider subdivision area or elsewhere. S881.3</li> </ul>

ISSUE	CONCERN / REQUEST
	<ul style="list-style-type: none"> <li>• Expand Financial Contribution to include riparian planting along waterways including small creeks. S900.6</li> <li>• Do not introduce the proposal to use financial contributions as an additional revenue source if density limits are not reached within greenfield development. S242.19</li> <li>• Amend text to address spelling mistake in rule 14.6.2.7 g.ii "lanscaping". S762.26</li> <li>• Discourage the use of impervious/impermeable surfaces around the tree roots. S61.20</li> <li>• Rule 6.10A.4.2(vii) : To improve longevity of trees, decrease the maximum percentage of impervious surface in Rule 6.10A.4.2(viii) as much as possible. S237.55</li> <li>• Support the exclusion of Redmund Spur from the Operative Christchurch District Plan and PC14 definitions of greenfield and brownfield areas, which by definition exclude Redmund Spur and are referenced in 6.10A.2.1.1 Policy – Contribution to tree canopy cover and 6.10A.4.1.1 Permitted activities P2. S881.2.</li> </ul> <p>Submissions:</p> <p>30.2-.3 Doug Latham; 61.19, 61.20-.21, 61.32-.33, 61.36 Victoria Neighbourhood Association; 112.7 Nikki Smetham, 154.3-.6 Ōpāwaho Heathcote River Network (OHRN); 180.6 Josiah Beach; 205.25 Addington Neighbourhood Association; 200.8 Robert J Manthei; 237.51, 237.54-.55, 237.58 Marjorie Manthei; 242.19 Property Council New Zealand; 251.2 Daniel McMullan; 260.6-.7 Scentre (New Zealand) Limited; 399.2 Peter Earl; 625.1-.2 Pamela-Jayne Cooper; 654.2 Wendy Fergusson; 686.5 Robyn Thomson; 701.10 Ian McChesney; 728.9 Sutherlands Estates Limited; 741.2 Lower Cashmere Residents Association; 762.26 New Zealand Institute of Architects Canterbury Branch; 788.4-.6 Marc Duff; 790.1, 790.4 Jade McFarlane; 819.6 Benrogan Estates Ltd; 820.9 Knights Stream Estates Ltd; 881.2-.3 Red Spur Ltd; 900.5-.6 Summit Road Society; 903.1-.2 Danne Mora Limited; 914.7, 914.20-.21 Davie Lovell-Smith Ltd; 916.4 Milns Park Limited; 1087.1 Claire Coveney</p>
5. Support for, or alternatively opposition to, the tree canopy and FC provisions applying to	<ul style="list-style-type: none"> <li>• Seeks that the council retains the tree canopy requirement and contributions plan. S571.16 + 7 identical or very similar pro forma submissions (refer to <b>Appendix 3</b> for a full list);</li> <li>• Retain Objective 8.2.6, Policy 8.2.6.1, Policy 8.2.6.2 as notified. S780.7-9</li> <li>• Impose an obligation on developers to either retain trees and similar oxygenators or provide them as part of the build permit. S470.1-.3</li> </ul>

ISSUE	CONCERN / REQUEST
<p>subdivision in Chapter 8</p>	<ul style="list-style-type: none"> <li>• Oppose Objective 8.2.6, Policy 8.2.6.1, 8.2.6.2, 8.2.6.3. Seek that this is deleted. S814.81-.84, 823.74-.77, 834.116</li> <li>• Oppose 8.3.1 (e) and (f). Seek that it is deleted. S814.85, 823.78, 834.123</li> <li>• Oppose 8.3.3(b). Seek that it is deleted. S814.86, 823.79, 834.124</li> <li>• Oppose 8.3.7 and 8.7.12. Seek that it is deleted. S814.87, 814.92, 823.80, 823.85, 834.118, 834.125-.126</li> <li>• Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules. S877.17</li> </ul> <p>Submissions:</p> <p>470.1-.3 Dew &amp; Associates (Academic Publishers); S571.16 + 7 identical or very similar pro forma submissions (refer to <b>Appendix 3</b> for a full list); 780.7-.9 Josie Schroder; 814.81-.87, 814.92 Carter Group Limited; 823.74-.80, 823.85 The Catholic Diocese of Christchurch; 834.116, 834.118, 834.123 - .126 Kāinga Ora – Homes and Communities; 877.17 Otautahi Community Housing Trust</p>
<p>6. Support for, or alternatively opposition to, the tree canopy cover and FC provisions in Chapter 14 (Residential)</p>	<ul style="list-style-type: none"> <li>• Support incentivising tree retention and/or planting and seek to retain the tree canopy requirement and contributions plan relating to residential development and subdivision. S65.2, 65.4, 145.12-.13, 146.2-.3, 571.19 James Harwood + 474 identical or very similar pro forma submissions (refer to <b>Appendix 3</b> for a full list); 835.9</li> <li>• Support establishing provisions that aim to encourage tree protection and planting through financial contributions. S762.6, 762.8</li> <li>• Retain Rule 14.6.2.7. S237.37, 811.73</li> <li>• Amend the proposal to increase minimum protection of green space and canopy cover: <ul style="list-style-type: none"> <li>- All developments should include whatever green space is considered to be the minimum (i.e. no 'buying out').</li> <li>- The CCC should provide, and consult on, a detailed plan about how greenspace will be provided, particularly in High Density Residential zones. S 272.8-.10</li> </ul> </li> <li>• Oppose the reduction in Christchurch's tree canopy cover by housing intensification. The Council should seek an immediate amendment to the Enabling Housing Supply and Other Matters Act to introduce regulations that protect the city's tree canopy from being decimated by property developers. S794.4-.5</li> <li>• Amend all tree canopy provisions as they apply to residential zones within Christchurch City to specifically exclude retirement villages. For example:</li> </ul>



ISSUE	CONCERN / REQUEST
	<p>14.5.2.2 Landscaped area and tree canopy cover</p> <p>c. For single and/or multi residential unit developments, <b><u>excluding retirement villages</u></b>, a minimum tree canopy cover of 20% of the development site area must be provided.</p> <p>(...)</p> <p>f. All other sites shall include the minimum tree and garden planting as set out in the below table: For all non-residential activities <b><u>and retirement villages</u></b>, except permitted commercial activities in the Sumner Master plan Overlay... S443.1-.8</p> <ul style="list-style-type: none"> <li>• Amend Standard 14.5.2.2 as follows, to provide for retirement units and to remove the requirement for residential developments to provide tree canopy cover: <p>14.5.2.2 Landscaped area <del>and tree canopy cover</del></p> <p>a. A residential unit <b><u>or retirement unit</u></b> at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</p> <p>b. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit <b><u>or retirement unit</u></b>.</p> <p><del>c. ...</del> [remove remainder of standard..]</p> <p><del>d. ...</del></p> <p><del>e. ...</del></p> <p><del>f. ...</del> S811.53</p> </li> <li>• Ensure LPC's facilities remain exempt from the tree canopy cover/FC requirements. S853.4</li> <li>• Develop a mechanism where public property can accommodate tree planting, for example a financial contribution to aid in street planting upgrades in lieu of building setbacks. S685.61, 720.31</li> <li>• Require minimum tree cover. Oppose financial contributions as mitigation. S664.3</li> <li>• Delete Section 6.10A and all associated amendments in Residential Rules 14.4.2– 14.11.2 –Residential Built Form Standards. S814.152, 823.122, 834.119-.121, 834.170, 877.17-.19, 877.25</li> <li>• In the event that the tree FC rule in 14.4.2.2 is retained, this rule should simply have an advice note directing Plan users to the FC rules in 6.10A. S877.25</li> <li>• Oppose 14.5.2.2 (c)-(e) and 14.6.2.7. Seek that these be deleted. S814.155, 814.177, 823.124, 823.143</li> <li>• Delete the financial contribution provisions, which may require up to 40% landscaping on a site in conflict with the MDRS and the RMA. S798.8-.10</li> </ul>

ISSUE	CONCERN / REQUEST
	<ul style="list-style-type: none"> <li>• Delete rules 14.5.2.2, 14.6.2.7 and replace with the following:  <u><b>14.5.2.2 landscaped area.</b></u>  <u><b>1. A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</b></u>  <u><b>2. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.</b></u>  <u><b>3. Non-residential activities must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</b></u>  S834.181, 834.224, 877.19, 877.27, 877.30</li> </ul> <p>Submissions:</p> <p>65.2, 65.4 Ali McGregor; 145.12-.13 Te Mana Ora/Community and Public Health; 146.2-.3 Julie Kidd; 237.37 Marjorie Manthei; 272.8-.10 Caitriona Cameron; 443.1-.8 Summerset Group Holdings Limited; 571.19 James Harwood + 474 identical or very similar pro forma submissions (refer to <b>Appendix 3</b> for a full list); 664.3 Catherine &amp; Peter Morrison; 685.31 Canterbury / Westland Branch of Architectural Designers NZ; 720.31 Mitchell Coll; 762.6, 762.8 New Zealand Institute of Architects Canterbury Branch; 794.4-.5 Greg Partridge; 798.8-.10 Wolfbrook; 811.53, 811.73 Retirement Villages Association of New Zealand Inc; 814.152, 814.155, 814.177 Carter Group Limited; 823.122, 823.124, 823.143 The Catholic Diocese of Christchurch; 834.118-.121, 834.224 Kāinga Ora – Homes and Communities; 835.9 Historic Places Canterbury; 853.4 Lyttelton Port Company Limited; 877.17-.19, 877.25, 877.27, 877.30 Otautahi Community Housing Trust</p>
<p>7. That the trees funded by FCs are planted close to the development site</p>	<ul style="list-style-type: none"> <li>• Support financial contributions for the replacement or new planting of trees, and planting in the local areas where the intensification development is taking place. S804.10, 876.17-.20</li> <li>• Concerned that 'as close to the development site as practicable' may in effect lead to areas of intensification without tree cover nearby as it is not 'practicable' and ask this be strictly enforced. S254.9</li> <li>• Any financial contributions made to compensate for tree removal should be required to be spent in the area where trees are removed to, at least, replace what was there with equivalent planting. S188.20, 851.10, 902.10</li> <li>• Council must attempt to plant trees using the FC money in the immediate vicinity of the new development (within 50m). S790.2</li> </ul>

ISSUE	CONCERN / REQUEST
	<p>Submissions:</p> <p>188.20 Riccarton Bush - Kilmarnock Residents' Association; 254.9 Emma Besley; 790.2 Jade McFarlane; 804.10 Waihoru Spreydon-Cashmere-Heathcote Community Board; 851.10 Robert Leonard Broughton; 876.17 Alan Ogle; 902.10 Waipuna Halswell-Hornby-Riccarton Community Board</p>
<p>8. Amend tree canopy policies and rules to ensure adverse effects on strategic infrastructure, such as electricity transmission lines, are avoided</p>	<ul style="list-style-type: none"> <li>• Amend Policy 6.10A.2.1.3 as follows:  <u>“a. Ensure that trees on a development site are planted in a position appropriate to the tree type and in sufficient soil volume, width and depth to maximise the tree’s healthy growth while minimising future nuisance effects and avoiding adverse effects on strategic infrastructure. ...”</u>. S878.7</li> <li>• Amend 6.10A.4.1.1 P1 and P2 to include an advice note as follows:  <u>“Advice Note: Vegetation to be planted around the National Grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.”</u> S878.8</li> </ul> <p>Submissions:</p> <p>878.7-.8 Transpower New Zealand Limited;</p>
<p>9. Explore methods such as rates remission to encourage tree planting in areas with low tree canopy cover</p>	<ul style="list-style-type: none"> <li>• Consider, at the time of taking up land or building ownership and planting/retaining trees, offering a one-off per site one-month-rate-holiday to an appropriate recipient. S470.4</li> <li>• Implement additional incentives such as rate rebates to increase canopy coverage to areas that lack this amenity currently. S762.7</li> <li>• Refuse rate rebate if the remaining 5% tree canopy is not provided (see S790.4 above); provide an agreed rates rebate to the landowner for the next 2 years as an incentive for providing the additional 5% tree canopy; and /or increase the standard building site coverage of 5% if the additional 5% tree canopy is planted. S790.1</li> <li>• Initiatives for tree canopy planting in Existing Development areas need to be explored and implemented in order to achieve the goals of the Urban Forest Plan. S790.3</li> <li>• Amend the sub-chapter to include a financial contributions credit for sites that achieve tree coverage above the 10% limit. 260.6</li> </ul> <p>Submissions:</p> <p>260.6 Scentre (New Zealand) Limited; 470.4 Dew &amp; Associates (Academic Publishers); 762.7 New Zealand Institute of Architects Canterbury Branch; 790.1, 790.3 Jade McFarlane</p>

ISSUE	CONCERN / REQUEST
<p>10. Allow offsetting the tree canopy requirements</p>	<ul style="list-style-type: none"> <li>• Amend to rule to make it clear that reserves that are vested to Council with enhancements can offset the tree canopy rules for the development. S728.3, 819.7, 820.10, 903.3, 914.8, 916.5</li> <li>• Enable offsetting through the rules. For example, if the tree canopy cover exceeds the permitted requirements within the road reserve then the area required to be planted within the residential lots are reduced. 914.21</li> </ul> <p>Submissions:</p> <p>728.3 Sutherlands Estates Limited; 819.7 Benrogan Estates Ltd; 820.10 Knights Stream Estates Ltd; 903.3 Danne Mora Limited; 914.8 Davie Lovell-Smith Ltd; 916.5, 914.21 Milns Park Limited</p>
<p>11. FC standards, calculator and consent notice requirement</p>	<ul style="list-style-type: none"> <li>• Support financial contribution standards as set out in 6.10A.2.1.2. S61.31</li> <li>• Supports establishing provisions that aim to encourage tree protection and planting through financial contributions. S762.5</li> <li>• Amend Rule 6.10A.4.2.2 financial contributions to add an option to use rateable land value in lieu of market valuation. S30.4</li> <li>• Increase the Financial Contribution per tree significantly, e.g. from \$2037.00 to at least \$4074, as a disincentive to removing or not replacing trees on the development site. S61.22, 61.35, 237.57, 367.7</li> <li>• Reduce the cost of financial contributions for not providing 15% tree canopy to \$1000 per tree. S790.1</li> <li>• Seek a guarantee that the financial contributions collected will be used for offsite replacement tree planting, and not for general revenue gathering (i.e. reallocated for maintenance or roading infrastructure). S112.5</li> <li>• Rewrite 6.10A.4.2.2 (a) to read “ ..If the tree canopy cover requirements... <u>cannot be met</u> (rather than “are not met”) to make it clearer that maintaining or planting on the same site is the first priority. S237.57</li> <li>• Delete Section 6.10A, including the flawed FC calculator which could be replaced with a simpler formula requiring 1 tree to be planted per 100m<sup>2</sup> of site area. S877.16</li> <li>• Remove requirement from Rule 6.10A.4.2.3 Tree canopy for a Consent notice. S30.5</li> </ul> <p>Submissions:</p> <p>30.4, 30.5 Doug Latham; 61.22, 61.31, 61.35 Victoria Neighbourhood Association (VNA); 112.5 Nikki Smetham; 237.57 Marjorie Manthei; 367.7 John Bennett; 762.5 New Zealand Institute of Architects Canterbury Branch; 790.1 Jade McFarlane; 877.16 Otautahi Community Housing Trust</p>

ISSUE	CONCERN / REQUEST
<p>12. Clarify how the applicable FC charges were attributed and how the Council will enforce and monitor the rules</p>	<ul style="list-style-type: none"> <li>• Clarify:               <ol style="list-style-type: none"> <li>1. how often developers remove existing trees and then apply for new buildings,</li> <li>2. methods to ensure compliance/reporting and that the canopy is maintained.</li> <li>3. how will Christchurch residents be assured that the canopy is being grown to offset the lack of canopy by developers. S117.4, 728.5-.6, 819.9, 820.1, 820.8, 903.5-.6, 914.10, 916.7</li> </ol> </li> <li>• Make clearer in the plan how the costs have been attributed and whether it is GST inclusive. S728.4, 819.8, 820.2, 820.7, 903.4, 914.9, 916.6</li> <li>• Require monitoring of trees planted as part of a development. S112.6</li> <li>• Will Council report on the compliance of the tree canopy rules and what projects the financial contributions go towards? S728.5, 728.7, 819.4, 820.4, 903.7</li> </ul> <p>Submissions:</p> <p>112.6 Nikki Smetham; 117.4 Ian Tinkler; 728.4-.7 Sutherlands Estates Limited; 819.3-.4, 819.8-.9 Benrogan Estates Ltd; 820.1, 820.2, 820.3-.4, 820.7-.8 Knights Stream Estates Ltd; 903.4-.7 Danne Mora Limited; 914.9-.10 Davie Lovell-Smith Ltd; 916.6-.7 Milns Park Limited;</p>
<p>13. Apply, and conversely do not apply, the tree canopy cover/FC provisions to commercial and industrial sites</p>	<ul style="list-style-type: none"> <li>• Remove the provision for financial contributions for development of commercial zoned land in greenfield/brownfield locations that do not retain or plant 10% tree canopy cover. S260.5</li> <li>• Amend the sub-chapter to include a financial contributions credit for sites that achieve tree coverage above the 10% limit. 260.6</li> <li>• Apply Chapter 6.10A provisions to commercial/industrial sites. S61.65-.67, 237.50, 914.6</li> </ul> <p>Submissions:</p> <p>61.65-.67 Victoria Neighbourhood Association (VNA); 237.50 Marjorie Manthei; 260.5 Scentre (New Zealand) Limited; 914.6 Davie Lovell-Smith Ltd</p>
<p>14. Retain, or alternatively delete, the definitions of 'Development site', 'Heat island', 'Hedge', 'Maturity',</p>	<ul style="list-style-type: none"> <li>• That the council retains the tree canopy requirement and contributions plan, including the associated definitions. S571.12, 615.8 + 689 identical or very similar pro forma submissions</li> <li>• Retain the definition of 'Development site' as notified. S823.13, 814.13</li> <li>• Delete the definition of Heat island. S814.19, 823.19</li> <li>• Delete the definition of Hedge. S814.20, S823.20</li> <li>• Oppose the new definition of Tree. Delete it or amend to specify a potential height of at least 3m. S814.36, 823.33</li> </ul>

ISSUE	CONCERN / REQUEST
'Tree', 'Tree canopy cover'	<ul style="list-style-type: none"> <li>• Delete the definition of Tree canopy cover. S814.37, S823.32</li> </ul> Submissions: 571.12 James Harwood; 615.8 Analijia Thomas; 814.13 Carter Group Limited; 823.13, 823.19, 823.20, 832.32, 823.33 The Catholic Diocese of Christchurch; 814.19, 814.20, 814.36, 814.37 Carter Group Limited

**6.3 PART A - ISSUE 1 – SUPPORT/RETAIN THE PROPOSED TREE CANOPY COVER/FC PROVISIONS IN 6.10A AS NOTIFIED**

6.3.1 The tree canopy cover/FC provisions attracted a large number of submissions in support. The submissions seek to retain the provisions as notified and express support for encouraging tree protection and planting, and the use of financial contributions as a means of discouraging removal of existing tree prior to development. Halting the loss of tree canopy cover in Christchurch is seen as a significant issue by the submitters, particularly in light of climate change and the associated issues such as carbon emissions, flooding, excessive heat as well as droughts. The community is aware of the ecosystem services that trees provide, as well as the health, biodiversity and amenity benefits of tree canopy cover.

6.3.2 Some submitters seek provision of more green space throughout the city or in specific areas and that issue is dealt with in the Strategic Directions section 42A report. Some suggest that an obligation to retain tree or provide replacement trees should be a condition of a building permit which is similar to the mechanisms the Council will be proposing to ensure the required canopy cover is provided.

6.3.3 The following are the submission points and submitters supporting the tree canopy cover and financial contribution provisions and seeking that they be retained as notified in numerical order:

**45.4 Kelvin Lynn; 61.23, 61.29-.30 Victoria Neighbourhood Association; 112.14 Nikki Smetham, 145.15-.16 Te Mana Ora/Community and Public Health; 146.4 Julie Kidd; 180.6 Josiah Beach; 364.6 John Reily + 689 identical or very similar pro forma submissions (refer to Appendix 3 for a full list); 237.52-.53 Marjorie Manthei; 242.18 Property Council New Zealand; 282.2 Brendan McLaughlin; 288.2 Waipapa Papanui-Innes-Central Community Board; 431.5 Sonia Bell; 470.4 Dew & Associates (Academic Publishers); 571.12, 571.13 James Harwood; 615.9 Analijia Thomas; 657.5 Clair Higginson; 762.3 New Zealand Institute of Architects Canterbury Branch;**

**835.8 Historic Places Canterbury; 851.10 Robert Leonard Broughton; 876.17-.20 Alan Ogle; 896.3 Claire Coveney; 902.11 Waipuna Halswell-Hornby-Riccarton Community Board; 908.2 Christchurch Civic Trust**

6.3.4 The benefits of trees have been discussed in detail in [Part 7 Section 32 assessment](#) and the associated [Appendices 1- 3](#). I will not be repeating that detail here. A summary of the relevant issues and background has also been provided above in section 5.2 of this report. The recently adopted UFP (Urban Forest Plan) highlights the importance to the city and its community of treating trees as an important green infrastructure. The UFP also confirms the tree canopy targets that this part of PC14 is aiming to achieve.

6.3.5 As there are submissions seeking to delete the provisions or to amend them, I reserve my final recommendations on the submissions in support until I have evaluated all other submissions. Refer to 6.4.17 below.

#### **6.4 PART A - ISSUE 2 - OPPOSE / DELETE TREE CANOPY COVER/FC PROVISIONS IN 6.10A**

6.4.1 While a large number of submissions support the tree canopy cover / FC proposal, some submissions oppose them and seek that the entire Chapter 6.10A and any related provisions in other chapters be deleted. Some are seeking the deletion as an alternative to their other decisions sought not being granted. The following are the submission points and submitters seeking the deletion of tree canopy cover and financial contribution provisions in numerical order:

**443.14 Summerset Group Holdings Limited; 686.5 Robyn Thomson; 740.1 Woolworths; 798.7 Wolfbrook; 811.11 Retirement Villages Association of New Zealand Inc; 814.48 - .61 Carter Group Limited; 823.41-.54 The Catholic Diocese of Christchurch; 826.4 LMM Investments 2012 Limited; 834.115 Kāinga Ora – Homes and Communities; 874.18-.29 Daresbury Ltd; 877.16-.17, 877.19 Otautahi Community Housing Trust; 881.1 Red Spur Ltd; 1087.1 Claire Coveney**

6.4.2 Submissions from Retirement Villages Association of New Zealand Inc (811.11), Carter Group Limited (814.48 - .61), The Catholic Diocese of Christchurch (823.41-.54), LMM Investments 2012 Limited (826.4), Kāinga Ora – Homes and Communities (834.115); Daresbury Ltd (874.18-.29) and Otautahi Community Housing Trust (877.16-.17, 877.19) all oppose the proposed tree canopy cover and financial contribution provisions in Chapter 6.10A and related provisions in other chapter

on the basis that they are ‘unworkable and unreasonable’, are difficult to understand and ‘create considerable uncertainty’.

- 6.4.3 There appears to be some uncertainty or perhaps a misunderstanding about where the proposed rules would apply. The tree canopy rules are intended to apply to individual residential sites and new road corridors in residential subdivisions. There is some flexibility as to where the required trees are planted. In the case of multi-unit developments, there is provision to plant the required canopy partly or wholly in communal areas, and in the case of street trees in new roads, planting or retaining trees in alternative areas of the subdivision is provided for as a restricted discretionary activity, provided that the area proposed for planting tree cover is not set aside for reserve contributions. A planted utility reserve, such as a stormwater basin to be vested in Council, could not therefore be used to offset the required street tree planting.
- 6.4.4 **Kāinga Ora – Homes and Communities (834.115)** also consider the 20% canopy cover fundamentally unachievable and inconsistent with “spatial outcome requirements set out in the NPS-UD, and the [...] MDRS”. They also question the rationale for taking FCs when the Council already owns extensive areas of park / open space land, and takes Development Contributions (DCs) for new parkland.
- 6.4.5 Both the MRZ and HRZ allow for 50% site coverage with buildings. That leaves 50% of the site to accommodate 20% landscaping area required for ground floor units (MDRS), service areas, access (pedestrian and/or vehicle) and all or part of the required tree canopy cover, depending on the development design. The required tree canopy planting may overlap in whole or in part with the landscape area/s, or the trees may be planted in communal/shared areas, including along the driveways, provided that the open soil area around the tree roots is sufficiently deep and wide for the size of the trees chosen (refer Rule 6.10A.4.2.1, Table 1).
- 6.4.6 Modelling undertaken on some examples of existing multi-unit residential developments shows that a 20% tree canopy is able to be accommodated on a development site with 50% site coverage. As per the definition of ‘tree’, the tree canopy can also include hedges comprising densely planted trees trimmed to a hedge and maintained at a minimum height of 1.5 metres or greater. As outlined in Mr Morgenroth’s evidence<sup>28</sup>, the greater the overall leaf area of a tree, including hedges, and the trunk mass, the greater the ability of the tree/s to provide important ecosystem

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<sup>28</sup> Statement of Primary Evidence of Justin Morgenroth on behalf of Christchurch City Council, 2023



services such as carbon sequestration and storage, and stormwater runoff attenuation. Hedges may be less effective in heat island mitigation (shade) or biodiversity support but may be appropriate where solar gain for the house is sought to be maintained.

- 6.4.7 While the Council owns substantial areas of open space, not all of it is suitable for extensive tree planting, e.g. the Port Hills ONL or ONFs, or sites containing SES such as native grasslands or water body margins, or open parks required for sports and recreation, playgrounds or community facilities. With the adoption of the UFP, the Council will be using any suitable open spaces to plant trees in order to meet their own urban forest cover target of 40%. The available space is not likely to be able accommodate the FC trees as well, and in some cases, it may not be possible to plant these FC trees in the immediate vicinity of the development site.
- 6.4.8 The Council is aware that planting of trees may be one of the last activities undertaken during a property development, therefore, a consent notice will need to be registered on the title of the property or financial contribution will need to be paid before the issue of a certificate under RMA section 224 or code of compliance certificate under sections 91 and 95 of the Building Act 2004 (Rule 6.10A.4.2.2(b)).
- 6.4.9 As stated in the rules, the tree canopy cover/FC rules apply to residential zones. Accordingly, a central city mixed use or commercial zone development of an apartment block will not be subject to these rules, as suggested in some of the above submissions, but rather to the zone's own landscaping rules.
- 6.4.10 The submitters also ask whether a financial contributions credit will be provided to the developer if more than 20% tree cover is retained. The rules do not propose any credits for exceeding the required canopy, they simply seek compliance with the 20% and/or 15% thresholds stated. In my view, there is no ambiguity in the proposed provisions in this respect.
- 6.4.11 The submitters also raise the questions of compliance assessment and the ability of the Council to enforce the rules. The Council is aware of the potential need for further enforcement and monitoring staff and appropriate training. The consent notice requirement is intended to ensure the required on-site canopy is maintained in perpetuity including, where necessary, by the requirement to replace any diseased or dead trees with a tree of equivalent canopy size at maturity. I note that a large proportion of the community is already aware of the multiple benefits of maintaining on-site tree canopy cover.

- 6.4.12 The costs and benefits of introducing tree canopy cover/FC provisions have been discussed in the supporting section 32 assessment and I consider its conclusions which favour the proposal to still be valid.
- 6.4.13 In their submission **798.7 Wolfbrook** suggest that the introduction of tree canopy cover rules may result in a requirement of up to 40% landscaping on site, when combined with the rule requiring that minimum 20% of a site be landscaped. However, the tree canopy cover rules allow the trees to be planted in landscape areas of the site, in communal areas, and along the access ways (provided that the minimum soil area around the tree roots is left pervious) or any other part of the site that cannot be built on.
- 6.4.14 **Wolbrook**, as well as, **Kāinga Ora (835.115)** and **Woolworths (74.1)** contest that the proposed tree canopy cover/FC requirements are inconsistent with what is mandated by MDRS and/or NPS UD, and make the standards less enabling, with Woolworths also claiming the proposal to be ultra vires.
- 6.4.15 Financial contributions are expressly enabled by ss77T and 80E of the RMA which allow the Council to include them in the district plan and notify them in the IPI. The Council's view is that the proposed provisions do not impose additional density standards but rather are consistent with, and complementary to, the MDRS standard relating to landscaping. The MDRS standards limit the overall site coverage with buildings to 50%, therefore the remaining 50% of the site can accommodate outdoor living area/, service area/s, pedestrian/vehicle access, and landscaping (that itself must comprise 20% of the site and could accommodate the required canopy cover), which may together include all or part of the tree canopy cover<sup>29</sup>. It is considered that with thoughtful design, all of the applicable requirements can be met without impacting on residential development capacity.
- 6.4.16 It is acknowledged that street trees may sometimes need engineered tree pits to avoid conflicts with infrastructure. In the case of greenfield subdivisions, however, the location of services can be considered with the location of street trees in mind to avoid conflicts. There is also a restricted discretionary activity provision (Rule 6.10A.4.1.3 RD2) that would potentially allow the street canopy cover trees to be planted elsewhere in the new subdivision, provided that it is not on land to be vested as a reserve.

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<sup>29</sup> Refer to PC14 Proposed provisions for Chapter 14 (Residential), Built form standards for Landscaping and Site coverage, e.g. MRZ, Rule 14.5.2.2 and Rule 14.5.2.4

- 6.4.17 Overall, I consider that the reasons for deleting tree canopy cover/ FC provisions from PC14 outlined in the above submissions are not justified, therefore I recommend that submissions **740.1 Woolworths; 798.7 Wolfbrook; 811.11 Retirement Villages Association of New Zealand Inc; 814.48 - .61 Carter Group Limited; 823.41-.54 The Catholic Diocese of Christchurch; 826.4 LMM Investments 2012 Limited; 834.115 Kāinga Ora – Homes and Communities; 874.18-.29 Daresbury Ltd; 877.16-.17, 877.19 Otautahi Community Housing Trust and 881.1 Red Spur Ltd** be rejected.
- 6.4.18 **Summerset Group Holdings Limited (443.14)** seek to delete chapter 6.10A. as an alternative to their other submission points (see S443.1) that relate to application of tree canopy cover and FC provisions to retirement villages. I refer you to the discussion of s443.1 below under Issue 6 – Amendments to Chapter 14 (Residential) tree canopy cover rules. I do not consider that the request to delete Chapter 6.10A provisions in order for them not to apply to retirement villages is justified, therefore I recommend that submission point **443.14 by Summerset Group Holdings Limited** be rejected.
- 6.4.19 **Red Spur Ltd (881.1)** seek that the tree canopy cover/FC provisions in 6.10A be deleted in their entirety unless they are amended, as sought in their submission 881.3 (considered further below), to include the option of providing tree canopy off site, but within the wider subdivision area or elsewhere. As discussed above, the notified rules include a provision (6.10A.4.1.3, RD2) for planting the required street tree canopy cover elsewhere within an alternative area of the subdivision but that does not extend to on-site canopy cover requirement for residential sites. Rule 6.10A.4.1.3, RD1 provides a consent path for activities that do not meet the activity standards in 6.10A.4.1.1 P1. As these rules meet the submitter’s request for alternative options in part, I recommend that submission point **881.1 by Red Spur Ltd** be **accepted in part**.

**6.5 PART A – ISSUE 3 - RETAIN OBJECTIVE 3.3.10(A)(II)(E) AS NOTIFIED; OR DELETE OBJECTIVE 3.3.10(A)(II)(E)**

- 6.5.1 In seeking to delete all tree canopy cover/ FC provisions, some submitters also specifically seek that the proposed Objective 3.3.10(a)(ii)(E) be deleted. Conversely, some submissions seek that the relevant amendments to the objective area retained.

**571.13 James Harwood; 615.9 Analijia Thomas; 689.6 Environment Canterbury / Canterbury Regional Council; 780.3 Josie Schroder; 814.43 Carter Group Limited; 823.39 The Catholic Diocese of Christchurch; 834.6 Kāinga Ora – Homes and Communities; 874.16 Daresbury Ltd**

6.5.2 Aspects of the discussion above in Issue 2, related to the appropriateness of introducing tree canopy cover/FC provisions, also apply here. A clear strategic direction recognising the values of important natural resources, which include the benefits of tree canopy cover in residential areas, is important to provide a more complete framework for appropriately managing natural resources in the city. The proposed addition to the objective is considered appropriate and necessary. I recommend that submissions opposing the proposed amendments to Strategic objective 3.3.10(a)(ii)(E), i.e. submission **814.43 by Carter Group Limited; 823.39 by The Catholic Diocese of Christchurch; 834.6 by Kāinga Ora – Homes and Communities; and 874.16 by Daresbury Ltd** be rejected.

6.5.3 The recommendations on submissions in support of Objective 3.3.10(a)(ii)(A) as notified. i.e. 571.13 by James Harwood; 615.9 by Analijia Thomas; 689.6 by Environment Canterbury / Canterbury Regional Council; and 780.3 by Josie Schroder are reserved until all submissions seeking amendments to the provisions are considered. Refer to 6.17 below.

## **6.6 PART A – ISSUE 4 - AMEND THE TREE CANOPY COVER/FC PROVISIONS IN 6.10A TO STRENGTHEN PROVISIONS OR REDUCE TREE CANOPY COVER REQUIREMENTS**

6.6.1 While generally supportive of the tree canopy cover/ FC provisions as notified, a number of submitters seek amendments to either strengthen the rules or to relax them, while others seek broader or area specific amendments. The submissions will be considered in these groups.

**30.2-.3 Doug Latham; 61.19, 61.20-.21, 61.32-.33, 61.36 Victoria Neighbourhood Association; 112.7 Nikki Smetham, 154.3-.6 Ōpāwaho Heathcote River Network (OHRN); 180.6 Josiah Beach; 205.25 Addington Neighbourhood Association; 200.8 Robert J Manthei; 237.51, 237.54-.55, 237.58 Marjorie Manthei; 242.19 Property Council New Zealand; 251.2 Daniel McMullan; 260.6 Scentre (New Zealand) Limited; 399.2 Peter Earl; 625.1-.2 Pamela-Jayne Cooper; 654.2 Wendy Fergusson; 686.5 Robyn Thomson; 701.10 Ian McChesney; 728.9 Sutherlands Estates Limited; 741.2 Lower Cashmere Residents Association; 762.26 New Zealand Institute of Architects Canterbury Branch; 788.4-.6 Marc Duff; 790.1, 790.4 Jade McFarlane; 819.6 Benrogan Estates Ltd; 820.9 Knights Stream Estates Ltd; 881.1-.3 Red Spur Ltd; 900.5, 900.6 Summit Road Society; 903.1-.2 Danne Mora Limited; 914.7, 914.20-.21 Davie Lovell-Smith Ltd; 916.4 Milns Park Limited; 1087.1 Claire Coveney**

### ***Strengthen the provisions***

- 6.6.2 Submissions 61.19 and 61.32-.33 by Victoria Neighbourhood Association, 900.5 by Summit Road Society, 200.8 by Robert J Manthei, and 625.1 by Pamela-Jayne Cooper request that the tree canopy cover requirement be increased to 25% or 30%, along with prioritising native planting, while submissions 205.25 by Addington Neighbourhood Association, 200.8 by Robert J Manthei, 237.51 by Marjorie Manthei, 654.2 by Wendy Fergusson, and 741.2 by Lower Cashmere Residents Association request provisions that would not allow the removal of mature trees. Similarly, submissions 154.3-.6 by Ōpāwaho Heathcote River Network (**OHRN**) seek incentives to retain mature trees as well as penalties for their removal. Ian McChesney in 701.10 considers that there should be no 'buying out' provision to ensure better protection of green space and tree canopy cover.
- 6.6.3 The level of appropriate and achievable tree canopy cover requirement for Christchurch was considered carefully with the guidance from urban forestry specialist, city arborist and urban design team. The 20% target is considered appropriate for the Christchurch environment and is achievable. It is also consistent with the recently adopted UFP targets.
- 6.6.4 In his evidence, Justin Morgenroth cautions against setting the targets too high as evidence shows that many cities in the world with too ambitious targets are unlikely to ever achieve them. He also states that "Such targets will require rigorous, costly, and impractical planting schemes, as well as a combination of incentives and regulations to minimise tree removal". In his view, "the 20% canopy cover target strikes a good balance between optimising ecosystem services and minimising the risks in setting over-ambitious targets".
- 6.6.5 Graphic 'mock-ups' on examples of existing multi-unit developments similar to those enabled by MDRS also confirmed that accommodating up to 20% canopy cover is feasible and achievable while 25% or more much less so. As planting is to take place on private properties, it is not considered appropriate to impose any rules on tree species choice, however, native species planting is encouraged to improve the city's biodiversity.
- 6.6.6 As the RMA does not permit blanket protection of all existing mature trees through a district plan, the potential options for retaining these trees are limited to scheduling the most significant specimen, which meet the 'listing' requirements, in the protected significant trees schedule in the district plan, and to non-regulatory measures and incentives.

- 6.6.7 While retaining or planting the trees on the development site is the preferred option, it is appropriate to make an alternative solution available. FCs are considered to be an important method of ensuring that the Council has sufficient funds to plant the 'replacement' trees elsewhere, and as an incentive to use the likely more economical option of retaining or planting trees on site by developers.
- 6.6.8 I therefore recommend that submission points 61.19, 61.32-33 by Victoria Neighbourhood Association, 154.3-6 by Ōpāwaho Heathcote River Network (OHRN), 205.25 by Addington Neighbourhood Association, 200.8 by Robert J Manthei, 237.51 by Marjorie Manthei, 625.1 by Pamela-Jayne Cooper, 654.2 by Wendy Fergusson, 701.10 by Ian McChesney, 741.2 by Lower Cashmere Residents Association and 900.5 by Summit Road Society be rejected.
- 6.6.9 Submissions **237.54 by Marjorie Manthei, 903.1 by Danne Mora Limited** seek to apply tree canopy provisions to new development everywhere in Christchurch, including the Central City and High Density Residential Zones/Precincts, conversely, **Danne Mora Limited (in 903.2)** seek that new greenfield subdivisions are excluded from the 20% on-site tree cover requirement applicable in the city (this submission point is discussed below). The proposed tree canopy cover/FC rules apply to new residential development in residential zones only. There is merit in developing non-regulatory encouragement measures and incentives in respect of other development and zones, but these would fall outside the scope of the Plan provisions. Accordingly, I recommend that submissions **237.54 by Marjorie Manthei** and **903.1 by Danne Mora Limited** be rejected.

***Reduce the tree canopy cover and/ or FC requirements***

- 6.6.10 In contrast to the above, submissions **399.2 - Peter Earl, 30.2 - Doug Latham, and 112.7 by Nikki Smetham** seek to reduce the minimum tree canopy cover requirement to 10% and that it is based on 10 year canopy growth rather than maturity. Submissions **260.7 - Scentre (New Zealand) Limited** and **790.4 by Jade McFarlane** request that the overall 20% requirement consists of 15% tree canopy cover and that the remaining 5% could be made up by living roofs/walls and/or bioswales. **Jade McFarlane in 790.1** also seeks to reduce the cost of financial contributions for not providing 15% tree canopy to \$1000 per tree, and to use one-off rates remission for properties meeting full requirements (15% + 5%). She adds that the rates remission should be refused if the remaining 5% tree canopy is not provided.
- 6.6.11 Firstly I will address the proposal to allow replacing 5% of tree canopy cover with living walls/roofs or bioswales. In his evidence, Justin Morgenroth discusses this in detail and concludes that the

limitations associated with the types of vegetation in green roofs or walls, i.e. excluding woody vegetation and much smaller leaf area, make such green infrastructure much less efficient in providing the ecosystem services that trees do, e.g. carbon sequestration, stormwater runoff attenuation. While green roofs or walls do provide some improvements in air quality, stormwater runoff mitigation and heat island effect mitigation, the 5% of green roof or wall could not be treated as equivalent to 5% in tree canopy cover.

- 6.6.12 The proposed \$1000.00 limit on FC per tree proposed in submission 790.1, would not cover the costs associated with tree purchase, planting (some trees require costly engineered pits) and maintenance (refer to the fee breakdown in Part A background discussion above and further discussion in Toby Chapman's evidence<sup>30</sup>), therefore the proposed reduced fee is not considered to be sufficient or appropriate for its purpose.
- 6.6.13 Submission 112.7 suggests that tree canopy cover is measured not at maturity, but rather at 10 years because trees in urban settings are not likely to achieve their mature sizes. The submitter also points to some potentially inaccurate tree size classifications in the Council's tree size classification guide, e.g. lancewood and kōwhai. While there may be some potential errors in tree size classification in the guide (which can be corrected), that does not justify the use of 10 year canopy size instead of the size at maturity. Similarly, variations in the ultimate canopy size due to site specific conditions do not justify the proposed change as many trees will be able to reach their ultimate mature size.
- 6.6.14 The Council does not currently propose any rates remission for meeting the tree canopy cover requirements. The Council has a Rates Remission Policy made under s102(3)(a) and s109 of the Local Government Act 2002 and rates are set annually. The avenue for seeking a reduction in rates is through the draft annual plan process, seeking change to the Rates Remission Policy, or seeking a special Council resolution under that Policy. That has no bearing on the appropriateness of these provisions under the RMA. In terms of the District Plan, it would be considered a non-regulatory tool. I consider that it would be difficult to justify a rates remission as it would in effect push the costs of meeting the tree canopy cover requirement to other ratepayers.

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<sup>30</sup> Toby Chapman, Expert evidence - Arboriculture: Significant and other (including heritage) trees QM; Tree canopy cover and financial contributions.

- 6.6.15 Following the above discussion of submissions 399.2 - Peter Earl, 30.2 - Doug Latham, and 112.7 by Nikki Smetham 260.7 - Scentre (New Zealand) Limited, 790.1 and 790.4 by Jade McFarlane, I recommend that they be rejected.
- 6.6.16 Submissions 728.9 - Sutherlands Estates Limited, 819.6 - Benrogan Estates Ltd; 820.9 - Knights Stream Estates Ltd, 903.2 - Danne Mora Limited, 914.7 - Davie Lovell-Smith Ltd, and 916.4 - Milns Park Limited seek that in the case of greenfield vacant lot subdivision only the 15% street tree canopy cover requirement applies, but not the 20% on-site tree cover requirement, and seek amendments to activity specific standards in Rule 6.10A.4.1.1 P2 to reflect that. Submission 30.3 by Doug Latham seeks to amend Rule 6.10A.4.1.1 so that it does not apply to single dwellings but only applies to multi-unit developments.
- 6.6.17 The purpose of the proposed tree canopy cover rules is twofold: mitigation of the effects of urban development on its immediate environment, and increasing the overall tree canopy cover in the city to reduce our carbon emissions, increase the city's resilience to the effects of climate change, reduce stormwater runoff, increase biodiversity and improve the liveability of our urban environment. Considering that almost 70% of the city's existing tree canopy cover is located on residential land and that residential land will continue to play a vital role in maintaining that cover, an exemption of greenfield residential development or single dwellings from the 20% on-site canopy cover requirement would not achieve either of these goals.
- 6.6.18 I therefore recommend that submissions 30.3 - Doug Latham, 728.9 - Sutherlands Estates Limited, 819.6 - Benrogan Estates Ltd; 820.9 - Knights Stream Estates Ltd, 903.2 - Danne Mora Limited, 914.7 - Davie Lovell-Smith Ltd, and 916.4 - Milns Park Limited be rejected.

***Other matters/ amendments requested***

- 6.6.19 Submissions in this group seek a variety of relief. In **914.20 Davie Lovell-Smith Ltd** seek additions to the listed street tree species appropriate for street planting to take into account the different ground water characteristics of the site. The guide referred to in 6.10A.3 is not exhaustive and focuses on the most commonly used representative species rather than listing every cultivar. It will likely evolve over time to include more trees. Additional guidance on tree species in various environments is already provided in the existing Appendix 6.11.6. Further advice on the size category of the tree/s chosen and their suitability to a given environment, can be obtained from the Council arborists. I therefore recommend that submission **914.20 of Davie Lovell-Smith Ltd** be **accepted in part**.



- 6.6.20 I recommend that submission **625.2 by Pamela-Jayne Cooper** seeking that the Council control the location of trees within private properties be **rejected** as the Council considers that such control would be too restrictive and inappropriate. It is the matter for individual property owners.
- 6.6.21 **Robyn Thomson (686.5)** while supporting provisions for tree canopy cover (686.7), opposes financial contributions being used for planting in another area. **Claire Coveney (1087.1)** expresses similar view. The submitters are of the view that developers should retain the existing trees on development sites as much as possible to preserve these valuable carbon sinks, and to enhance the neighbourhood they are in. They believe that FCs would not achieve that.
- 6.6.22 Proposed Policy 6.10A.2.1.2(b) seeks that trees funded by FCs are planted as close to the development site as practicable. The trees would be planted in the street berms near the development site where possible, existing nearby open space or land in the vicinity purchased with FCs specifically collected for that purpose. While I agree that the value of mature trees is far greater than that of young replacement trees that will take many years to mature and provide equivalent ecosystem services, the RMA does not enable the Council to apply a ‘blanket’ protection to all existing trees. I consider that FCs are a valuable tool to provide a replacement tree cover where trees are lost during development, therefore, I recommend that submissions **1087.1 (C Coveney) and 686.5 (R Thomson)** are **rejected**.
- 6.6.23 Submissions **61.21, 61.36 by Victoria Neighbourhood Association and 237.58 by Marjorie Manthei** seek to mend Rule 6.10A.5 – Matters of discretion to make it less likely that trees are removed or not replaced on site. As discussed earlier, the Council has no ability to control removal of trees from private sites unless they are scheduled protected trees. Matters of discretion focus on ensuring that the benefits of the required tree canopy cover are achieved while acknowledging that the site characteristics may sometimes preclude that and an alternative solution may sometimes be more appropriate. It is not considered that further additions to Rule 6.10A.5 are needed. I therefore recommend that submissions **61.21, 61.36 by Victoria Neighbourhood Association and 237.58 by Marjorie Manthei** be **rejected**.
- 6.6.24 While it is acknowledged that tree canopy cover in the Hornby area is relatively low, and the Council’s Parks Unit will be aiming to improve that cover through more green space and street planting under the UFP, it is not considered equitable to remove the ability of property owners/developers in Hornby to pay FCs in lieu of on-site planting (**788.4-.6 - Marc Duff**). I therefore recommend that submission **788.4-.6 by Marc Duff** be **rejected**.

- 6.6.25 Submission **251.2 by Daniel McMullan** seeks more native planting between the Port Hills/Banks Peninsula and the central city. The UFP seeks to increase the proportion of native planting on Council owned land, however, as touched on above, it is not considered appropriate to control tree species on private land. I recommend that this submission is **accepted in part**.
- 6.6.26 The Council does not intend to extend its FC provisions to riparian planting. The purpose of the proposed FCs is to plant FC funded trees as close to the development site as practicable to help mitigate the effects of that development. The majority of water body margins are maintained by the Council, including any riparian planting, and it is not considered necessary to introduce FC for that purpose. As noted in Justin Morgenroth’s evidence, the UFP sets a target of 30% canopy cover in waterway corridors by 2030 and 75% cover by 2070, the highest canopy cover goals for any land use type. Consequently, I recommend that submission **900.6 by Summit Road Society** is **rejected**.
- 6.6.27 Submission **881.3 by Red Spur Ltd** seeks, as an alternative to its submission 881.1 opposing tree canopy cover provisions in their entirety, to include the option of providing tree canopy off site, but within the wider subdivision area or elsewhere. As discussed above, such provisions is already included in Rule 6.10A.4.1.3 RD2 for street tree canopy cover and RD1 provides an alternative pathway for activities not meeting the activity specific standards in Rule 6.10A.4.1.1. Therefore, I recommend that this submission is **accepted in part**.
- 6.6.28 Another submissions point **881.2 from Red Spur Ltd** supports the exclusion of Redmund Spur from the definition of greenfield area by virtue of being within ‘an existing urban environment’ on CRPS Map A. The submitter seems to treat that as an exclusion from the 15% street trees provision requirements in Rule 6.10A.4.1.1 P2. That however is not the case. The rule applies not only to residential developments in greenfield or brownfield subdivisions but to “(a) any residential zone’ ‘where new roads to vest in Council have been or will be created”. On that basis, I recommend that **881.2 from Red Spur Ltd** be **rejected**.
- 6.6.29 Submission **762.26 - New Zealand Institute of Architects Canterbury Branch** seeks to amend text in Rule 14.6.2.7 (g)(ii) to address a spelling mistake in "lanscaping". I recommend that the submission is **accepted** and the rule (~~f-g~~) amended as follows:

**~~14.6.2.7~~ ~~14.6.2.6~~ Tree and garden planting Landscaped area and tree canopy cover**

**a. A residential unit at ground floor (...)**

(...)

**~~f-g~~ For developments not intended for residential activity, A minimum of 20% of the site shall be provided (...)**

- i. at least 50% of (...)
  - ii. a minimum of one native tree for every 250m<sup>2</sup> of gross site area (prior to subdivision), or part thereof, is included within the landscaping;
- (...)

6.6.30 Submission **242.19 by Property Council New Zealand** appears to refer to an early pre-notification draft proposal (consulted on prior to PC14 notification) to charge FCs in greenfield subdivisions where density targets are not reached. Such provisions were not pursued and were not part of the notified PC14 proposal, therefore I recommend that this submission is **rejected**.

6.6.31 Permeability and dimensions of the tree roots soil area is important to ensuring its healthy growth and the ability to absorb stormwater. Two Submissions received from **61.20 - Victoria Neighbourhood Association (VNA)** and **237.55 - Marjorie Manthei** are concerned with these issues and seek to limit or decrease the impervious surface area around trees as much as possible.. An additional submission received from **751.19 Christchurch City Council** is not considered in this report.

6.6.32 Ideally, the root area should not have any impervious surfaces over it but arborists consider that tree will still grow well with 20% of the required ‘open’ soil root area being covered with impervious material. Accordingly, Rule 6.10A.4.2.1(a)(viii) requires that impervious surfaces over the land area required for tree roots be limited to maximum 20% of that area, I therefore, recommend that submissions **61.20 - Victoria Neighbourhood Association (VNA)** and **237.55 - Marjorie Manthei** be **accepted in part**.

## **6.7 PART A - ISSUE 5 - SUPPORT FOR, OR ALTERNATIVELY OPPOSITION TO, THE TREE CANOPY COVER AND FC PROVISIONS APPLYING TO SUBDIVISION IN CHAPTER 8**

6.7.1 Some of the submitters who expressed their support for the proposed tree canopy cover and FC provisions generally, also specifically supported the related provisions in Chapter 8 Subdivision. Conversely, some of those in opposition to the entire proposal expressly opposed the related subdivision provisions.

**470.1-.3 Dew & Associates (Academic Publishers); S571.16 + 7 identical or very similar pro forma submissions (refer to Appendix 3 for a full list); 780.7-.9 Josie Schroder; 814.81-.87, 814.92 Carter Group Limited; 823.74-.80, 823.85 The Catholic Diocese of Christchurch; 834.116, 834.118, 834.123 - .126 Kāinga Ora – Homes and Communities; 877.17 Otautahi Community Housing Trust**

6.7.2 The discussion related to Chapter 6.10A above, under Issue 2, applies equally to the submissions opposing Chapter 8 tree canopy/ FC provisions. Additionally, however, some submitters, e.g. **814.81-.84 - Carter Group Limited, 823.74-.77 - The Catholic Diocese of Christchurch, and 834.116 Kāinga Ora – Homes and Communities** oppose the new tree canopy cover/FC related Objective 8.2.6 and Policies 8.2.6.1 to 8.2.6.3 in Chapter 8. Section 8.3.1 ‘How to interpret and apply the rules’ explains that tree canopy cover/FC provisions contained in Chapter 6.10A apply to subdivision, and refers users to the related provisions in that chapter. Chapter 6.10A contains relevant objectives and policies, therefore, there is no need to duplicate them in Chapter 8. It is considered that to satisfy the requirements for clarity and efficiency in Strategic Objective 3.3.2 ‘Clarity of language and efficiency’, Objective 8.2.6 and the related Policies 8.2.6.1 to 8.2.6.3 should be deleted from Chapter 8 as follows:

~~8.2.6 Objective – Urban tree canopy cover~~

~~a. Tree canopy cover in areas of residential activities is enhanced through maintaining existing trees and/or planting new trees as part of new residential development to sequester carbon from emissions, reduce stormwater runoff, mitigate heat island effects, and improve the city’s biodiversity and amenity.~~

~~8.2.6.1 Policy – Contribution to tree canopy cover~~

~~(...)~~

~~8.2.6.2 Policy – The cost of providing tree canopy cover and financial contributions~~

~~(...)~~

~~8.2.6.3 Policy – Tree health and infrastructure~~

~~(...)~~

6.7.3 Section 32AA requires a further evaluation of changes made to the provisions as a result of submissions. The scale and significance of such changes will dictate the extent of the additional evaluation. In the case of this amendment, the s32AA evaluation summary is shown in the table below. In evaluating the effects of the changes in accordance with 32AA, the following questions have been considered. Do the changes recommended:

- a. make a significant difference to the conclusions of the s32 evaluation?
- b. have significant effects on their own or in combination with the other amendments?
- c. address the identified problems?

6.7.4 Further evaluation under s32AA shows that the changes to the proposed amendments do not affect the conclusions of the s32 evaluation. The purpose of plan change is still the most

appropriate way to achieve the purpose of the RMA and the proposed amended provisions are the most appropriate way to achieve the objectives of the District Plan and the purpose of the Act.

**Table 2 – s32AA evaluation of recommended changes**

Changes to PC14 proposed amendments	Effects and evaluation of changes
<p><b>8.2.6 Objective – Urban tree canopy cover</b></p> <p><b>8.2.6.1 Policy – Contribution to tree canopy cover</b></p> <p><b>8.2.6.2 Policy – The cost of providing tree canopy cover and financial contributions</b></p> <p><b>8.2.6.3 Policy – Tree health and infrastructure</b></p> <p>The changes delete the above objective and related policies for tree canopy cover/ FCs to eliminate unnecessary duplication. Rule 8.3.1 ‘How to interpret and apply the rules’ (in (d) and (f)) alerts the Plan user to the applicable Chapter 6.10A provisions which contain Objective 6.10A.2.1 and Policies 6.10A.2.1.1 to 6.10A.2.1.3 that are identical to the ones proposed to be deleted.</p>	<p>No significant effect in terms of s32 evaluation.</p> <p>The changes eliminate an unnecessary duplication of the objective and policies applicable to tree canopy cover/ FCs that are contained in Chapter 6.10A and do not have a significant effect on the applicable provisions.</p> <p>The changes are relatively minor in that they do not remove the relevant objective/policy directions applicable to tree canopy cover / FCs and ensure better consistency with Objective 3.3.2 ‘Clarity of language and efficiency’.</p> <p>The proposed change does not create any additional transaction costs.</p> <p>Overall, the provisions would be more efficient through directing the Plan users to the relevant suite of provisions in Chapter 6.10A.</p> <p>There is no change in effectiveness of the tree canopy cover/ FC rules.</p>

6.7.5 Although the overall policies and rules package in PC14 as notified is considered generally appropriate, it could be improved by eliminating unnecessary duplication of tree canopy cover /FC objective and policies in Chapter 8. Full recommended amendments are set out in **Appendix 2**.

6.7.6 Accordingly, I recommend that submissions 470.1-.3 Dew & Associates (Academic Publishers); S571.16 + 7 identical or very similar pro forma submissions (refer to Appendix 3 for a full list); 780.7-.9 Josie Schroder; 814.81-.87, 814.92 Carter Group Limited; 823.74-.80, 823.85 The Catholic Diocese of Christchurch; 834.116, 834.118, 834.123 - .126 Kāinga Ora – Homes and Communities;

877.17 Otautahi Community Housing Trust are accepted in part to the extent that the unnecessary duplication of tree canopy cover/FC objectives and policies in Chapter 8 is recommended to be deleted.

## **6.8 PART A - ISSUE 6 - SUPPORT FOR, OR ALTERNATIVELY OPPOSITION TO, THE TREE CANOPY COVER AND FC PROVISIONS IN CHAPTER 14 (RESIDENTIAL)**

6.8.1 As above, some of the submitters who expressed their support for all proposed tree canopy cover and FC provisions also specifically supported the related provisions in Chapter 14 (Residential). Conversely, some of those in opposition to the entire proposal expressly opposed the related residential provisions. There are also submissions seeking amendments to specific rules.

**65.2, 65.4 Ali McGregor; 571.19 James Harwood + 474 identical or very similar pro forma submissions (refer to Appendix XX for a full list); 145.12-.13 Te Mana Ora/Community and Public Health; 146.2-.3 Julie Kidd; 237.37 Marjorie Manthei; 272.8-.10 Caitriona Cameron; 443.1-.8 Summerset Group Holdings Limited; 664.3 Catherine & Peter Morrison; 685.31 Canterbury / Westland Branch of Architectural Designers NZ; 720.31 Mitchell Coll; 762.6, 762.8 New Zealand Institute of Architects Canterbury Branch; 794.4-.5 Greg Partridge; 798.8-.10 Wolfbrook; 811.53, 811.73 Retirement Villages Association of New Zealand Inc; 814.152, 814.155, 814.177 Carter Group Limited; 823.122, 823.124, 823.143 The Catholic Diocese of Christchurch; 834.118-.121, 834.224 Kāinga Ora – Homes and Communities; 835.9 Historic Places Canterbury; 853.4 Lyttelton Port Company Limited; 877.17-.19, 877.25, 877.27, 877.30 Otautahi Community Housing Trust**

6.8.2 The discussion under Issue 2 above also applies to the submissions opposing Chapter 14 tree canopy/ FC provisions in Chapter 6.10A and in the relevant built form standards for landscaping. These include submission points **798.8-.10 by Wolfbrook, 814.152, 814.155 and 814.177 by Carter Group Limited, 823.122, 823.124 and 823.143 by The Catholic Diocese of Christchurch, 834.119-.121 and 834.170 by Kāinga Ora – Homes and Communities, 877.17-.19 and 877.25 by Otautahi Community Housing Trust**. I will provide recommendations on these further below following the consideration of all relevant requests for changes, including **443.1-.8 - Summerset Group Holdings Limited and 811.53 - Retirement Villages Association of New Zealand Inc**.

6.8.3 I will provide my recommendations on submissions in support, i.e. 65.2 and 65.4 - Ali McGregor, 145.12-.13 - Te Mana Ora/Community and Public Health, 146.2-.3 - Julie Kidd, 237.37 - Marjorie Manthei, 571.19 - James Harwood + 474 identical or very similar pro forma submissions (refer to

Appendix 3 for a full list), 762.6 and 762.8 - New Zealand Institute of Architects Canterbury Branch, and 835.9 - Historic Places Canterbury, once all requests for changes have been considered. Refer to section 6.17 below.

- 6.8.4 **Caitriona Cameron** in submission points **272.8-10** seeks that tree canopy is provided on all sites and that there should no provision for “buying out” through FCs. A similar request is made in submission **664.3** by **Catherine & Peter Morrison**. As discussed above under Issue 4 in relation to submission 788, removing the provisions for FCs is not considered appropriate. The submitter also seeks better planning for and provision of green spaces in intensification areas, particularly in high density zones. The matter of green space/parks provision is addressed in the Strategic Direction s42A report and I refer the submitter to it.
- 6.8.5 Submission **794.4-5** from **Greg Partridge** opposes loss of tree cover through development and requests that Council seek an amendment to the Housing Supply Act to protect the city’s tree cover. Such a request falls outside of the scope of PC14, therefore, I consider that the submission should be **rejected**.
- 6.8.6 In their submission **853.4**, **Lyttelton Port Company Limited (LPC)** seeks to ensure that LPC’s facilities remain exempt from the tree canopy cover/FC requirements. As LPC’s facilities are not in a residential zone, these provisions will not apply, therefore I recommend that this submission be **accepted**.
- 6.8.7 In submissions **685.31 - Canterbury / Westland Branch of Architectural Designers NZ** and **720.31 - Mitchell Coll** seek that a mechanism is developed, e.g. FCs, that would allow street tree planting instead of planting trees on private properties with limited setback from road boundary. The proposed tree canopy cover/ FC rules provide for the option of paying FCs in lieu of planting trees on residential sites already, although it may not always be possible to plant the FC funded trees in the berm near the development site. I therefore recommend that the submissions be **accepted**.
- 6.8.8 In their submission points **443.1-8**, **Summerset Group Holdings Limited** and **811.53 Retirement Villages Association of New Zealand Inc (RVA)** seek an amendment to all tree canopy cover provisions applicable to residential zones that would specifically exclude retirement villages (**RVs**) from these rules. Alternatively they request that the tree canopy cover/FC requirements be deleted. **Retirement Villages Association (811.73)** also seeks to retain and rely on built form standards such as Rule 14.6.2.7 (Landscape area and tree canopy cover), as notified. On one hand RVA wish to amend retirement village definition and be treated as a residential activity giving them



a permitted activity status, on the other they wish to rely on the landscaping rule that refers to RVs as non-residential activities subject to bespoke landscaping rules that requires only half the amount, or less, of tree planting required by the tree canopy cover rules. The approach appears to lack consistency.

- 6.8.9 Only two landscaping built form standards (in MRZ Rule 14.5.2.2 and HRZ Rule 14.6.2.7) currently provide for bespoke landscaping for retirement villages and activities not regarded as residential activities, as defined. They require 20% of the site to be landscaped, of which 50% needs to be landscaped with trees and shrubs provided that a minimum of one tree per 250m<sup>2</sup> of gross site area is planted. The rules were drafted during the recent District Plan review process and the IHP took the view that for higher density multi-unit developments, such as retirement villages or social housing complexes, internal site amenity was of lesser concern than the amenity along the boundaries with other developments/zones, residential development/zones in particular.
- 6.8.10 The tree canopy cover/ FC rules apply to residential development resulting in one or more ground floor residential units. The Retirement village definition also refers to RVs containing a minimum of two residential units, therefore an RV development would be captured by the tree canopy/FC requirements unless it is explicitly excluded through a bespoke landscaping rule. While the objective of the tree canopy cover provisions is about a lot more than just amenity, I recognise that there is a potential conflict between the proposed tree canopy provisions and the existing landscaping rules in the MRZ and HRZ zone rules applying to RVs. As the relevant definitions and residential chapter landscaping rules for RVs are not proposed to be changed, except for MRZ rules as discussed below, I am of the view that the non-residential activities specified in the MRZ and HRZ rules 14.5.2.2 and 14.6.2.7 for landscaped areas should be exempt from the proposed tree canopy canopy/FC rules. Before I propose any rules changes, I wish to consider other submissions seeking deletions or changes to the landscaped area rules.
- 6.8.11 Submissions 814.152 - Carter Group Limited, 823.122 - The Catholic Diocese of Christchurch, 834.119, 834.120-.121, 834.170 and 877.17-.19 - Kāinga Ora – Homes and Communities, 877.18 and 877.25 - Otautahi Community Housing Trust seek to delete Chapter 6.10A and all associated provision in residential zones. Submission 877.25 also seeks that in the event that the tree canopy/ FC rule in 14.4.2.2 is retained, this rule should simply have an advice note directing Plan users to the tree canopy/FC rules in Chapter 6.10A.



6.8.12 Additionally, submissions **834.181, 834.224, 877.19, 877.27, 877.30** from the same submitters seek to replace Rules 14.5.2.2, 14.6.2.7, containing tree canopy cover/FC rules, and replace them with the following:

14.5.2.2 Landscaped area

1. A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.
2. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.
3. Non-residential activities must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.

6.8.13 As discussed above, deletion of all tree canopy cover/ FC rules is not considered an appropriate option. The proposed replacement of the PC14 notified version of Rules 14.5.2.2, 14.6.2.7 with the one shown above, would not only delete provisions related to tree canopy cover/ FCs but also the operative, more detailed rules that apply to non-residential activities in MRZ and HRZ. In the case of HRZ Rule 14.6.2.7, as notified in PC14, the submissions even propose to delete clause (c) from Schedule 3A which must be included in the IPI. I do not consider the proposed replacement of the notified clause (f) with the above clause (c) to be appropriate as it would delete the bespoke rules for activities which are not defined as residential activities.

6.8.14 In his s42A report, Mr Ike Kleynbos discusses Chapter 14 Residential MRZ provisions implementing MDRS and their applicability to non-residential activities within RS/RSDT zones. Based on his discussion and advice, any changes to non-residential activities rules are considered to be outside the scope of PC14. As RV within RS zones are now within MRZ, the operative rules applying to RV are recommended to be carried over to MRZ. The landscaping rule 14.5.2.2 is one of the affected rules. Mr Kleynbos proposes to amend the rule by deleting sub-clause (f)(i)(d) and adding a new sub-clause (g) at the end specific to RVs as follows:

~~14.5.2.2 Tree and garden planting~~ **Landscaped area and tree canopy cover**

- a. A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.**
- b. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.**

(...)

**f. All other sites** shall include the minimum tree and garden planting as set out in the below table:

	For all <b>non-residential</b> activities, except permitted <b>commercial activities</b> in the Sumner Master plan Overlay
i.	<p>a. A minimum of 20% of the <b>site</b> shall be provided for <b>landscaping</b> (which may include private or communal open space), where</p> <ul style="list-style-type: none"><li>i. at least 50% of the <b>landscaping</b> shall be trees and shrubs, and</li><li>ii. a minimum of one tree for every 250m<sup>2</sup> of gross <b>site</b> area (prior to <b>subdivision</b>), or part thereof, is included within the landscaping, and</li><li>iii. at least one tree shall be planted adjacent to the <b>road boundary</b>.</li></ul> <p>b. All trees required by this rule shall be not less than 1.5 metres high at the time of planting.</p> <p>c. All trees and <b>landscaping</b> required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced.</p> <p>d. <del>For multi-unit residential complexes, social housing complexes, retirement villages, and groups of older person's housing units, the minimum tree and garden planting requirements shall be determined over the site of the entire complex.</del></p>
ii.	In the Salvation Army Addington Overlay – a landscape and planting plan (...)

**g. Retirement villages are exempt from this rule.**

6.8.15 This will affect, to an extent, the changes proposed and discussed further below, however I will start with the proposal to replace tree canopy cover rules with an advice note.

6.8.16 I consider that the proposal to replace the tree canopy cover/FC related clauses, e.g. 14.5.2.2(c) to (d) with an advice note has merits. The sub-clauses, as notified, were intended to alert Plan users to the tree canopy cover/ FC requirements in Chapter 6.10A but, in effect, they partly duplicate the rules contained in Chapter 6.10A. This may lead to some confusion or lack of clarity which would not be consistent with Strategic Objective 3.3.2. I therefore recommend that the relevant tree canopy cover/FC rules in the landscaped area and tree canopy cover provisions of Chapter 14 be replaced with an advice note referring users to Chapter 6.10A.

6.8.17 In light of my view expressed above in relation to exemptions for non-residential activities such as retirement villages and scope issues discussed by Mr Kleybos in his s42A report resulting in some changes to rule 14.5.2.2 as shown above, I propose the following Advice note wording (the exception reference in this example is based on Rule 14.5.2.2 where the current sub-clause (f) would be re-numbered to (c) after the tree canopy related rules were replaced with the advice note as follows:

Advice note:

In addition to these rules, the tree canopy cover and financial contributions requirements in Chapter 6.10A apply to residential development in residential zones resulting in one or more residential units, except where (c) or (d) applies.

6.8.18 As an example, the MRZ Rule 14.5.2.2 is therefore proposed to be amended as follows to align with the recommendations above and the changes proposed by Mr Kleynbos (purple underlined and ~~purple strikethrough~~ text indicates text to be added or deleted respectively):

**14.5.2.2 ~~Tree and garden planting~~ Landscaped area and tree canopy cover**

- a. A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.
- b. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.

Advice note:

In addition to these rules, the tree canopy cover and financial contributions requirements in Chapter 6.10A apply to residential development in residential zones resulting in one or more residential units, except where (c) or (d) applies.

- ~~c. A residential unit at ground floor level must provide a minimum tree canopy cover of 20% of the development site area in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be combined with the landscaped area in whole or in part.~~
- ~~d. Multi-unit residential developments must provide a minimum tree canopy cover of 20% of the development site area. The tree canopy cover planting may be combined with the landscaped area in whole or in part, may be located on any part of the development site, and does not need to be associated with each residential unit.~~
- ~~e. An additional tree canopy cover equivalent to 15% of the road corridor area must be provided in the road corridor in a new greenfield residential subdivision and/or development, or a brownfield site subject to comprehensive residential development where new roads have been / will be created, as specified in the Chapter 6.10A rules.~~
- ~~f. Where the tree canopy cover area is not achieved in full or in part through retaining existing trees and/or planting new trees, the remaining tree canopy cover requirement will be subject to the payment of financial contributions in lieu of tree planting, as specified in the Chapter 6.10A rules.~~
- c.g. All other ~~S~~ites shall include the minimum tree and garden planting as set out in the below table:

	For all <b>non-residential</b> activities, except permitted <b>commercial activities</b> in the Sumner Master plan Overlay
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i.	<p>e. A minimum of 20% of the <b>site</b> shall be provided for <b>landscaping</b> (which may include private or communal open space), where</p> <ul style="list-style-type: none"> <li>i. at least 50% of the <b>landscaping</b> shall be trees and shrubs, and</li> <li>ii. a minimum of one tree for every 250m<sup>2</sup> of gross <b>site</b> area (prior to <b>subdivision</b>), or part thereof, is included within the landscaping, and</li> <li>iii. at least one tree shall be planted adjacent to the <b>road boundary</b>.</li> </ul> <p>f. All trees required by this rule shall be not less than 1.5 metres high at the time of planting.</p> <p>g. All trees and <b>landscaping</b> required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced.</p> <p>h. <del>For multi-unit residential complexes, social housing complexes, retirement villages, and groups of older person's housing units, the minimum tree and garden planting requirements shall be determined over the site of the entire complex.</del></p>
ii.	In the Salvation Army Addington Overlay – a landscape and planting plan (...)

d. Retirement villages are exempt from this rule.

6.8.19 Similar amendments are proposed to Rule 14.6.2.7, including consequential renumbering:

~~14.6.2.7~~ ~~14.6.2.6~~ ~~Tree and garden planting~~ **Landscaped area and tree canopy cover**

- a. **A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.**
- b. **The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.**
- c. **The 20% landscaped area may be provided as a sum across the site, as long as there is a minimum dimension of 0.6m.**

Advice note:

In addition to these rules, the tree canopy cover and financial contributions requirements in Chapter 6.10A apply to residential development in residential zones resulting in one or more residential units, except where (d) applies.

- ~~d. A residential unit at ground floor level must provide a minimum tree canopy cover of 20% of the development site area in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be combined with the landscaped area in whole or in part. For multi-unit developments tree canopy cover planting may be located on any part of the development site, and does not need to be associated with each residential unit.~~
- ~~e. An additional tree canopy cover equivalent to 15% of the road corridor area must be provided in the road corridor in a new greenfield residential subdivision and/or~~

~~development, or a brownfield site subject to comprehensive residential development where new roads have been / will be created, as specified in the Chapter 6.10A rules.~~

~~d.f.~~ **For developments not intended for residential activity, Aa** minimum of 20% of the site shall be provided for landscaping (which may include private or communal open space in residential developments), where

- i. at least 50% of the landscaping shall be trees and shrubs, and
- ii. a minimum of one native tree for every 250m<sup>2</sup> of gross site area (prior to subdivision), or part thereof, is included within the landscaping;
- iii. ~~b. Aa~~ all trees shall be not less than 1.5 metres high at the time of planting;
- iv. ~~c. Aa~~ all trees and landscaping required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced.

6.8.20 All other landscape built form standards in residential zones will have tree canopy cover sub-clauses replaced with an advice note but will not have the landscaping exemption for RVs as none currently apply in the other rules. Note that Rule 14.4.2.2 has an existing exemption for multi-unit residential complexes and social housing complexes but not for RVs. Amendments to the affected provisions are shown in full in **Appendix 2**.

6.8.21 An evaluation of changes to the District Plan amendments proposed in the notified PC14 was carried out in accordance with RMA s32AA. This evaluation should be read in conjunction with PC14 document and s32 evaluation and this s42A report. Changes to proposed amendments since the s32 evaluation are assessed in Table 1 below. In evaluating the effects of the changes in accordance with 32AA, the following questions have been considered. Do the changes recommended:

- a. make a significant difference to the conclusions of the s32 evaluation?
- b. have significant effects on their own or in combination with the other amendments?
- c. address the identified problems?

**Table 3 – s32AA evaluation of recommended changes**

Changes to PC14 proposed amendments	Effects and evaluation of changes
<p><b>Rules 14.4.2.2; 14.5.2.2; 14.6.2.7; 14.7.2.13; 14.9.2.13, 14.12.2.7; 14.13.3.9:</b></p> <p>Replace the rules related to tree canopy cover/FC in the above rules, as added in the</p>	<p>The changes recommended are not considered to make a significant difference to the conclusions of the s32 evaluation.</p>

<p>notified PC14, and replace them with an Advice note directing Plan users to rules in Chapter 6.10A.</p> <p>Where the provisions provide bespoke rules for non-residential activities, an exception in the advice note is proposed to maintain these bespoke rules and exempt the named non-residential activities from the tree canopy cover/FC rules applicable to residential activities.</p>	<p>The advice note eliminates unnecessary duplication of rules that are in Chapter 6.10A, provides better clarity, as per the Strategic Objective 3.3.2, and improves efficiency of the Plan.</p> <p>The advice note serves as notice to Plan users to also check and comply with the applicable rules in 6.10A which is of particular relevance to permitted activities not requiring consent.</p> <p>The proposed exemptions from the tree canopy cover /FC advice note and rules reflect the status quo of activities that, by definition, do not fall under the definition of residential activity and are subject to their own landscaping rules.</p> <p>While the recommended changes may affect the overall provision of tree canopy cover to a small degree, they are on the whole consistent with the intent of the notified rules.</p> <p>The changes address the issue of the risk of misinterpretation of the rule intent and are relatively minor in nature. They are also consistent with the scope of PC14.</p>
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6.8.22 The analysis, as shown in the table above, concludes that the changes do not affect the s32 evaluation conclusions and the recommended rules amended as a result of submissions are still the most appropriate way to achieve the objectives of the Plan.

6.8.23 Accordingly, I recommend that submission **443.1-8 by Summerset Group Holdings Limited** and **811.53 by Retirement Villages Association of New Zealand Inc.**, seeking deletion of the tree canopy rules or exemptions from these rules, be **accepted in part** to the extent that the tree canopy provisions are retained in Chapter 6.10A, the related tree canopy cover/FC rules in Chapter 14 landscaping rules are replaced with an advice note which provides for existing

exemptions/bespoke landscaping rules in Rules 14.5.2.2 and 14.6.2.7 to apply to retirement villages in MRZ and HRZ zone as they do in the operative Plan rules.

6.8.24 Submissions 798.8-.10 – Wolfbrook, 814.152 - Carter Group Limited, 823.122 - The Catholic Diocese of Christchurch, 834.119, 834.120-.121, 834.170, 834.181, and 834.224- Kāinga Ora – Homes and Communities, 877.17-.19, 877.18, 877.25, 877.27 and 877.30 - Otautahi Community Housing Trust in opposition to the rules are recommended to be accepted in part to the extent that the tree canopy cover/FC rules in the landscaping provisions are proposed to be replaced with an advice note and exemptions from the tree canopy rules are provided for those non-residential activities that are subject to the existing bespoke landscaping rules in 14.5.2.2 and 14.6.2.7 as specified. For the full text of provisions with amendments, refer to Appendix 2.

6.8.25 I also recommend that submissions in support of the Chapter 14 provisions related to tree canopy cover, i.e. 65.2 and 65.4 - Ali McGregor, 145.12-.13 - Te Mana Ora/Community and Public Health, 146.2-.3 - Julie Kidd, 237.37 - Marjorie Manthei, 571.19 - James Harwood + 474 identical or very similar pro forma submissions (refer to Appendix 3 for a full list), 762.6 and 762.8 - New Zealand Institute of Architects Canterbury Branch, and 835.9 - Historic Places Canterbury be accepted in part to the extent that the requirements for tree canopy cover/FC in residential rules are replaced with an advice referring to the rules in Chapter 6.10A.

## **6.9 PART A – ISSUE 7 - THAT THE TREES FUNDED BY FCS ARE PLANTED CLOSE TO THE DEVELOPMENT SITE**

**188.20 Riccarton Bush - Kilmarnock Residents' Association; 254.9 Emma Besley; 790.2 Jade McFarlane; 804.10 Waihoru Spreydon-Cashmere-Heathcote Community Board; 851.10 Robert Leonard Broughton; 876.17 Alan Ogle; 902.10 Waipuna Halswell-Hornby-Riccarton Community Board**

6.9.1 The above submitters, while supporting the tree canopy cover/ FC requirements, are also concerned if the Policy 6.10A.2.1.2(b) direction that trees funded by FCs are planted in the same area 'as close to the development site as practicable' is sufficient to ensure that the trees are planted in the same neighbourhood. It is the Council's intention to ensure that if the FC funded trees cannot be planted in the street by the development site, then they are planted in a suitable nearby park if available or on land purchased with FC funds in the same neighbourhood/area.

6.9.2 I therefore recommend that submissions 188.20 Riccarton Bush - Kilmarnock Residents' Association; 254.9 Emma Besley; 790.2 Jade McFarlane; 804.10 Waihoru Spreydon-Cashmere-Heathcote Community Board; 851.10 Robert Leonard Broughton; 876.17 Alan Ogle; 902.10 Waipuna Halswell-Hornby-Riccarton Community Board be accepted.

**6.10 PART A – ISSUE 8 - AMEND TREE CANOPY POLICIES AND RULES TO ENSURE ADVERSE EFFECTS ON STRATEGIC INFRASTRUCTURE ARE AVOIDED**

**878.7-.8 Transpower New Zealand Limited**

6.10.1 Submissions **878.7-.8 by Transpower New Zealand Limited** are seeking amendments to Policy 6.10A.2.1.3 and Rule 6.10A.4.1.1 P1 and P2 that would ensure no adverse effects from trees on their strategic infrastructure. Strategic Objective 3.3.12 (a) seeks that the benefits and needs of strategic infrastructure are recognized and provided for, I therefore consider that the proposed amendments have merit and recommend that submission be **accepted** and the proposed amendments are adopted as follows:

**6.10A.2.1.3 Policy – Tree health and infrastructure**

a. Ensure that **trees** on a **development site** are planted in a position appropriate to the **tree type** and in sufficient soil volume, width and depth to maximise the **tree's healthy growth while minimising future nuisance effects and avoiding adverse effects on strategic infrastructure.**

b. (...)

**6.10A.4.1.1 Permitted activities**

(...)

<b><u>Activity</u></b>		<b><u>Activity specific standards – Tree canopy cover</u></b>
<b><u>P1</u></b>	<b><u>Any residential development, except for extensions or (...)</u></b>	<p>a. <b><u>A minimum tree canopy cover of 20% of the development site area shall be provided on the development site through:</u></b></p> <p>i. (...)</p> <p>b. <b><u>Financial contributions shall be paid, in accordance with Rule 6.10A.4.2.2, if the on-site tree canopy cover requirement or part of the requirement specified in (a) above is not met.</u></b></p> <p><b><u>Advice note:</u></b></p>



<b>Activity</b>		<b>Activity specific standards – Tree canopy cover</b>
		<p><u>1. Vegetation to be planted around the National Grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.</u></p>
<b>P2</b>	<b>Any residential development, except for extensions (...)</b>	<p><b>a. A minimum tree canopy cover of 20% of the development site area shall be provided on the development site through:</b></p> <p>i. (...)</p> <p>d. (...)</p> <p><b>e. The financial contributions will be calculated to include the cost of the tree(s) needed to achieve the required on-site and on-road tree canopy cover, and the cost of land required for tree planting as specified in Rule 6.10A.4.2.2 below.</b></p> <p><b>Advice note:</b></p> <p><u>1. Vegetation to be planted around the National Grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.</u></p>

6.10.2 An evaluation of changes to the District Plan amendments proposed in the notified PC14 was carried out in accordance with RMA s32AA. In evaluating the effects of the changes in accordance with 32AA, the following questions have been considered. Do the changes recommended:

- a. make a significant difference to the conclusions of the s32 evaluation?
- b. have significant effects on their own or in combination with the other amendments?
- c. address the identified problems?

**Table 3 – s32AA evaluation of recommended changes**

<b>Changes to PC14 proposed amendments</b>	<b>Effects and evaluation of changes</b>
<p><b>6.10A.2.1.3 Policy – Tree health and infrastructure</b></p> <p><b>6.10A.4.1.1 Permitted activities P1 and P2, new Advice note</b></p> <p>The changes make a minor amendment to the policy wording to align the wording with</p>	<p>Some effects in terms of s32 evaluation as that evaluation did not specifically consider effects of trees on strategic electricity infrastructure.</p> <p>Changes do not affect the overall conclusion of the s32 evaluation.</p>

<p>similar policies in the zone provisions, and provide a more specific direction to also consider the effects of the activity on strategic infrastructure.</p>	<p>Policy amendment addresses the issue of consistency of the Plan provisions with Strategic Objective 3.3.12 'Infrastructure' and with other Plan provisions, and reduces the risk of adverse effects of tree canopy on strategic electricity transmission infrastructure.</p> <p>Provides clarity in terms of avoidance of such effects and refers to the relevant regulations for further details.</p> <p>Changes will help ensure that the relevant Plan objectives are achieved.</p>
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6.10.3 The analysis, as shown in the table above, concludes that the changes do not affect the s32 evaluation conclusions and the proposed provisions amended as a result of submissions are still the most appropriate way to achieve the objectives of the Plan.

**6.11 PART A – ISSUE 9 - EXPLORE METHODS SUCH AS RATES REMISSION TO ENCOURAGE TREE PLANTING IN AREAS WITH LOW TREE CANOPY COVER**

**260.6 Scentre (New Zealand) Limited; 470.4 Dew & Associates (Academic Publishers); 762.7 New Zealand Institute of Architects Canterbury Branch; 790.1, 790.3 Jade McFarlane**

6.11.1 The above submitters advocate the use of rates remissions/rebates to reward people for retaining or planting more trees than the required 20% and to encourage tree planting on existing residential sites, particularly in areas with low canopy cover. Others are suggesting the use of FC credits for sites that achieve tree coverage above the prescribed limit. **J McFarlane in 790.1** proposes rates remissions in conjunction with splitting the requirement for tree canopy into 15% plus 5% where 15% would be the bottom line and the remaining 5% would be encouraged through 2 years of remissions.

6.11.2 The issue of rates remissions (note that rates *rebates* may be granted by the government to people on low income) has already been discussed earlier under Issue 4. The conclusion reached there

was that rates remission is not a tool that can be incorporated into district plan rules as it relies on a separate annual plan process under LGA. It could also be viewed as inequitable by pushing the costs of providing tree canopy cover on other ratepayers. Similarly, any non-regulatory incentives to increase tree planting on sites with existing development may be considered as part of the UFP implementation strategy and is outside of the District Plan regulatory framework. Accordingly, I recommend that submissions **470.4 Dew & Associates (Academic Publishers); 762.7 New Zealand Institute of Architects Canterbury Branch; 790.1 and 790.3 Jade McFarlane** be rejected.

6.11.3 Submission **260.6 from Scentre (NZ) Ltd** appears to refer to the pre-notification draft of PC14 that was consulted on prior to the notification of the final proposal. The draft proposal considered applying 10% tree canopy cover/FC to commercial zones but that proposal was abandoned. There are no tree canopy cover requirements for commercial zones in the notified PC14. Submission **260.6 Scentre (New Zealand) Limited** is therefore recommended to be rejected.

## 6.12 PART A – ISSUE 10 - ALLOW OFFSETTING THE TREE CANOPY REQUIREMENTS

**728.3 Sutherlands Estates Limited; 819.7 Benrogan Estates Ltd; 820.10 Knights Stream Estates Ltd; 903.3 Danne Mora Limited; 914.8, 914.21 Davie Lovell-Smith Ltd; 916.5 Milns Park Limited**

6.12.1 A number of submitters are seeking rules for offsetting the tree canopy cover requirements. Submissions 728.3 Sutherlands Estates Limited; 819.7 Benrogan Estates Ltd; 820.10 Knights Stream Estates Ltd; 903.3 Danne Mora Limited; 914.8 Davie Lovell-Smith Ltd; 916.5 Milns Park Limited propose that reserves that are vested to Council with enhancements should offset the tree canopy rules for the development. Any reserve vested in Council under the Development Contributions Policy (reserve contribution) for specific reserve purpose cannot be used by the developer for tree canopy planting in lieu of planting on the development site/s.

6.12.2 It needs to be noted that for greenfield subdivisions, activity standard in Rule 6.10A.4.1.1 P2(b) provides some flexibility by allowing planting of trees anywhere on the development site and the trees do not need to be associated with each residential unit.

6.12.3 Rule 6.10A.4.1.3 provides that an activity that does not meet one or more activity specific standards in Rule 6.10A.4.1.1 P1 or P2, becomes a restricted discretionary activity (RDA) and will be assessed according to matters of discretion in Rule 6.10A.5.1. Among the matters of discretion,

is the provision for considering any special characteristics of the development/site, and/or taking of land instead of FCs. This goes some way towards satisfying the relief sought in the submissions.

6.12.4 Submission **914.21** also proposes that if the tree canopy cover within the road reserve exceeds the 15% requirement then the 20% cover required to be planted within the residential lots is reduced. Such a proposal may be problematic in terms of allocating the potential offset to some/all sites within the development and because it would effectively pass on the responsibility for, and the cost of, tree maintenance onto the Council and the ratepayers. Again though, there is the RDA pathway for considering potential alternative options.

6.12.5 Based on the availability of potential alternative solutions, I recommend that submissions 728.3 Sutherlands Estates Limited; 819.7 Benrogan Estates Ltd; 820.10 Knights Stream Estates Ltd; 903.3 Danne Mora Limited; 914.8, 914.21 Davie Lovell-Smith Ltd; 916.5 Milns Park Limited be accepted in part.

### **6.13 PART A – ISSUE 11 - FC STANDARDS, CALCULATOR AND CONSENT NOTICE REQUIREMENT**

**30.4, 30.5 Doug Latham; 61.22, 61.31, 61.35 Victoria Neighbourhood Association (VNA); 112.5 Nikki Smetham; 237.57 Marjorie Manthei; 367.7 John Bennett; 762.5 New Zealand Institute of Architects Canterbury Branch; 790.1 Jade McFarlane; 877.16 Otautahi Community Housing Trust**

6.13.1 In his submission **30.4 by Doug Latham** seeks an amendment to Rule 6.10A.4.2.2 that would allow the use of rateable land value in lieu of market valuation in the calculation of land FCs. Any land that the Council would need to purchase for planting trees funded by FCs, would need to be purchased at market value. The rateable value of land does not always reflect its market value, therefore, the Council may not be able to 'afford' to buy land in the residential neighbourhood where the market land values exceed the rateable values.

6.13.2 **Doug Latham (30.5)** also suggests replacing Consent Notice on the land title with consent conditions. My view is that consent notices registered against the title provide an appropriate long-term safeguard for the required tree canopy cover, as well as a clear signal to purchasers as to the tree canopy cover obligations. It will also capture permitted development that does not require consent. It is envisaged that a consent notice will refer to tree canopy size required rather than listing individual trees and that will enable property owners to replace any dead or diseased trees with a tree of similar canopy size, not necessarily the same species, without triggering the need to

update the consent notice on the title. For the reasons outlined above, I recommend that **Doug Latham's** submissions **30.4** and **30.5** are **rejected**.

- 6.13.3 **Nikki Smetham (112.5)** seeks an assurance that FC funds collected will be used for tree canopy planting and not reallocated to other / general expenditure. Any funds collected for a particular purpose, whether it is DCs for a particular purpose as stated in the Development Contributions Policy or FCs for trees, are only used for that purpose and are not 'mixed with' the general revenue from rates. The Development Contributions Policy will be amended to state what purpose the FCs are to be collected for and how they are to be spent. Accordingly, I consider that submission **112.5 by Nikki Smetham** can be **accepted**.
- 6.13.4 Submissions **61.22 and 61.35 - Victoria Neighbourhood Association (VNA)**, **237.57 - Marjorie Manthei**, and **367.7 - John Bennett** are of the view that FC per tree should be increased significantly, e.g. from \$2037.00 to at least \$4074.00, as a disincentive to removing or not replacing trees on the development site. Conversely, **Jade McFarlane** in submission **790.1** seeks a reduction of this contribution to \$1000.00 per tree. As stated in Policy 6.10A.2.1.2, the Council intends to require payment of FCs "that are fair and proportional". The proposed fee per tree, based on average costs of planting in various situations, is believed to be fair and proportional.
- 6.13.5 **Marjorie Manthei in 237.57** is seeking a minor wording change in 6.10A.4.2.2 (a): "~~..If the tree canopy cover requirements... are not~~cannot be met ..." to emphasise the priority being given to retaining trees or planting on the same site. I do not consider that the proposed change would make material difference to the rule's meaning and the notified wording is less ambiguous. I recommend that submissions **61.22 and 61.35 - Victoria Neighbourhood Association**, **237.57 - Marjorie Manthei**, **367.7 - John Bennett** and **790.1 - Jade McFarlane** be **rejected**.
- 6.13.6 In their submission **877.16, Otautahi Community Housing Trust** seek to replace the FC calculator with a simpler formula requiring 1 tree to be planted per 100m<sup>2</sup> of site area. I compared the outcomes that would be achieved on a 500m<sup>2</sup> site, as an example. Using this method, 5 trees, with unspecified canopy/tree size, would be required on the site. If 5 small trees (of 10m<sup>2</sup> canopy size) were planted, the result would be 50m<sup>2</sup> canopy size at maturity, covering only 10% of the site. If 5 medium trees (of 67m<sup>2</sup> canopy size) were planted, the resultant canopy would achieve 335m<sup>2</sup> and cover 67% of the site. The difference between the results is significant and there are other possible combinations of varying tree sizes but we would have no control over what canopy cover is achieved. The risk is that the 20% target set in the UFP for Christchurch residential land would not be achieved in most cases and the city's tree cover would continue to decline.

6.13.7 Using the proposed PC14 tree canopy cover requirement/calculator, a 500m<sup>2</sup> site would require 20% canopy at maturity = 100m<sup>2</sup>. This size cover could be achieved by planting:

- a. 1 medium + 3 small trees = 97m<sup>2</sup> of canopy (canopy area remaining that is less than 5m<sup>2</sup> is rounded down to 0); or
- b. 10 small trees = 100 m<sup>2</sup> of canopy; or
- c. 2 medium trees = 134m<sup>2</sup>; or
- d. 1 large tree = 186m<sup>2</sup> of canopy cover.

6.13.8 It is my view the proposed PC14 rules provide the desired certainty of outcomes, the online calculator developed by the Council is easy to use and allows the user to try various combinations of tree sizes to achieve the required cover. The list of trees in the tree planting guide allows the user to then choose the preferred species according to their canopy size. Consequently, I recommend that the proposed tree canopy cover/FC provisions are retained and submission **877.16, by Otautahi Community Housing Trust be rejected.**

6.13.9 As I do not consider that changes to FC provisions are necessary, I recommend that submissions in support of these provisions **61.31 - Victoria Neighbourhood Association (VNA)** and **762.5 - New Zealand Institute of Architects Canterbury Branch** are **accepted** and submissions opposing or seeking amendments to the FC provisions are **rejected**.

**6.14 PART A – ISSUE 12 - CLARIFY HOW THE APPLICABLE FINANCIAL CONTRIBUTION CHARGES WERE ATTRIBUTED AND HOW THE COUNCIL WILL ENFORCE AND MONITOR THE RULES**

**112.6 Nikki Smetham; 117.4 Ian Tinkler; 728.4-.7 Sutherlands Estates Limited; 819.3-.4, 819.8-.9 Benrogan Estates Ltd; 820.1, 820.2, 820.3-.4, 820.7-.8 Knights Stream Estates Ltd; 903.4-.7 Danne Mora Limited; 914.9-.10 Davie Lovell-Smith Ltd; 916.6-.7 Milns Park Limited;**

6.14.1 Submitters in this group seek clarification of the FC costs, including the way they have been attributed and whether they are GST inclusive, and about enforcement and monitoring. The breakdown of the FC fees per tree is outlined in Part A background discussion above. The fees per tree that the rules in 6.10A refer to are exclusive of GST. Any revenue collected from FCs will be used only for tree planting on Council land and the necessary land purchases to plant the tree on.

6.14.2 To provide clarity, I recommend that Rule 6.10A.4.2.2 be amended to indicate that the fees to be charged are exclusive of GST:

**6.10A.4.2.2 Financial contribution standards and calculations**

- a. **If the [tree canopy cover](#) requirements specified in Rule [6.10A.4.1.1](#) are not met, the payment of [financial contributions](#) for trees and land is required, calculated according to the following (or follow this link to the [online calculating tool](#) for the following calculations):**
- i. **The [financial contribution](#) shall be \$2037.00 (plus GST) per tree;**
  - ii. **(...)**
  - iv. **(...)**
    - A. **(...)**
    - C. **The total amount of the [financial contribution](#) payable shall be the cost of [trees](#) (refer to (a)(iii) above) plus the value of land (plus GST) required for tree planting (as per (a)(iv)(B) above).**

6.14.3 The Council does not have data on how often land is cleared of trees before redevelopment, however, a study referenced in the section 32 report<sup>31</sup> indicated that tree canopy cover losses were more likely to occur in meshblocks containing properties that underwent complete redevelopment.

6.14.4 As stated in Rule 6.10A.4.2.2(b), FCs will need to be paid before the issue of “any certificate pursuant to section 224 of the [Resource Management Act 1991](#) or code compliance certificate pursuant to sections 91 and 95 of the [Building Act 2004](#).” Rule 6.10A.4.2.3 requires that where trees are planted on site, “a consent notice shall be registered on the title of the relevant [allotment](#) in accordance with [Rule 8.3.4](#)”. These measures should ensure the trees are planted and/or FCs are paid. The use of consent notice registered on the title of the property will act as a form of monitoring/enforcement as well, alerting any potential purchaser to the obligation to maintain the tree canopy cover on the site. The Council is aware that it may need to train additional staff to carry out enforcement and/or monitoring of tree canopy cover planting on private properties.

6.14.5 Based on the above discussion and proposed amendments, I recommend that submissions 112.6 Nikki Smetham; 117.4 Ian Tinkler; 728.4-.7 Sutherlands Estates Limited; 819.3-.4, 819.8-.9 Benrogan Estates Ltd; 820.1, 820.2, 820.3-.4, 820.7-.8 Knights Stream Estates Ltd; 903.4-.7 Danne

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<sup>31</sup> City-wide canopy cover decline due to residential property redevelopment in Christchurch, New Zealand, T. Guo, J. Morgenroth, T. Conway, C. Xu, Science of the Total Environment, 2019, ISSN: 0048-9697

Mora Limited; 914.9-.10 Davie Lovell-Smith Ltd; and 916.6-.7 Milns Park Limited are accepted in part to the extent that further clarification is provided and an amendment is proposed to Rule 6.10A.4.2.2.

**6.15 PART A – ISSUE 13 - APPLY, AND CONVERSELY DO NOT APPLY, THE TREE CANOPY/FC PROVISIONS TO COMMERCIAL AND INDUSTRIAL SITES**

**61.65-.67 Victoria Neighbourhood Association (VNA); 237.50 Marjorie Manthei; 260.5 Scentre (New Zealand) Limited; 914.6 Davie Lovell-Smith Ltd**

6.15.1 In the early pre-notification consultation draft the Council considered applying 10% tree canopy cover/ FC requirements to commercial and industrial sites. That idea was abandoned as such potential changes were considered to fall outside the scope of PC14, which is limited to provisions associated with residential intensification through implementation of MDRS and the NPS UD Policy 3 directions. Additionally, the existing landscaping requirements applicable in these zones largely match the early draft requirement and should ensure similar provision of trees on sites in these zones where applicable.

6.15.2 I therefore recommend that submissions 61.65-.67 Victoria Neighbourhood Association (VNA); 237.50 Marjorie Manthei; 260.5 Scentre (New Zealand) Limited; and 914.6 Davie Lovell-Smith Ltd seeking that the tree canopy cover/FC provision be removed from or applied to commercial and industrial sites be rejected.

**6.16 PART A – ISSUE 14 - RETAIN / DELETE THE ASSOCIATED NEW DEFINITIONS OF ‘DEVELOPMENT SITE’, ‘HEAT ISLAND’, ‘HEDGE’, ‘MATURITY’, ‘TREE’, ‘TREE CANOPY COVER’**

**571.12 James Harwood; 615.8 Analijia Thomas (+ 689 identical or very similar pro forma submissions); 814.13 Carter Group Limited; 823.13, 823.19, 823.20, 832.32, 823.33 The Catholic Diocese of Christchurch; 814.19, 814.20, 814.36, 814.37 Carter Group Limited**

6.16.1 As part of their support for or opposition to the whole tree canopy cover/FC provisions package, some submitters seek that the related definitions be retained or deleted. **The Catholic Diocese of Christchurch (823.33)** and **Carter Group Limited (814.20)**, however, request that if the definition



of 'Tree' is not deleted, that it be amended to specify the potential tree height at maturity of 3 metres instead of the notified 5 metres. They also seek (823.13, 814.13) to retain the definition of 'Development site'.

- 6.16.2 On advice from the city arborist, I recommend that the reference in the definition of 'Tree' to the potential of the plant to reach at least 5 metre height at maturity is retained for this is commonly regarded by the specialists to be the minimum height of a mature tree, as opposed to a shrub. Moreover, the Council's Tree Policy<sup>32</sup> contains a definition of a tree (page 9) that refers to 5m height as follows: "Tree: A single woody plant with the potential to reach at least 5 metres in height and have [sic] a stem diameter of, or exceeding, 150mm measured at 1.4 metres above ground." As my earlier recommendations are to retain the tree canopy cover /FC provisions, with some amendments, I consider it necessary to retain the related new definitions of 'Development site', 'Heat island', 'Hedge', 'Maturity', 'Tree', 'Tree canopy cover' without amendments.
- 6.16.3 Consequently, I recommend that submissions 571.12 - James Harwood; 615.8 - Analijia Thomas (+ 689 identical or very similar pro forma submissions) supporting the provisions, including the related definitions, be accepted while the 814.13 - Carter Group Limited and 823.13 -The Catholic Diocese of Christchurch submissions in opposition be accepted in part to the extent that the definition of a 'tree' is recommended to be retained without the requested change and the definition of 'development site' is retained as requested in the submissions. Submissions opposing the new definitions 823.19, 823.20, 832.32, 823.33 - The Catholic Diocese of Christchurch; 814.19, 814.20, 814.36, 814.37 - Carter Group Limited are recommended to be rejected.

## **6.17 PART A - RESERVED RECOMMENDATIONS**

- 6.17.1 In considering some of the submissions, predominantly those of full support of the tree canopy cover/ FC proposal or set of rules in a particular chapter, I reserved my final recommendations until all relevant submissions were evaluated and my recommendations regarding any potential amendments were completed. I am now in a position to make these recommendations.

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<sup>32</sup> Tree Policy, Christchurch City Council - <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Policies/Trees/Tree-Policy.pdf>

***Issue 1 - submission in support of the proposed provisions as notified***

- 6.17.2 Submissions 45.4 Kelvin Lynn; 61.23, 61.29-30 Victoria Neighbourhood Association; 112.14 Nikki Smetham, 145.15-16 Te Mana Ora/Community and Public Health; 146.4 Julie Kidd; 180.6 Josiah Beach; 364.6 John Reily + 689 identical or very similar pro forma submissions (refer to Appendix 3 for a full list); 237.52-53 Marjorie Manthei; 242.18 Property Council New Zealand; 282.2 Brendan McLaughlin; 288.2 Waipapa Papanui-Innes-Central Community Board; 431.5 Sonia Bell; 470.4 Dew & Associates (Academic Publishers); 571.12, 571.13 James Harwood; 615.9 Analijia Thomas; 657.5 Clair Higginson; 762.3 New Zealand Institute of Architects Canterbury Branch; 835.8 Historic Places Canterbury; 851.10 Robert Leonard Broughton; 876.17-20 Alan Ogle; 896.3 Claire Coveney; 902.11 Waipuna Halswell-Hornby-Riccarton Community Board; 908.2 Christchurch Civic Trust are recommended to be accepted in part to the extent that the provisions are recommended to be retained with some amendments, as specified above.

***Issue 3 - submission in support of Objective 3.3.10(a)(ii)(E) as notified***

- 6.17.3 Submissions in support of Objective 3.3.10(a)(ii)(E) as notified. i.e. 571.13 by James Harwood; 615.9 by Analijia Thomas; 689.6 by Environment Canterbury / Canterbury Regional Council; and 780.3 by Josie Schroder are recommended to be accepted.

***Issue 6 - submission in support of landscaping/tree canopy cover provisions in Chapter 14 (Residential) as notified***

- 6.17.4 Submissions in support of landscaping/tree canopy cover built form standards in Chapter 14 (Residential), i.e. 65.2 and 65.4 - Ali McGregor, 145.12-.13 - Te Mana Ora/Community and Public Health, 146.2-.3 - Julie Kidd, 237.37 - Marjorie Manthei, 571.19 - James Harwood + 474 identical or very similar pro forma submissions (refer to Appendix 3 for a full list), 762.6 and 762.8 - New Zealand Institute of Architects Canterbury Branch, and 835.9 - Historic Places Canterbury are recommended to be accepted in part to the extent that the tree canopy cover/FC provisions in Chapter 6.10A are recommended to be retained, however, to avoid unnecessary duplication the residential landscaping rules outlining the core tree canopy cover/FC requirements are recommended to be replaced with an advice note directing users to the relevant provisions in Chapter 6.10A. The proposed amendment also proposes to preserve the bespoke landscaping rules applicable to activities that do not fall under the definition of 'residential activity'.

**6.18 PART B – SUBMISSIONS ON SES, ONL/ONF, SCS AND WATER BODY SETBACKS QUALIFYING MATTERS**

6.18.1 45 submission points were received on the provisions relating to SES, ONL/ONF, SCS and water body setbacks Qualifying Matters, of which 19 are in support, 12 seek amendments and 14 oppose the provisions. These will be considered in this Part B of the evaluation.

6.18.2 The points made and decisions sought in submissions and further submissions can be grouped according to the issues raised, as set out in Table 2 below.

**Table 2 – Issues raised in submissions**

ISSUE	CONCERN / REQUEST
<p>1. Water body setback QMs – Opposition, or site specific amendments sought, or support.</p>	<p><b>Opposition or amendments sought to the water body setback QM</b></p> <ul style="list-style-type: none"> <li>• Remove all qualifying matters and deliver MDRS in its original form. S500.1</li> <li>• That the QM Water body setbacks be removed from the land to enable giving effect to the PC14 rezoning. S704.7</li> <li>• Remove ‘Environmental Asset Waterways’ and ‘Network Waterways’ as a qualifying matter, unless a site by site assessment has been undertaken that demonstrates why development that is otherwise permitted under MDRS is inappropriate. S834.30-31</li> <li>• Show the water body locations and setbacks as indicative only or remove the "Waterbody Setback - existing" spatial layer from Series D planning maps. S914.18, 916.12</li> </ul> <p><b>Site specific amendments sought to Water body setback QM</b></p> <ul style="list-style-type: none"> <li>• Include as an area of special significance and a QM to the area of the Opawaho Heathcote River corridor. S311.1, 741.5</li> <li>• Seek that all high density housing is located near cycleways and rail corridors, and away from wetlands and rivers. S896.2</li> <li>• Delete Qualifying Matter Open Space (OS (Water and Margins) Zone)/ Water body setback from 65 and 67 Richmond Avenue. S2.4</li> <li>• Amend the Planning Maps to ensure the Water Body Setback Qualifying Matter accurately reflects the current alignment of Fendalton Stream at 123 Fendalton Road. 79.1</li> </ul>

ISSUE	CONCERN / REQUEST
	<ul style="list-style-type: none"> <li>• Remove the Waterbody Setback QM from 135 to 185 Wainoni Road (and amend zoning of 135 to 185 Wainoni Road (and further afield), to MRZ). S107.29, 792.13</li> <li>• Remove the water body notation and Water Body Setback QM overlay from the site at 147 Cavendish Road as the water body is no longer there. S443.12, 443.15</li> <li>• Confirm the Waterway Setback that applies to Pope's Drain is 5m. S324.2</li> <li>• Exclude properties within waterway setbacks from MRZ classification. S579.1-.2</li> </ul> <p><b>Support for the Water body setback QMs</b></p> <ul style="list-style-type: none"> <li>• Support the following QMs, as matters of national importance: <ol style="list-style-type: none"> <li>1. Retain the Sites of Ecological Significance QM.</li> <li>2. Retain the Outstanding and Significant Natural Features QM.</li> <li>3. Retain the Sites of Cultural Significance QM.</li> <li>4. Water body setbacks.</li> </ol> <p>S121.3, 196.1, 196.2, 689.73, 804.1, 834.8-.11, 834.14-.15, S900.2, 914.27, 914.28, 914.29</p> </li> <li>• Support subdivision provisions in relation to the SES, ONL/ONF, SCS QMs, i.e. Rule 8.5.1.3 RD 11 Subdivision of land, and 8.9.2.3 RD5 Earthworks. S834.12-.13, 834.16-.17</li> </ul> <p>Submissions:</p> <p>2.4 Greg Olive; 79.1-.2 Andy Hall; 79.1 Andy Hall; 107.29 Heather Woods; 121.3 Cameron Matthews; 196.1-.2 Brian Gillman; 311.1 Barry Newcombe; 324.2 Ivan Thomson; 443.12, 443.15 Summerset Group Holdings Limited; 500.1 Hamish West; 579.1-.2 Gareth Bailey; 689.73 Environment Canterbury; 704.7 WDL Enterprises Limited and Birchs Village Limited; 741.5 Lower Cashmere Residents Association; 792.13 Carmel Woods; 804.1 Waihoru Spreydon-Cashmere-Heathcote Community Board; 834.8-.17, 834.30-.31 Kāinga Ora – Homes and Communities; 896.2 Claire Coveney; 900.2 Summit Road Society; 914.18, 914.27-.29 Davie Lovell-Smith Ltd; 916.12 Milns Park Limited</p>
<p>2. SES, ONL/ONF, SCS QMs - Opposition, or site specific amendments sought.</p>	<ul style="list-style-type: none"> <li>• Remove all qualifying matters and deliver MDRS in its original form. S500.1</li> <li>• There should be no more development allowed on the Port Hills, adjacent to Bowenvale Reserve and in Banks Peninsula due to high erosion and sediment loss and the need to protect wildlife, water quality and fish passage. S155.3</li> </ul>

ISSUE	CONCERN / REQUEST
	<ul style="list-style-type: none"> <li>• Remove the Sites of Cultural Significance overlay from either side of Beachville Road, Redcliffs. S814.245</li> <li>• Remove ONL from 75 Aldersons Ave. S244.7</li> </ul> <p>Submissions: 155.3 Trudi Bishop; 244.7 Harvey Armstrong; 500.1 Hamish West; 579.1-.2 Gareth Bailey; 814.245 Carter Group Limited; 914.19 Davie Lovell-Smith Ltd</p>

**6.19 PART B – ISSUE 1 - WATER BODY SETBACK QM – OPPOSITION, OR SITE SPECIFIC AMENDMENTS SOUGHT, OR SUPPORT**

**2.4 Greg Olive; 79.1-.2 Andy Hall; 79.1 Andy Hall; 107.29 Heather Woods; 121.3 Cameron Matthews; 196.1-.2 Brian Gillman; 311.1 Barry Newcombe; 324.2 Ivan Thomson; 443.12, 443.15 Summerset Group Holdings Limited; 500.1 Hamish West; 579.1-.2 Gareth Bailey; 689.73 Environment Canterbury; 704.7 WDL Enterprises Limited and Birchs Village Limited; 741.5 Lower Cashmere Residents Association; 792.13 Carmel Woods; 804.1 Waihoru Spreydon-Cashmere-Heathcote Community Board; 834.8-.17, 834.30-.31 Kāinga Ora – Homes and Communities; 896.2 Claire Coveney; 900.2 Summit Road Society; 914.18, 914.27-.29 Davie Lovell-Smith Ltd; 916.12 Milns Park Limited**

***Opposition or amendments sought to the water body setback QM***

6.19.1 Several submissions were received opposing the water body setback QM as notified or seeking amendments. **Hamish West (500.1)** seeks that all QMs be removed and that the MDRS are incorporated into the Plan in their original form. Submission **704.7 - WDL Enterprises Limited and Birchs Village Limited** asks that the water body setback QM be removed while submissions **914.18 - Davie Lovell-Smith Ltd, 916.12 - 916.12 Milns Park Limited** seek that the ‘Water Body Setback – existing’ layer be removed from the planning maps or shown as indicative only. 751.21 Christchurch City Council makes a similar submission, but I have not considered that submission in this report. Submissions **834.30-.31 - Kāinga Ora – Homes and Communities** seek that the ‘Environmental Asset Waterways’ and ‘Network Waterways’ water body locations and setbacks be removed as QMs unless a site by site assessment has been undertaken that demonstrates why development that is otherwise permitted under MDRS is inappropriate.

- 6.19.2 As outlined in the overview section (5.3) of this report, RMA Sections 77I and 77O allow territorial authorities to apply less enabling development provisions where a QM applies. QMs that this report deals with, specifically include matters of national importance that decision makers are required to recognise and provide for under Section 6. The RMA requires the Council to provide for the preservation of the natural character of wetlands, lakes, rivers and their margins and to protect them from inappropriate use and development, as a matter of national importance. The purpose of the proposed water body setback QM is to do just that and I do not consider the removal of that QM to be justified or achieve the relevant objectives. I therefore consider that submissions **500.1 by Hamish West** (with respect to water body setbacks QM) and **704.7 - WDL Enterprises Limited and Birchs Village Limited** should be **rejected**.
- 6.19.3 For the same reasons, I recommend that the part of submission **500.1 by Hamish West**, seeking deletion of the SES, ONL/ONF and SCS QMs should be **rejected**. As outlined in section 5.3 above, the higher order directions and the Plan's strategic objectives are clear in their aim to protect the qualities of areas/ sites containing cultural or natural features or ecological habitats of national importance from inappropriate subdivision, use and development. The proposed QMs reflect that.
- 6.19.4 Water body setbacks are an existing set of provisions contained in sub-chapter 6.6 and Appendices 6.11.5.1 – 6.11.5.4. The Plan specifies different water body setbacks for different waterway classifications, ranging from 5m (for network waterways), 7m (for environmental asset waterways), through to 30m (for downstream rivers). PC14 proposes to carry over the existing Plan controls on development and earthworks within water body setbacks, including limits on earthworks, impervious surfaces, which could also constrain development, and fencing design to allow for water passage. The extent of the proposed QM is defined by the applicable setbacks.
- 6.19.5 Additionally, PC14 introduced a water body setback QM overlay based on the mapped waterways, however, not all the waterway are currently mapped in the operative plan nor are they always accurate. Having regard to the potentially inaccurate position of some waterways on the maps and the setback measurement generally being from the bank, I am of the view that removing this QM overlay from the planning maps and instead relying on the existing setback provisions is more appropriate. This allows for ground-truthing of the waterway and banks position in situ, and applying more accurate setbacks to define the extent of the water body setback QM. I recommend, therefore, that Submission **914.18 - Davie Lovell-Smith Ltd** and **916.12 - Milns Park Limited** are **accepted in part** to the extent that the water body setback QM layer is recommended to be removed from the planning maps.

6.19.6 Submissions **834.30-31 Kāinga Ora – Homes and Communities** seek to specifically remove ‘Environmental Asset Waterways’ and ‘Network Waterways’ as a QM, unless a site by site assessment has been undertaken that demonstrates why development that is otherwise permitted under MDRS is inappropriate. As with other ‘existing’ QMs, the Council is relying on existing provisions that limit development and earthworks within water body setbacks. The assessments of the appropriateness of the setbacks carried out during the District Plan review and tested during the IHP hearing process are still valid and apply. Consequently, I recommend that submissions **834.30-31** by **Kāinga Ora – Homes and Communities** be rejected.

***Site specific amendments sought to water body setbacks QM***

6.19.7 In their submissions **311.1** and **741.5, Barry Newcombe and Lower Cashmere Residents Association** seek to include the area of the Opawaho Heathcote River corridor as an area of special significance and a QM. This river is already classified as:

- a. a Site of Ecological Significance – proposed SES QM applies,
- b. a downstream waterway (from Hoon Hay Road to the estuary) - subject to 30 metre waterway setback – proposed water body setback QM applies, and
- c. an upstream waterway (west and north of Cashmere Road/Hoon Hay Road intersection) – subject to 10 metre waterway setback - proposed water body setback QM applies.

6.19.8 The applicable classifications and provisions are considered sufficient to recognise and protect the character, and the ecological and landscape values of the river and its corridor, therefore I recommend that submissions **311.1** and **741.5, Barry Newcombe and Lower Cashmere Residents Association** are **accepted**.

6.19.9 Submissions **579.1-.2 by Gareth Bailey** seek that properties within waterway setbacks are excluded from MRZ classification. The proposed water body setback QM limits development within the setback to the extent that it will likely preclude intensification on sites affected by the setback. For this reason, I do not consider that a change of zoning is required and recommend that submission points **579.1-.2 by Gareth Bailey** are **rejected**.

6.19.10 Two recently developed properties at 65 and 67 Richmond Avenue, Halswell are located next to Knights Stream which has Open Space Water and Margins (**OWM**) zoning applied to the waterway and its margins. In his submission **2.4 Greg Olive** requests that the Open Space QM and the water body setback QM are deleted from these two properties.

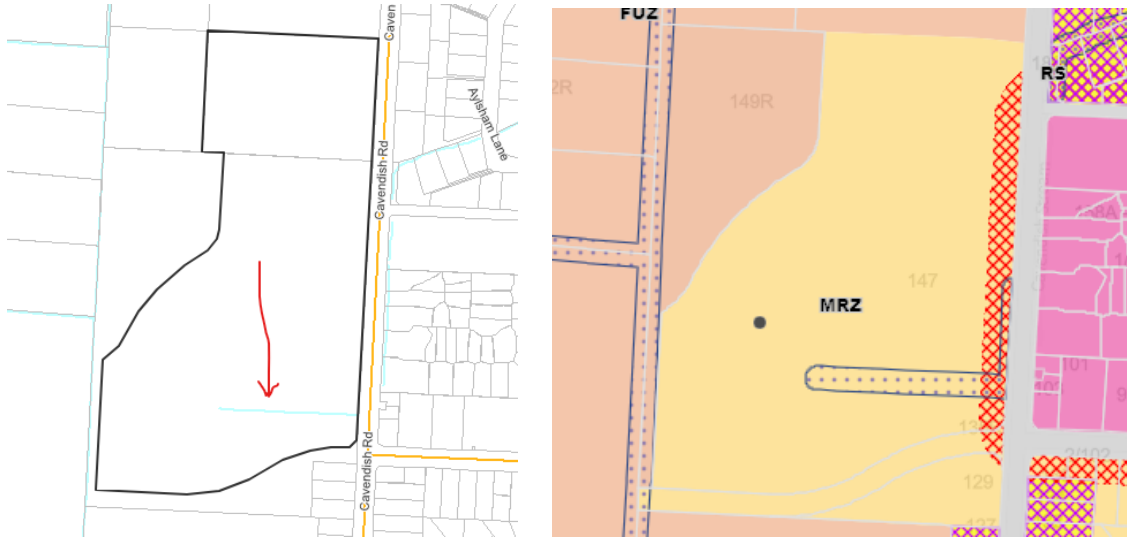
6.19.11 The waterway was realigned during the recent subdivision, moving it away from the residential properties at 65 and 67 Richmond Ave. The OWM zoning follows the new alignment and abuts the properties without encroaching on them. The water body setback QM overlay applied to the stream, however, followed the old, now inaccurate course of the stream and that QM, as notified, is affecting the two residential properties. As discussed above, the water body setback QM overlay is recommended to be removed from the planning maps. While the setbacks may potentially still affect the properties, should any new buildings or earthworks be proposed, these would be measured from the stream banks rather than the OWM zone margins. I consider that the removal of the water body setback QM overlay will satisfy the request of the submitter, therefore I recommend that submission **2.4 of Greg Olive** be **accepted**.

6.19.12 A similar submission, **79.1 Andy Hall**, was received with regard to 123 Fendalton Road and requests that the planning maps are amended to ensure the water body setback QM accurately reflects the current alignment of Fendalton Stream. As explained above, that QM overlay is recommended to be removed, therefore, I recommend that submission **79.1 by Andy Hall** be **accepted**.

6.19.13 Submissions **107.29 - Heather Woods** and **792.13 - Carmel Woods** request that the water body setback QM be removed from 135 to 185 Wainoni Road and the zoning of the properties and further afield be amended to MRZ. While the mapped water body setback QM overlay is proposed to be removed, therefore satisfying that request, the water body setback QM itself will still apply. These and other properties along the same road are also affected by the Tsunami Management Area QM and Low Public Transport Accessibility QM where the operative Residential Suburban Zone applies. I defer the part of the submissions requesting the rezoning to the s42A report dealing with residential rezoning requests. With respect to the water body setback QM removal, I recommend that submissions **107.29 - Heather Woods** and **792.13 - Carmel Woods** be **accepted in part**.

6.19.14 **Summerset Group Holdings Limited**, in their submissions **443.12 and 443.15**, request that the environmental asset waterway notation and the water body setback QM overlay be removed from the site at 147 Cavendish Road. The current planning maps show a blue line indicating a waterway on the property and the PC14 maps as notified also indicate the QM overlay over that waterway as shown below:





6.19.15 This waterway segment, having been used as a local farm drain, has been filled in during the development of the retirement village on the site. I accept that the map should be corrected on both accounts, therefore I recommend that submissions **443.12** and **443.15** from **Summerset Group Holdings Limited** be **accepted** and the map amended as follows:



6.19.16 In his submission **324.2**, **Ivan Thomson** seeks confirmation that the waterway setback that applies to Pope's Drain (running between 287 and 297 Centaurus Road) is 5 metres. As this is a network waterway, a 5m water body setback applies. As the water body setback QM overlay will be removed from the planning maps, the QM will apply to the 5m setback measured from the waterway's banks. I recommend that this submission be **accepted**.

### ***Support for the Water body setback QMs***

6.19.17 A number of submissions received support the water body setback QM as well as the SES, ONL/ONF, SCS QMs. I will discuss these at the end of Issue 2 once the submissions related to the SES, ONL/ONF, SCS QMs have been considered.

### **6.20 PART B – ISSUE 2 – SES, ONL/ONF, SCS QMS – SUPPORT, OPPOSITION, OR SITE-SPECIFIC AMENDMENTS SOUGHT**

**155.3 Trudi Bishop; 244.7 Harvey Armstrong; 500.1 Hamish West; 579.1-.2 Gareth Bailey; 814.245 Carter Group Limited; 914.19 Davie Lovell-Smith Ltd**

6.20.1 **Hamish West (500.1)** seeks that all QMs be removed and that the MDRS are incorporated into the Plan in their original form. As discussed above in 6.20.2, it is considered that the application of the SES, ONL/ONF and SCS QMs is justified and necessary to protect the relevant areas these QMs relate to from inappropriate development. I therefore recommend that this submission be **rejected**.

6.20.2 I her submission **155.3, Trudi Bishop** is seeking that no more development be allowed on the Port Hills adjacent to Bowenvale Reserve, and in Banks Peninsula due to high erosion and sediment loss and the need to protect wildlife, water quality and fish passage. PC14 and the relevant QMs do not apply to Banks Peninsula, therefore, I will only consider the request in relation to Bowenvale Reserve.

6.20.3 PC14 is not proposing any further rezoning or intensification in this area, therefore, only sites within the existing Residential Hills zoning could be developed. Nicholas Head in his evidence<sup>33</sup> states that “development around any SES or Reserve increases the threat of edge effects, where unwanted species (weeds and pests) invade into the reserve from private sections”. He confirms that Bowenvale Reserve has significant ecological values as it supports “an important stronghold population for the nationally threatened Jersey fern (*Anogramma leptophylla*)” on bluff habitats. He is also of the view that these habitats are “vulnerable to weed invasion from garden escapees”. There is, however, no SES currently applicable to any part of Bowenvale Reserve. The creation of

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<sup>33</sup> Nicholas Head, Primary evidence - Qualifying Matters – Sites of Ecological Significance.

such an SES or consideration of other protection measures is beyond the scope of PC14 and will need to be done through a separate plan change process. I therefore recommend that submission **155.3 of Trudi Bishop** be rejected.

- 6.20.4 Submissions **814.245** from **Carter Group Limited** and **244.7** from **Harvey Armstrong** both request site specific changes, namely the removal of the Sites of Cultural Significance overlay from either side of Beachville Road, Redcliff (814.245), and the removal of the ONL from 75 Aldersons Ave (244.7). PC14 is not proposing a review of the extent of SCSs or ONLs. It simply proposes to apply the QM status to them. No reasons or evidence has been provided to justify the requests and I do not consider it appropriate to remove these overlays from the Plan. Consequently, I recommend that submissions **814.245 - Carter Group Limited** and **244.7 - Harvey Armstrong** be rejected.

***Support for the SES, ONL/ONF, SCS and Water body setback QMs***

- 6.20.5 Submissions 121.3 - Cameron Matthews, 196.1-.2 - Brian Gillman, 689.73 - Environment Canterbury;, 804.1 - Waihoru Spreydon-Cashmere-Heathcote Community Board, 834.8-.11 and 834.14-.15 - Kāinga Ora – Homes and Communities, 900.2 - Summit Road Society, and 914.27-.29 - Davie Lovell-Smith Ltd support the SES, ONL/ONF, SCS and water body setback QMs. Submissions 834.12-.13 and 834.16-.17 from Kāinga Ora – Homes and Communities also support subdivision provisions in relation to the SES, ONL/ONF, SCS QMs, i.e. Rule 8.5.1.3 RD 11 Subdivision of land, and 8.9.2.3 RD5 Earthworks. The submitters consider the protection of existing sites of ecological and/or cultural significance, outstanding natural landscapes and/or features, and of water body margins through water body setbacks as matters of national importance that warrant their exemption from intensification development.
- 6.20.6 Based on the above discussion of the reasons for applying the SES, ONL/ONF, SCS and water body setback QMs, I recommend that submissions **121.3 - Cameron Matthews, 196.1-.2 - Brian Gillman, 689.73 - Environment Canterbury;, 804.1 - Waihoru Spreydon-Cashmere-Heathcote Community Board, 834.8-.11 and 834.14-.15 - Kāinga Ora – Homes and Communities, 900.2 - Summit Road Society, and 914.27-.29 - Davie Lovell-Smith Ltd and 834.12-.13 and 834.16-.17 from Kāinga Ora – Homes and Communities** be **accepted in part** to the extent that the above QMs are recommended to be retained with the proviso that the water body setback QM overlay is removed from the planning maps.

## 6.21 PART C – SUBMISSIONS ON OPEN SPACE, SPECIFIC PURPOSE (CEMETERY) AND (ŌTĀKARO AVON RIVER CORRIDOR) ZONES QUALIFYING MATTERS

6.21.1 23 submission points were received on the provisions relating to Open Space and SPOARC Zone Qualifying Matters and these will be considered in this Part C of the evaluation. No submissions were received in relation to the Specific Purpose (Cemetery) Zone.

6.21.2 The points made and decisions sought in submissions and further submissions can be grouped according to the issues raised, as set out in Table 3 below.

**Table 3 – Issues raised in submissions**

ISSUE	CONCERN / REQUEST
<p>1. Oppose/ amend Open Space Zones QM</p>	<ul style="list-style-type: none"> <li>• Delete the Open Space (recreation zone) QM and any relevant provisions proposed in their entirety. S834.32-.34</li> <li>• Create a Qualifying Interface Area similar to that proposed for Riccarton Bush to provide a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square, instead of adjusting the height limits around them, to protect their heritage values, their open space landscape values and the views outwards from within those spaces. S835.12-.13</li> <li>• Include Hagley Park as a Qualifying Matter. S908.1</li> </ul> <p>Submissions: 834.32-.33 Kāinga Ora – Homes and Communities; 835.12-.13 Historic Places Canterbury; 908.1 Christchurch Civic Trust</p>
<p>2. Oppose SPOARC QM/ amend SPOARC Zone provisions applicable to the 5 Harvey Terrace and 254-256 Fitzgerald Avenue site</p>	<ul style="list-style-type: none"> <li>• Oppose all 13.14 Specific Purpose (Ōtākaro Avon River Corridor) Zone provisions, including Appendix 13.14.6.2 specifying alternative zone provisions applicable to privately owned properties within the zone. S834.34</li> <li>• Direct high density housing to the red zone areas. 671.3</li> <li>• Add to Rule 13.14.4.1.3, a Restricted Discretionary Activity status for the construction of residential activities on a site listed in Appendix 13.14.6.2 that do not comply in all respects with the applicable activity and built form standards, along with the appropriate matters of discretion. Such provisions could be modelled on Rule 14.5.1.3 RD15-31 for similar proposals in the Medium Density Residential Zone (MRZ). S91.1</li> </ul>

ISSUE	CONCERN / REQUEST
	<ul style="list-style-type: none"> <li>As an alternative, a provision could be made in Rule 13.14.4.1.3 for a single omnibus Restricted Discretionary Activity (RDA) that cross-refers to Rule 14.5.1.3 RD15-RD31. The Trust does not oppose a limitation of building height to 3 storeys or less on its land, so it does not seek the inclusion of RD14 from the list in Rule 14.5.1.3. S91.2</li> </ul> <p>Submissions: 91.1-.2 The Glenara Family Trust; 671.3 Larissa Lilley; 834.34 Kāinga Ora – Homes and Communities;</p>
3. Support for SPOARC and Open Space Zones QMs, and the related provisions	<ul style="list-style-type: none"> <li>Retain Chapter 6.1A as notified. S855.18</li> <li>Make the residential red zone (Otakaro River Avon Corridor) a Qualifying Matter. S755.5-6</li> <li>We support public open space areas as a QM. S900.2</li> <li>Broadly supportive of the proposed changes. S835.1</li> <li>Retain provisions in relation to recession planes (including amended Recession planes in Appendix 18.11.3) in final plan decision. S63.10-.12, 63.21, 63.70-.76</li> <li>Support the definition of Public Open Space as proposed. S184.11</li> </ul> <p>Submissions: 63.10-.12, 63.21, 63.70-.76 Kathleen Crisley; 184.11 University of Canterbury; 755.5-6 Margaret Stewart; 835.1 Historic Places Canterbury; 855.18 Lendlease Limited; 900.2 Summit Road Society;</p>

## 6.22 PART C – ISSUE 1 – OPPOSE/ AMEND OPEN SPACE ZONES QM

**834.32-.33 Kāinga Ora – Homes and Communities; 835.12-.13 Historic Places Canterbury; 908.1 Christchurch Civic Trust**

6.22.1 In their submissions **834.32-.33 Kāinga Ora – Homes and Communities** seek that the Open Space (recreation zone) QM be deleted, including any relevant provisions. As discussed above in the overview and background of Open Space QM, the Act (s770(f)) enables the Council to apply the additional ‘protection layer’ of a QM to its open space zones. It is also noted that while zoned Open Space, not all Council parks are vested as reserves under the Reserves Act. I therefore, consider that submissions **834.32-.33 Kāinga Ora – Homes and Communities** should be **rejected**.

- 6.22.2 In their submissions **908.1, Christchurch Civic Trust** seeks that a QM be applied to Hagley Park. The Open Space QM is already proposed to apply to Hagley Park, therefore I recommend that this submission be **accepted**.
- 6.22.3 **Historic Places Canterbury** in their submissions **835.12-.13** is seeking to create an Interface Area Qualifying Matter, similar to that proposed for Riccarton Bush, to provide a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square, instead of adjusting the height limits around them, to protect their heritage values, their open space landscape values and the views outwards from within those spaces.
- 6.22.4 These three parks, zoned Open Space (Community park), are subject to open space rules protecting their open space values and limiting development within, the proposed Open Space QM preventing any potential residential intensification on the sites, and a heritage item QM and rules protecting their historic and heritage values. The heritage aspects of the request are addressed in the s42A report dealing with heritage items and I refer you to that report.
- 6.22.5 These are relatively large open spaces containing a number of established large trees of considerable height. Unlike Riccarton Bush, these parks are encircled by roads, which provide a 'protective' buffer around the parks that allows for sunlight access and separation from any built development on the other side of the road. Hagley Park, being of a particularly large scale, is unlikely to be adversely affected by large scale development on the city centre side, where larger height would be permitted. Latimer and Cranmer Squares are inner city parks that provide a landscape relief and have outward view shafts provided by roads encircling the parks.
- 6.22.6 The submissions do not provide any evidence/modelling to back up their concerns about shading or visual dominance from high buildings around them and the Council was unable to undertake such modelling in the short time available for responding to submissions. I therefore recommend that submissions **835.12-.13** by **Historic Places Canterbury** be **rejected**.
- 6.22.7 As part of the Policy 3(d) response, Mr Kleynbos has recommended, in his s42A report (Residential), wholly new or extended catchments around relevant commercial centres. In some circumstances, these new catchments include either operative Open Space zoned sites or newly-developed greenfield areas that include publicly accessible open space areas. In the case of the latter, these areas are typically vested with Council and may also include designations, content notices, or other restrictions that impede any further residential development. I support the inclusion of both the

operative Open Space zoned sites and the aforementioned newly-developed sites within the open space QM.

## **6.23 PART C – ISSUE 2 – OPPOSE SPOARC QM/ AMEND SPOARC ZONE PROVISIONS APPLICABLE TO THE 5 HARVEY TERRACE AND 254-256 FITZGERALD AVENUE SITE**

<b>91.1-.2 The Glenara Family Trust; 671.3 Larissa Lilley; 834.34 Kāinga Ora – Homes and Communities</b>
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- 6.23.1 **Kāinga Ora – Homes and Communities**, in their submissions **834.34** request that the SPOARC QM be deleted as well. For reasons similar to those outlined in relation to open space QM their submissions 834.32-.33 above (Part C - Issue 1) I recommend that this submission be **rejected**.
- 6.23.2 Submission **671.3 by Larissa Lilley** requests that high density housing should be directed to redevelopment areas in New Brighton, city centre and to the ‘red zone’, and away from Hornby and Hei Hei. While any high density residential location issues are for the s42a report dealing with residential zones to consider, I do not consider that high density residential development in the ‘red zone’, i.e. SPOARC zone, is appropriate (land subject to multiple natural hazards) or consistent with the zone objectives seeking to restore natural environment and open spaces in the zone and provide flood hazard and stormwater management infrastructure that mitigates natural hazard risks for the Ōtākaro Avon River Corridor. I therefore recommend that this submission be **rejected**.
- 6.23.3 In their submissions **91.1-.2 The Glenara Family Trust** seek that an addition is made to Rule 13.14.4.1.3, a Restricted Discretionary Activity status for the construction of residential activities on a site listed in Appendix 13.14.6.2 that do not comply in all respects with the applicable activity and built form standards, along with the appropriate matters of discretion. Such provisions could be modelled on Rule 14.5.1.3 RD15-31 for similar proposals in the Medium Density Residential Zone (MRZ).
- 6.23.4 As an alternative, the Trust suggests that a provision could be made in Rule 13.14.4.1.3 for a single omnibus Restricted Discretionary Activity (RDA) that cross-refers to Rule 14.5.1.3 RD15-RD31. The Trust does not oppose a limitation of building height to 3 storeys or less on its land, so it does not seek the inclusion of RD14 from the list in Rule 14.5.1.3.

6.23.5 I agree that there is gap in the status rules for private sites subject to alternative zone rules where they may not comply with one or more activity or built form standards in the applicable alternative residential zone. This may lead to confusion and an activity that does not meet an activity standard in the alternative zone, e.g. where more than three units are proposed on a site, would default to the non-complying status in SPOARC rules. Such a status would not necessarily reflect the level of effects created by the non-compliance. To better meet the clarity and efficiency objectives of Strategic objective 3.3.2, I recommend that a new restricted discretionary activity is added to rule 13.14.4.1.3 to capture such rule breaches.

6.23.6 To further improve clarity I also recommend that an additional explanation is added to Rule 13.14.3 ‘How to interpret and apply the rules’ to clarify that sites with alternative zone need to comply with both the alternative rules and the SPOARC zone rules. The recommended amendments are as follows (note the proposed new text is shown in purple with red underline to distinguish it from the text adopted from PC11 and shown in purple with purple underline in the notified PC14):

**13.14.3 How to interpret and apply the rules**

- a. The rules that apply to activities in the Specific Purpose (Ōtākaro Avon River Corridor) Zone are contained in the activity status tables (including any activity specific standards) in Rule 13.14.4.1 and the built form standards in Rule 13.14.4.2. Where a site has an alternative zone listed in Appendix 13.14.6.2, the activity specific standards and built form standards for that zone apply, as set out in the activity status tables in Rule 13.14.4.1, in addition to the activity standards in Rules 13.14.4.1.1 to 13.14.4.1.5 and the built form standards in Rule 13.14.4.2.
- b. The activity status tables and standards in the (...)

**13.14.4.1.3 Restricted Discretionary activities**

RD7	a. Any earthworks or indigenous vegetation clearance within a Landing Overlay within (...)	a. Green Spine Infrastructure – Rule 13.14.5.2 b. Inanga spawning sites – Rule 13.14.5.14
<u>RD8</u>	a. <u>Any activity listed in Rule 13.14.4.1.1 P23 and P33 on a site identified with an alternative zone of Residential Suburban or Residential Suburban Density Transition, or Medium Density Residential Zone, as specified in Appendix 13.14.6.2, that does not meet one or more of the activity specific standards or built form standards of the applicable alternative</u>	a. <u>Matters relevant to the activity specific standard or built form standard that is not met as listed in the applicable Rule 14.4.1.3 or Rule 14.5.1.3; and</u> b. <u>Matters relevant to the built form standard that is not met as listed in Rule 13.14.4.1.3 RD1; and/or</u>



	<p><u>zone in Rules 14.4.1.1 and 14.4.2 or Rules 14.5.1.1 and 14.5.2, unless otherwise specified.</u></p> <p><u>b. Any application arising from this rule shall not be publicly notified.</u></p>	<p><u>c. For a site within an Edge Housing Area Overlay in Appendix 13.14.6.1, matters specified in Rule 13.14.4.1.3 RD5.</u></p>
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6.23.7 An evaluation of changes to the District Plan amendments proposed in the notified PC14 in relation to SPOARC zone was carried out in accordance with RMA s32AA. This evaluation should be read in conjunction with PC14 document and s32 evaluation and this s42A report. Changes to proposed amendments since the s32 evaluation are assessed in Table 1 below. In evaluating the effects of the changes in accordance with 32AA, the following questions have been considered. Do the changes recommended:

- a. make a significant difference to the conclusions of the s32 evaluation?
- b. have significant effects on their own or in combination with the other amendments?
- c. address the identified problems?

**Table 3 – s32AA evaluation of recommended changes**

Changes to PC14 proposed amendments	Effects and evaluation of changes
<p><b>13.14.3 How to interpret and apply the rules</b></p> <p><b>13.14.4.1.3 Restricted Discretionary activities, RD8</b></p> <p>The changes to Rule 13.14.3 add a further explanation to ‘How to interpret and apply the rules’ to clarify that activities on properties with alternative zone must comply with the applicable activity and built form standards both in SPOARC and the alternative zone.</p> <p>The change to Rule 14.14.4.1.3 adds a new restricted discretionary activity status for</p>	<p>The change has some significance in terms of s32 evaluation.</p> <p>The changes fill a gap in the status of activity rules for private sites subject to alternative zone rules, where they may not comply with one or more activity or built form standards in the applicable alternative residential zone.</p> <p>The changes prevent the activities defaulting to non-complying status in SPOARC rules where the effects of non-compliance may not warrant such status.</p>

<p>activities not complying with alternative zone activity or built form standards.</p>	<p>Such amendments eliminate uncertainty and provide better clarity and consistency with Strategic Objective 3.3.2.</p> <p>The changes may reduce transaction costs associated with consenting.</p> <p>Overall, the changed provisions would be more efficient through clarifying the status of activities not complying with any of the applicable standards in the alternative zone and better reflect the activity status in such zone without changing the effectiveness of the applicable rules.</p>
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6.23.8 The analysis, as shown in the table above, concludes that the changes do not affect the overall s32 evaluation conclusions and the proposed rules amended as a result of submissions are still the most appropriate way to achieve the objectives of the Plan.

6.23.9 Based on the above proposed amendments, I recommend that submission **91.1-.2 The Glenara Family Trust** be accepted.

6.23.10 Submissions 751.51 - .52 from Christchurch City Council suggest minor amendments to the SPOARC rules to eliminate errors. I have not addressed those submission points in this report.

**6.24 PART C – ISSUE 3 – SUPPORT FOR OPEN SPACE ZONES QM, SPOARC QM AND SPECIFIC PURPOSE (CEMETERY) ZONE QM, INCLUDING THE RELATED PROVISIONS**

**63.10-.12, 63.21, 63.70-.76 Kathleen Crisley; 184.11 University of Canterbury; 755.5-.6 Margaret Stewart; 835.1 Historic Places Canterbury; 855.18 Lendlease Limited; 900.2 Summit Road Society**

6.24.1 Submission **755.5-.6 by Margaret Stewart** requests that the Ōtākaro River Avon Corridor (the red zone) be classified as a QM. As SPOARC Zone is already proposed to be a QM, I recommend that this submission be **accepted**. **Kathleen Crisley** in her submissions **63.10-.12, 63.21, 63.70-.76** seeks

to retain provisions related to recession planes, including the amended recession planes in Appendix 18.11.3 (Open Space zones). As no changes are recommended to Appendix 18.11.3, I recommend that **Kathleen Crisley's** submissions **63.10-12, 63.21, 63.70-76** be **accepted**. And lastly, submission **184.11 - University of Canterbury** supports the related definition of 'public open space'. No changes are proposed to this definition, therefore, I recommend that this submission be **accepted**.

6.24.2 The remaining submitters in this group are supportive of the proposed Open Space, Specific Purpose (Cemetery) and SPOARC Zones QMs and seek to retain them. This includes submissions **855.18 Lendlease Limited, 900.2 Summit Road Society,** and **835.1 Historic Places Canterbury** and I recommend that they be **accepted in part** to the extent that the above QMs are recommended to be retained with amendments.

## 7 CONCLUSIONS AND RECOMMENDATIONS

7.1.1 Having considered all of the submissions, including the additional s32AA evaluations, and reviewed all relevant instruments and statutory matters, I am satisfied that the Plan Change 14 Tree canopy cover/FC provisions, the SES, ONL/ONF, SCS and water body setback QMs, and the Open Space, SPOARC and Specific Purpose (Cemetery) Zones QMs provisions, with the amendments I am suggesting, will:

- a. result in amended rules that better implement the operative and proposed policies;
- b. result in a new policies and an objective that better meet the amended strategic direction objectives;
- c. result in a an amended strategic objective that gives effect to relevant higher order documents, in particular NPS-UD, NPS-FM, NPS-IB, RPS, and IMP;
- d. give regard to strategies prepared under other Acts, in particular Biodiversity Strategy, Christchurch Climate Resilience Strategy, Christchurch Urban Forest Plan; and
- e. more appropriately achieve the District Plan objectives and better meet the purpose of the Act than the current Plan provisions.

7.1.2 For the reasons set out throughout this report, I consider that the proposed objectives and provisions, with the recommended amendments, will be the most appropriate means to:

- a. Achieve the purpose of the Resource Management Act 1991 (RMA) where it is necessary to revert to Part 2 and otherwise give effect to higher order planning documents, in respect to the proposed objectives, and
- b. Achieve the relevant objectives of the PDP, in respect to the proposed provisions.

7.1.3 I recommend therefore that:

- a. Plan Change 14 be approved with modifications as set out in the attached Appendix 2; and
- b. Submissions on the Plan Change be accepted or rejected as set out in Appendix 3 to this report.

## APPENDIX 1 – RELEVANT PROVISIONS OF THE CHRISTCHURCH DISTRICT PLAN

**7.2 Christchurch District Plan provisions**

7.2.1 It should be noted that the changes shown below in bold underline and bold strikethrough are not proposed by this section (Tree canopy cover/financial contributions) of PC14. They are proposed by that part of PC14 dealing with the NPS-UD (development capacity for housing) and MDRS implementation and are analysed in the related residential section 32 report: [Part 3 – Residential \(District Plan Chapter 14\)](#).

**3.3.1 Objective - Enabling recovery and facilitating the future enhancement of the district**

- a. The expedited recovery and future enhancement of Christchurch as a dynamic, prosperous and internationally competitive city, in a manner that:*
- i. Meets the community's immediate and longer term needs for housing, economic development, community facilities, infrastructure, transport, and social and cultural wellbeing; and*
  - ii. Fosters investment certainty; and*
  - iii. Sustains the important qualities and values of the natural environment.*

**3.3.3 Objective - Ngāi Tahu mana whenua**

- a. A strong and enduring relationship between the Council and Ngāi Tahu mana whenua in the recovery and future development of Ōtautahi (Christchurch City) and the greater Christchurch district, so that:*
- i. (...)*
  - iv. Ngāi Tahu mana whenua's historic and contemporary connections, and cultural and spiritual values, associated with the land, water and other taonga of the district are recognised and provided for; and*
  - v. (...)*
  - vi. Ngāi Tahu mana whenua are able to exercise kaitiakitanga.*

**3.3.10-9 Objective - Natural and cultural environment**

- a. A natural and cultural environment where:*
- i. People have access to a high quality network of public open space and recreation opportunities, including areas of natural character and natural landscape; and*
  - ii. Important natural resources are identified and their specifically recognised values are appropriately managed, including:*

- A. outstanding natural features and landscapes, including the Waimakariri River, Lake Ellesmere/Te Waihora, and parts of the Port Hills/Nga Kohatu Whakarakaraka o Tamatea Pokai Whenua and Banks Peninsula/Te Pātaka o Rakaihautu; and
  - B. the natural character of the coastal environment, wetlands, lakes and rivers, springs/puna, lagoons/hapua and their margins; and
  - C. indigenous ecosystems, particularly those supporting significant indigenous vegetation and significant habitats supporting indigenous fauna, and/or supporting Ngāi Tahu mana whenua cultural and spiritual values; and
  - D. the mauri and life-supporting capacity of ecosystems and resources; and
- iii. Objects, structures, places, water/wai, landscapes and areas that are historically important, or of cultural or spiritual importance to Ngāi Tahu mana whenua, are identified and appropriately managed.

#### 14.2.4 Objective - High quality residential environments

- a. High quality, sustainable, residential neighbourhoods which are well designed, ~~have a high level of amenity, enhance local character and reflect~~ to reflect the planned urban character and the Ngāi Tahu heritage of Ōtautahi.

##### 14.2.4.1 Policy - Neighbourhood character, amenity and safety

- a. ~~Facilitate the contribution of~~ Provide for individual developments ~~to high quality residential environments~~ in all residential areas (as characterised in Table 14.2.1.1a), ~~through design which contributes to a high quality environment through a site layout and building design that:~~
  - i. ~~reflecting the context, character, and scale of building anticipated in the neighbourhood~~ ensures buildings and planting have a greater prominence from the street than car parking and servicing areas;
  - ii. (...)
  - vi. provides prominent planting areas throughout communal areas and adjacent to the street;
  - vii. incorporates ~~using~~ principles of crime prevention through environmental design.

##### 14.2.4.2 Policy - High quality, medium density residential development

- a. Encourage innovative approaches to comprehensively designed, high quality, medium density residential development, which is attractive to residents, responsive to housing demands, and ~~provides a positive contribution to its environment (while acknowledging~~

~~the need for increased densities and changes in residential character~~ reflects the planned urban character of an area, through:

- i. consultative planning approaches to identifying particular areas for residential intensification and to defining high quality, built and urban design outcomes for those areas;

(...)

#### **14.2.4.3 Policy – Quality large scale developments**

**a. Residential developments of four or more residential units contribute to a high quality residential environment through site layout, building and landscape design to achieve:**

- i. engagement with the street and other spaces;**
- ii. minimisation of the visual bulk of buildings and provision of visual interest;**
- iii. a high level of internal and external residential amenity;**
- iv. (...)**

#### **14.2.7-5 Objective - Residential New Neighbourhood Future Urban Zone**

- a. Co-ordinated, sustainable and efficient use and development is enabled in the ~~Residential New Neighbourhood Future Urban~~ **Zone**.

#### **14.2.7-5.4 Policy - Neighbourhood quality and design**

- a. Ensure that use and development:
  - i. contributes to a strong sense of place, and a coherent, functional and safe neighbourhood;
  - ii. contributes to neighbourhoods that comprise a diversity of housing types;
  - iii. retains and supports the relationship to, and where possible enhances, recreational, heritage and ecological features and values; and
  - iv. achieves a high level of amenity.

#### **14.2.9-7 Objective - Redevelopment of brownfield sites**

- a. On suitable brownfield sites, provide for new mixed use commercial and residential developments that are comprehensively planned so that they are environmentally and socially sustainable over the long term.

**14.2.9-7.1 Policy - Redevelopment of brownfield sites**

- a. *To support and incentivise the comprehensive redevelopment of brownfield sites for mixed use residential activities and commercial activities where:*
  - i. (...)
- b. *Ensure the redevelopment is planned and designed to achieve:*
  - i. *high quality urban design and on-site amenity; and*
  - ii. *development that is integrated and sympathetic with the amenity of the adjacent neighbourhoods and adjoining sites.*



## APPENDIX 2 – PC14 PROVISIONS -PART A- TREE CANOPY COVER / FINANCIAL CONTRIBUTIONS

## s42A TREE CANOPY / FC - RECOMMENDED COMBINED PROVISIONS CH 2, 3, 6, 8, and 14

## DISTRICT PLAN AMENDMENTS

Note: For the purposes of this plan change, any unchanged text is shown as normal text, any text proposed to be added by the plan change as notified is shown as **bold underlined** and text to be deleted as ~~**bold strikethrough**~~.

Text in **bold red underlined** is that from Schedule 3A of the Resource Management Act and must be included.

Text in green font identifies existing terms defined in Chapter 2 - Definitions. Where the proposed change contains a term already defined in Chapter 2 – Definitions, the term is shown as **bold underlined text in green** and that to be deleted as ~~**bold strikethrough in green**~~. Proposed new definitions in a proposed rule are shown as **bold green text underlined in black**.

Text in **bold purple underlined** indicates text recommended in the s42A report to be added and text in ~~**bold purple strikethrough**~~ text recommended in the s42A report to be deleted. Text in normal black font with purple underline indicates text that was proposed to be deleted in the notified PC14 and is now recommended to be reinstated.

Text in blue font indicates links to other provisions in the District Plan and/or external documents. These will have pop-ups and links, respectively, in the on-line Christchurch District Plan.

## Chapter 2 – Definitions and Abbreviations

**Development site**

**means the total area of land subject to development within the boundaries shown on the development plans, whether the boundaries are legally defined or otherwise nominated. It must include any access for the development and may comprise an area of land held in one, part of one or more records of title.**

**Heat island**

**means an urban area that becomes an island of higher temperatures, relative to the surrounding rural or natural areas, due to limited trees and vegetation, and high concentration of buildings, roads and other infrastructure absorbing and re-emitting the sun’s heat more than natural landscapes such as forests and water bodies.**

**Hedge**

**in relation to tree canopy cover and financial contributions, means a row of closely spaced plants that meet the definition of a tree, trained to form a barrier or mark a boundary.**

**Maturity**

in relation to a **tree**, the potential maximum size reached by a **tree** of a particular species.

### **Tree**

in relation to **tree canopy cover** and **financial contributions** means a perennial woody plant with the potential to reach at least 5 metres in height. It includes a **hedge comprised of trees** maintained at a minimum height of 1.5 metres or greater.

### **Tree canopy cover**

means the percentage of the land area of the urban area or **development site** covered by a canopy of a **tree(s)** at **maturity**.

## **Chapter 3 – Strategic Objectives**

### **3.3.9 Objective - Natural and cultural environment**

- a. A natural and cultural environment where:
  - i. People have access to a high quality network of **public open space** and recreation opportunities, including areas of natural character and natural landscape; and
  - ii. Important natural resources are identified and their specifically recognised values are appropriately managed, including:
    - A. outstanding natural features and landscapes, including the Waimakariri River, Lake Ellesmere/Te Waihora, and parts of the Port Hills/Nga Kohatu Whakarakaraka o Tamatea Pokai Whenua and Banks Peninsula/Te Pātaka o Rakaihautu; and
    - B. the natural character of the coastal environment, **wetlands**, lakes and rivers, **springs**/puna, lagoons/hapua and their margins; and
    - C. indigenous ecosystems, particularly those supporting **significant indigenous vegetation** and significant habitats supporting **indigenous fauna**, and/or supporting Ngāi Tahu mana whenua cultural and spiritual values; and
    - D. the mauri and life-supporting capacity of ecosystems and resources; and
    - E. **Tree canopy cover in areas of residential activity that maintains and enhances the city's biodiversity and amenity, sequesters carbon, reduces stormwater runoff, and mitigates heat island effects; and**
  - iii. Objects, structures, places, water/wai, landscapes and areas that are historically important, or of cultural or spiritual importance to Ngāi Tahu mana whenua, are identified and appropriately managed.

## Chapter 6 – General Rules and Procedures

Following section 6.10 of the District Plan add the following new section for tree canopy cover / financial contributions as shown below:

### **6.10A Tree Canopy Cover and Financial Contributions**

#### **6.10A.1 Introduction**

- a. This Introduction is to assist the lay reader to understand what this chapter applies to and how the provisions work. It is not an aid to interpretation in a legal sense.
- b. Under section 77E of the Resource Management Act, the Council can require **financial contributions** to be charged for any class of activity other than a prohibited activity.
- c. The provisions of this section seek **tree** retention or planting of **trees**, or the payment of **financial contributions** in lieu of planting, for residential subdivision and/or development to enhance **tree canopy cover** and help to address adverse effects of development on the city's environment and improve its resilience to climate change.
- d. These provisions, including those requiring **financial contributions**, align with other Council strategies and will help to achieve the target **tree canopy cover** recommended in the Council [Urban Forest Plan](#).

#### **6.10A.2 Objectives and Policies**

##### **6.10A.2.1 Objective – Urban tree canopy cover**

- a. **Tree canopy cover** in areas of **residential activities** is enhanced through maintaining existing **trees** and/or planting new **trees** as part of new residential development to sequester carbon from emissions, reduce stormwater runoff, mitigate **heat island** effects, and improve the city's biodiversity and amenity.

##### **6.10A.2.1.1 Policy – Contribution to tree canopy cover**

- a. Ensure that subdivision and/or development achieves the following **tree canopy cover** levels at **maturity**:
  - i. For residential subdivision and/or development in residential zones – 20% of the **development site** area;
  - ii. For subdivision and/or development in residential **greenfield** areas and **brownfield** sites subject to **comprehensive residential development** – as for (i), and an additional 15% of the future **road** area to be vested in **Council**.

##### **6.10A.2.1.2 Policy – The cost of providing tree canopy cover and financial contributions**

- a. Ensure the cost of providing new trees to achieve the **tree canopy cover** required for the **development site** or the **road** corridor, preparing appropriate **tree** pits, providing the

necessary land for planting, and the initial **tree** maintenance is met by those carrying out the subdivision and/or development;

- b. Require payment of **financial contributions** that are fair and proportional in lieu of providing the required on-site and/or on-road **tree canopy cover** to enable off-site **tree** planting by the **Council**, as close to the development site as practicable;
- c. No **financial contribution** shall be required where sufficient existing **trees**, able to achieve the required **tree canopy cover** at **maturity**, are retained on the **development site** or new **trees** are planted on the **development site** by the developer or the **site** owner to achieve the required **tree canopy cover**.

#### 6.10A.2.1.3 Policy – Tree health and infrastructure

- a. Ensure that **trees** on a **development site** are planted in a position appropriate to the **tree** type and in sufficient soil volume, width and depth to maximise the **tree's** healthy growth while minimising future nuisance effects and avoiding adverse effects on strategic infrastructure.
- b. Where subdivision consents associated with the development of sites for new residential units are granted, use consent notices registered against the relevant titles to ensure that the **tree canopy cover** levels required are achieved and maintained.
- c. Ensure the planting of **trees** in the future **roads** of residential **greenfield** subdivisions or **brownfield** sites subject to **comprehensive residential development** is carried out in accordance with:
  - i. good arboricultural practice to provide sufficient soil volume and avoid damage to the surrounding infrastructure; and
  - ii. the needs and requirements of the future **road** controlling authority, including approval of **tree** species and their placement by the **Council** arborist.

#### Advice note:

- 1. Refer to the **Council's Infrastructure Development Standards** and to the **Construction Standard Specifications** for guidance on good arboricultural practice, **tree** pit requirements, and landscape construction standards.

#### 6.10A.3 How to interpret and apply the rules

- a. The **tree canopy cover** and **financial contribution** rules that apply to subdivision and development activities resulting in one or more new **residential units** or **allotments** in the residential zones and **brownfield** sites subject to **comprehensive residential development** in the Christchurch City area of the **Christchurch District** are contained in:
  - i. Rule **6.10A.4.1** - Activity Status Tables; and
  - ii. Rule **6.10A.4.2** - Rules – Tree canopy cover and financial contributions standards; and
  - iii. Rule **6.10A.5** - Matters of discretion; and
  - iv. Rules **8.3**, **8.5.1** and **8.7.12** - Subdivision; and

- v. Rules 14.4.2 – 14.11.2 – Residential Built Form Standards.
- b. The activity status tables and standards in the applicable zone chapters and the following chapters also apply to activities subject to tree canopy cover and financial contributions rules:
  - 4 Hazardous Substances and Contaminated Land;
  - 5 Natural Hazards;
  - 6 General Rules and Procedures;
  - 7 Transport;
  - 8 Subdivision, Development and Earthworks;
  - 9 Natural and Cultural Heritage;
  - 11 Utilities and Energy.
- c. For guidance on tree species, their canopy size at maturity, and planting and maintenance requirements refer to the Council's:
  - i. [Infrastructure Design Standard \(Parts 2 and 10\) https://ccc.govt.nz/consents-and-licences/construction-requirements/infrastructure-design-standards/download-the-ids/](https://ccc.govt.nz/consents-and-licences/construction-requirements/infrastructure-design-standards/download-the-ids/) ; and
  - ii. [Construction Standard Specifications \(Part 7\) https://ccc.govt.nz/assets/Documents/Consents-and-Licences/construction-requirements/CSS/Download-the-CSS-2020/CSS-PART-7-LANDSCAPES-2019.pdf](https://ccc.govt.nz/assets/Documents/Consents-and-Licences/construction-requirements/CSS/Download-the-CSS-2020/CSS-PART-7-LANDSCAPES-2019.pdf) .

**6.10A.4 Rules – Tree canopy cover and financial contributions**

- a. The following rules apply in the Christchurch City area of the Christchurch District to:
  - i. development resulting in one or more new ground floor residential units in residential zones; and
  - ii. subdivision in residential zones where one or more allotments are proposed to or able to contain a ground floor residential unit; and
  - iii. development and subdivision containing or able to contain one or more ground floor residential units in a brownfield site subject to comprehensive residential development where new roads have been/will be created.

**6.10A.4.1 Activity status tables**

**6.10A.4.1.1 Permitted activities**

- a. The activities listed below are permitted activities if they meet the activity specific standards for tree canopy cover and/or financial contributions set out in this rule, and the tree canopy cover and financial contributions standards, including calculations, specified in Rule 6.10A.4.2.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 6.10A.4.1.2, 6.10A.4.1.3, 6.10A.4.1.4, 6.10A.4.1.5, and 6.10A.4.1.6.

<u>Activity</u>		<u>Activity specific standards – Tree canopy cover</u>
<b>P1</b>	<u>Any residential development, except for extensions or accessory buildings to existing residential units, in the</u>	a. <u>A minimum tree canopy cover of 20% of the development site area shall be provided on the development site through:</u>

	Activity	Activity specific standards – Tree canopy cover
	<p><u>Christchurch City area of the Christchurch District resulting in one or more ground floor residential units on a development site in a residential zone, a residential greenfield site or a brownfield site subject to comprehensive residential development where no new roads to vest in Council are created.</u></p>	<p>i. <u>Retaining existing trees on the development site that will provide a minimum 20% tree canopy cover at maturity; or</u></p> <p>ii. <u>Planting new trees on the development site to provide a minimum 20% tree canopy cover at maturity; or</u></p> <p>iii. <u>Providing a combination of existing and new trees to achieve a minimum 20% of on-site tree canopy cover at maturity; and</u></p> <p>iv. <u>Providing sufficient soil volume and tree root area dimensions for all trees in accordance with the tree size class requirements specified in the Rule 6.10A.4.2.1, Table 1.</u></p> <p>b. <u>Financial contributions shall be paid, in accordance with Rule 6.10A.4.2.2, if the on-site tree canopy cover requirement or part of the requirement specified in (a) above is not met.</u></p> <p><u>Advice note:</u></p> <p>1. <u>Vegetation to be planted around the National Grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.</u></p>
P2	<p><u>Any residential development, except for extensions or accessory buildings to existing residential units in the Christchurch City area of the Christchurch District resulting in one or more ground floor residential units on a development site located in:</u></p> <p>a. <u>a residential zone; or</u></p> <p>b. <u>a new residential greenfield subdivision and development; or</u></p> <p>c. <u>a brownfield site subject to comprehensive residential development</u></p> <p><u>where new roads to vest in Council have been or will be created.</u></p>	<p>a. <u>A minimum tree canopy cover of 20% of the development site area shall be provided on the development site through:</u></p> <p>i. <u>Retaining existing trees on the development site that will provide a minimum 20% tree canopy cover at maturity; or</u></p> <p>ii. <u>Planting new trees on the development site to provide a minimum 20% tree canopy cover at maturity; or</u></p> <p>iii. <u>Providing a combination of existing and new trees to achieve a minimum 20% of on-site tree canopy cover at maturity; and</u></p> <p>iv. <u>Providing sufficient soil volume and tree root area dimensions for all trees in accordance with the tree size class requirements specified in the Rule 6.10A.4.2.1, Table 1.</u></p> <p>b. <u>The tree canopy cover area may be located on any part of the development site and does not need to be associated with each residential unit.</u></p> <p>c. <u>Additional tree canopy cover of 15% of the road corridor area shall be provided in the road corridor in the subdivision through:</u></p> <p>i. <u>Planting new trees in the future road to be vested with the Council to provide a</u></p>

Activity	Activity specific standards – Tree canopy cover
	<p><u>minimum 15% tree canopy cover at maturity, and</u></p> <p>ii. <u>Providing sufficient soil volume and tree root area dimensions for all trees in accordance with the tree size class requirements specified in the Rule 6.10A.4.2.1, Table 1; and</u></p> <p>iii. <u>Meeting the needs and requirements of the Council as the future road owner/manager, including approval of tree species, their location and tree pit construction by the Council arborist.</u></p> <p>f. <u>Financial contributions shall be paid where the 20% on-site and/or 15% road corridor tree canopy cover requirements specified in (a - c) above are not met.</u></p> <p>g. <u>The financial contributions will be calculated to include the cost of the tree(s) needed to achieve the required on-site and on-road tree canopy cover, and the cost of land required for tree planting as specified in Rule 6.10A.4.2.2 below.</u></p> <p><u>Advice note:</u></p> <p>1. <u>Vegetation to be planted around the National Grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.</u></p>

**6.10A.4.1.2 Controlled activities**

- a. There are no controlled activities.

**6.10A.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 Rule 6.10A.5, or as specified, as set out in the following table.

Activity	The Council’s discretion shall be limited to the following matters:
<p><b>RD1</b></p> <p>a. <u>Activities that do not meet one or more of the activity specific standards in Rule 6.10A.4.1 P1 and P2, and/or tree canopy cover and financial contributions standards in Rule 6.10A.4.2.</u></p> <p>b. <u>Any application arising from this rule shall not be limited or publicly notified.</u></p>	<p>a. <u>Tree canopy cover and financial contributions - Rule 6.10A.5.1</u></p>

Activity	The Council’s discretion shall be limited to the following matters:
<p><b>RD2</b></p> <p>a. <u>Providing the minimum 15% street tree canopy cover required in Rule 6.10A.4.1.1 P2 by retaining existing and/or planting new trees within an alternative area of the subdivision that is not set aside for reserves contribution.</u></p> <p>b. <u>Any application arising from this rule shall not be limited or publicly notified.</u></p>	<p>a. <u>Tree canopy cover and financial contributions - Rule 6.10A.5.1</u></p>

**6.10A.4.1.4 Discretionary activities**

a. There are no discretionary activities.

**6.10A.4.1.5 Non-complying activities**

a. There are no non-complying activities.

**6.10A.4.1.6 Prohibited activities**

a. There are no prohibited activities.

**6.10A.4.2 Tree canopy cover and financial contributions standards**

**6.10A.4.2.1 Tree canopy cover standards and calculations**

a. Where planting trees on the development site, and/or the future road corridor in a residential greenfield subdivision or brownfield site subject to comprehensive residential development, calculate the number of trees required as shown below or follow this link to the online calculating tool:

- i. Calculate the area in square metres of the tree canopy cover required by Rule 6.10A.4.1.1 P1 or P2; and
- ii. Select trees for planting from the list in the Infrastructure Design Standards and note their size class; then

Advice Note: Where a plant is not listed, an application may be made to the Council for it to be added at the discretion of the Council arborist.

- iii. Using Table 1 below, determine the tree’s projected canopy size corresponding to its size class; then
- iv. Calculate the remaining required area to meet the tree canopy cover required, by subtracting the tree canopy size/s of the tree/s chosen for planting or of the existing trees to be retained from the square meters area calculated in (i) above. The area remaining should be less than 10m<sup>2</sup>. Where the result is between 5m<sup>2</sup> to 9.9m<sup>2</sup> of canopy required,



the number shall be rounded up to 10m<sup>2</sup> and one small tree added to the number of trees required to be planted or retained. Where the calculation results in less than 5m<sup>2</sup>, the number shall be rounded down to zero.

- v. Where the tree canopy cover area calculated in (i) above is not achieved in full or in part through retaining existing trees and/or planting new trees, the remaining tree canopy cover requirement will be achieved through the payment of financial contributions in lieu of tree planting in accordance with Rule 6.10A.4.2.2.

**Table 1 - Tree size classes with their corresponding height and projected canopy size:**

<u>Tree size classes</u>	<u>Tree height (m)</u>	<u>Projected tree canopy cover at maturity (m<sup>2</sup>)</u>	<u>Land area (m<sup>2</sup>) and soil volume (m<sup>3</sup>) required*</u>
<u>Small</u>	<u>0-5</u>	<u>10</u>	<u>3.8 *</u>
<u>Medium</u>	<u>6-12</u>	<u>67</u>	<u>25.5 *</u>
<u>Large</u>	<u>13-20</u>	<u>186</u>	<u>70.8 *</u>
<u>Very Large</u>	<u>20+</u>	<u>250</u>	<u>95.4 *</u>
<u>Average tree size</u>	<u>-</u>	<u>130</u>	<u>50.0 *</u>

*\* Soil volume required for a tree/tree roots (m<sup>3</sup>) equals the land area (m<sup>2</sup>) x 1m depth.*

- vi. All trees shall be not less than 1 metre high at the time of planting.
- vii. All trees required by Rule 6.10A.4.1.1 shall be maintained and if dead, diseased or damaged, shall be replaced with a tree of the same species or another species able to achieve the same tree canopy cover at maturity.
- viii. No more than 20% of the land area required for tree roots, as per Table 1 above, may be covered with any impervious surfaces.
- b. The tree canopy cover area may be located on any part of the development site and does not need to be associated with each residential unit.

#### **6.10A.4.2.2 Financial contribution standards and calculations**

- a. If the tree canopy cover requirements specified in Rule 6.10A.4.1.1 are not met, the payment of financial contributions for trees and land is required, calculated according to the following (or follow this link to the [online calculating tool](#) for the following calculations):
- i. The financial contribution shall be \$2037.00 (plus GST) per tree;
- ii. To calculate the number of trees for which a financial contribution is required, subtract from the square metres area/s of the development site and/or the road corridor area calculated in Rule 6.10A.4.2.1(a)(i) above, any tree canopy cover area that will be provided by existing trees to be retained or by new trees, as per Rule 6.10A.4.2.1(a)(ii) - (iii) above, and divide the result by 130m<sup>2</sup> (the average tree canopy size). The result may include a fraction, e.g. 2.45 trees.

- iii. Multiply the number of trees required calculated in (a)(ii) above by \$2037.00 (financial contribution per tree).
- iv. To calculate the land value for which a financial contribution is required follow the steps below (or use the online calculating tool):
  - A. Multiply the number of trees required (as per (a)(ii)above) by 50m<sup>2</sup> (land area required to support an average size tree) to establish the amount of land needed for the tree/s; and  
Advice note: 50m<sup>2</sup> has been determined through this formula ((Canopy area ÷ 0.092) x 0.975) ÷ 27.55.
  - B. Request the Council to instruct an independent registered valuer to assess the current market value of the area of the subject development site calculated in (a)(iv)(A) above, in accordance with the applicable professional standards and guidelines. The person requesting the valuation will pay the cost of the valuation before it is started.
  - C. The total amount of the financial contribution payable shall be the cost of trees (refer to (a)(iii) above) plus the value of land (plus GST) required for tree planting (as per (a)(iv)(B) above).
- b. Financial contributions, as set out in Rule 6.10A.4.1.1, will be required to be paid prior to the issue of any certificate pursuant to section 224 of the Resource Management Act 1991 or code compliance certificate pursuant to sections 91 and 95 of the Building Act 2004.

#### 6.10A.4.2.3 Consent notice

- a. Where tree canopy cover is provided in full or in partial fulfilment of Rule 6.10A.4.1.1 and 6.10A.4.2.1, a consent notice shall be registered on the title of the relevant allotment in accordance with Rule 8.3.4.

### 6.10A.5 Matters of discretion

#### 6.10A.5.1 Tree canopy cover and financial contributions

- a. Whether the non-compliance or the amount of the contribution is appropriate to its context taking into account:
  - i. Whether the benefits of tree canopy cover in building resilience to climate change effects, including carbon sequestration, stormwater infiltration, and reducing heat island effects, as well as improving residential amenity, can be achieved by the developer by retaining or planting the required tree canopy cover on another part of the subdivision/ private site in the vicinity (other than publicly owned land);
  - ii. Whether a reduction in financial contribution, due to provision by the developer of partial tree canopy cover elsewhere in the vicinity of the development site, is justified;
  - iii. Whether the site or development has unique or unusual characteristics which mean that planting of the required tree canopy cover is not possible and a financial contribution in lieu of the tree planting is unnecessary or inappropriate;

- iv. The extent to which the built development is designed to minimise or mitigate adverse effects on resilience to climate change effects or on the amenity values of the surrounding area.
- b. Whether scheduling or staging of financial contributions payments is appropriate.
- c. Whether taking of land instead of monetary financial contribution is appropriate and whether the Council will, at its discretion, accept land for the purpose of tree canopy cover planting instead of cash for financial contributions for land. If the Council or developer identify opportunities for land to be taken in lieu of cash financial contributions for the land for tree planting, this will be progressed if agreeable to both parties. Such land cannot be the same as the land taken for reserves through development contributions.

## Chapter 8 Subdivision, Development and Earthworks

### 8.2.6 Objective – Urban tree canopy cover

- a. ~~Tree canopy cover in areas of urban activities is enhanced through maintaining existing trees and/or planting new trees as part of new urban development to sequester carbon from emissions, reduce stormwater runoff, mitigate heat island effects, and improve the city's biodiversity and amenity.~~

#### 8.2.6.1 Policy – Contribution to tree canopy cover

- a. ~~Ensure that subdivision and/or development achieves the following tree canopy cover levels at maturity:~~
  - i. ~~For residential subdivision and/or development – 20% of the net site area;~~
  - ii. ~~For residential greenfield and brownfield subdivision and/or development – as for (i), and an additional 15% of the future road reserve area to be vested in Council.~~

#### 8.2.6.2 Policy – The cost of providing tree canopy cover and financial contributions

- d. ~~Ensure the cost of providing new trees to achieve the tree canopy cover required for the site or the road corridor, preparing appropriate tree pits, providing the necessary land for planting, and initial tree maintenance is met by those carrying out the subdivision and/or development;~~
- e. ~~Require payment of financial contributions that are fair and proportional in lieu of providing the required on-site and/or on-road tree canopy cover to enable off-site tree planting by the Council, as close to the development site as practicable;~~
- f. ~~No financial contribution shall be required where sufficient existing trees, able to achieve the required tree canopy cover at maturity, are retained on the development site or new trees are planted on the development site by the developer or the site owner to achieve the required tree canopy cover.~~

### 8.2.6.3 Policy—Tree health and infrastructure

- ~~a. Ensure that trees on the development site are planted in a position appropriate to the tree type and in sufficient soil volume, width and depth to maximise the tree's healthy growth.~~
- ~~b. Where subdivision consents associated with the development of new residential units are granted, consent notices will be issued and registered against the relevant titles requiring that the tree canopy cover levels required are achieved and maintained.~~
- ~~c. Ensure the planting of trees in the future road reserves of greenfield subdivisions is carried out in accordance with:
 
  - ~~i. the tree pit requirements of the Council's Infrastructure Development Standards to provide sufficient soil volume and avoid damage to the surrounding infrastructure; and~~
  - ~~ii. the needs and requirements of the Council, as the future road owner/manager, including approval of the tree species by the Council arborist.~~~~

## 8.3 Administration

### 8.3.1 How to interpret and apply the rules

(...)

- d. The rules in the zone chapters (13-18) do not apply to subdivision or earthworks, other than quarrying activities.
- e. The tree canopy cover and the financial contributions rules apply to subdivision resulting in one or more new residential allotments in the residential zones, including greenfield areas and brownfield sites subject to comprehensive residential development, in the Christchurch City area of the Christchurch District, and are contained in:**
  - i. Rule 6.10A - Tree Canopy Cover and Financial Contributions; and**
  - ii. Rule 8.5.1.2 - Activity Status Tables; and**
  - iii. Rule 8.7.12 - Matters of Control; and**
  - iv. Rules 14.4.2 – 14.7.2, 14.9.2, 14.12.2 - 14.14.2 – Residential Built Form Standards.**
- f. For guidance on tree species, their canopy size at maturity, and planting and maintenance requirements refer to the Council's:**
  - i. Infrastructure Design Standard (Parts 2 and 10) <https://ccc.govt.nz/consents-and-licences/construction-requirements/infrastructure-design-standards/download-the-ids/> ;**  
**and**
  - ii. Construction Standard Specifications (Part 7) <https://ccc.govt.nz/assets/Documents/Consents-and-Licences/construction-requirements/CSS/Download-the-CSS-2020/CSS-PART-7-LANDSCAPES-2019.pdf> .**

### 8.3.3 Development and financial contributions

- a. Where applicable, **development contributions** as set out in the Development Contributions Policy will be required to be paid prior to the issue of a certificate pursuant to section 224 of the [Resource Management Act 1991](#).

- b. Where applicable, **financial contributions** as set out in [Rule 6.10A.4](#), [8.5.1.2](#), [8.7.12](#), built form standards in [Rules 14.4.2 – 14.7.2](#), [14.9.2](#), [14.12.2 - 14.14.2](#), and in the Development Contributions Policy, will be required to be paid prior to the issue of a certificate pursuant to section 224 of the [Resource Management Act 1991](#).

#### **8.3.4 Consent notice**

- a. Where **tree canopy cover** is provided in full or in partial fulfilment of [Rule 6.10A.4.1.1](#) and [6.10A.4.2.1](#), a consent notice shall be registered on the title of any **allotment** created and containing or proposed to contain a **residential unit** to:
- i. secure the **tree canopy cover** requirements specified in [Rule 6.10A.4.2.1](#), [8.5.1.2](#), [8.7.12](#), and built form standards in [Rules 14.4.2 – 14.7.2](#), [14.9.2](#), [14.12.2 - 14.14.2](#); and
  - ii. prevent the destruction or removal of any **trees** planted to meet the requirements of [Rule 6.10A.4](#), [8.5.1.2](#), [8.7.12](#), and built form standards in [Rules 14.4.2 – 14.7.2](#), [14.9.2](#), [14.12.2 - 14.14.2](#); and
  - iii. require maintenance of the **tree/s** in accordance with good arboricultural practice, and if a **tree** is diseased or dead, require a replacement with a **tree/s** capable of achieving equivalent **tree canopy cover** at maturity.

#### **8.3.4 Staging of subdivision**

(...)

#### **8.3.5 Suitability for proposed land use**

(...)

#### **8.3.6 Restricted discretionary subdivision activities**

(...)

#### **8.3.7 Consent notice**

- a. Where **tree canopy cover** is provided in full or in partial fulfilment of [Rule 6.10A.4.1.1](#) and [6.10A.4.2.1](#), a consent notice shall be registered on the title of any **allotment** created and containing or proposed to contain a **residential unit** to:
- i. secure the **tree canopy cover** requirements specified in [Rule 6.10A.4.2.1](#), [8.5.1.2](#), [8.7.12](#), and built form standards in [Rules 14.4.2 – 14.7.2](#), [14.9.2](#), [14.12.2 - 14.14.2](#); and
  - ii. prevent the destruction or removal of any **trees** planted to meet the requirements of [Rule 6.10A.4](#), [8.5.1.2](#), [8.7.12](#), and built form standards in [Rules 14.4.2 – 14.7.2](#), [14.9.2](#), [14.12.2 - 14.14.2](#); and
  - iii. require maintenance of the **tree/s** in accordance with good arboricultural practice, and if a **tree** is diseased or dead, require a replacement with a **tree/s** capable of achieving equivalent **tree canopy cover** at maturity.

### **8.5.1 Activity status tables**

#### **8.5.1.1 Permitted activities**

- a. There are no permitted activities.

**8.5.1.2 Controlled activities**

- a. The activities listed below are controlled activities if they meet the relevant standards set out in the following table.
- b. Discretion to impose conditions is restricted to the matters of control set out in the following table and as set out for those matters in Rule 8.7.
- c. Activities may also be restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 8.5.1.3, 8.5.1.4, 8.5.1.5 and 8.5.1.6.

	Activity	Relevant standards	Matters of control
C1	Boundary adjustments	No additional titles are created. Minimum (...)	Rule 8.7.1
(...)			
C5	<p>Subdivision in any area subject to an <b>outline development plan</b> or development plan, except as otherwise specified in:</p> <p>i. Rule 8.5.1.2 C4, C6, C7;</p> <p>ii. Rule 8.5.1.3 RD2, RD4 to RD15;</p> <p>iii. Rule 8.5.1.4 D1 to D4; and</p> <p>iv. Rule 8.5.1.5 NC1 to NC8;</p> <p><b><u>and except in areas subject to an Outline Development Plan that are not in the Future Urban Zone.</u></b></p>	<p>a. Activity standards in Rules 8.6.1 – 8.6.12.</p> <p>b. The <b>subdivision</b> shall be undertaken in accordance with the relevant <b>outline development plan</b> or development plan, except that:</p> <p>i. in relation to any <b>outline development plan</b> in a <b>Residential New Neighbourhood Future Urban Zone</b>, the activity shall meet the activity standard in Rule 8.6.11(a);</p> <p>ii. (...)</p>	<p>a. Rule 8.7.4; and</p> <p>b. where relevant for industrial zones, Rule 8.7.5 (...)</p> <p>(...)</p> <p>d. In addition to the matters above, (...); <b>and</b></p> <p>e. <b><u>Where relevant, Rule 8.7.12.</u></b></p>
C6	<p>Subdivision providing for residential activity in the following zones:</p> <p><del>i. Residential Hills;</del></p> <p>ii. <del>Residential</del> Large Lot <b>Residential</b>;</p> <p>iii. Residential Small Settlement; and</p> <p>iv. All Rural Zones other than Rural Quarry</p>	<p>a. Activity standards in Rules 8.6.1-8.6.9 and 8.6.12.</p> <p>b. An <b>identified building area</b> must (...)</p>	<p>a. Rule 8.7.4; and,</p> <p>b. where relevant, Rules 8.7.5, 8.7.6, 8.7.7, 8.7.9, 8.7.10 <b>and</b> <del>8.7.11</del>, <b>and Rule 8.7.12.</b></p>

	Activity	Relevant standards	Matters of control
<b>C8</b>	<b><u>Subdivision that creates any vacant allotments within the Medium Density Residential and High Density Residential Zones.</u></b>	<p><b><u>The subdivision must achieve compliance with the following standards:</u></b></p> <p>a. <b><u>Activity standards 8.6.3 – 8.6.9 and 8.6.12.</u></b></p> <p>b. <b><u>For any vacant allotment, Activity standard 8.6.1</u></b></p> <p><b><u>Note: Vacant allotments for which land use consent for a residential unit is concurrently sought, or a current resource consent has been obtained but not yet implemented, are to be addressed under Rule C9, below.</u></b></p>	<p>a. <b><u>Rule 8.7.4; and</u></b></p> <p>b. <b><u>Where relevant, Rules 8.7.7-8.7.11; and</u></b></p> <p>c. <b><u>Rule 8.7.12.</u></b></p>
<b>C9</b>	<p><b><u>Subdivision within the Medium Density Residential and High Density Residential zones where each allotment:</u></b></p> <p>i. <b><u>Contains an existing residential unit; and/or</u></b></p> <p>ii. <b><u>Contains a residential unit approved as part of a current resource consent; and/or</u></b></p> <p>iii. <b><u>Contains a residential unit for which resource consent is being concurrently sought; and</u></b></p> <p>iv. <b><u>No vacant allotments are created.</u></b></p>	<p><b><u>The subdivision must achieve compliance with the following standards:</u></b></p> <p>a. <b><u>Activity standards in Rules 8.6.3-8.6.9 and 8.6.12</u></b></p> <p>b. <b><u>The subdivision shall not result in, or increase, the degree of non-compliance with the density standards of the applicable zone.</u></b></p> <p><b><u>Note: Land use consent is also required where an applicable density standard is breached.</u></b></p> <p>c. <b><u>Where the residential unit(s) relied upon under C9(ii) or C9(iii) have not yet been constructed to the extent that its exterior is fully closed in, either:</u></b></p> <p>i. <b><u>The applicant shall be required to erect the residential unit(s) before obtaining a certificate under section 224 of the Resource Management Act 1991, and the subdivision consent shall have attached to it a condition to that effect; OR</u></b></p> <p>ii. <b><u>The application must demonstrate that it is practicable to construct on every allotment within the proposed subdivision, as a permitted activity, a residential unit.</u></b></p> <p><b><u>Note: Where standard (c) is not met, then the lot will be treated as a vacant allotment under Rule C8.</u></b></p>	<p>a. <b><u>Rule 8.7.4 and, where relevant, Rules 8.7.7-8.7.11;</u></b></p> <p>b. <b><u>Rule 8.7.12;</u></b></p> <p>c. <b><u>If an application is made under activity standard (c)(i) of Rule C9, the order in which dwelling construction and subdivision occurs.</u></b></p>

	Activity	Relevant standards	Matters of control
<b><u>C8</u></b> <b><u>C10</u></b>	<p>Subdivision in any zone, except as otherwise specified in:</p> <p>i. Rule <a href="#">8.5.1.2 C1A, C1B, C4, C5, C6, C7, C8, and C9</a>;</p> <p>ii. Rule <a href="#">8.5.1.3 RD2, RD4 to RD15</a>;</p> <p>iii. Rule <a href="#">8.5.1.4 D1 to D4</a>; and</p> <p>iv. Rule <a href="#">8.5.1.5 NC1 to NC8</a>.</p>	(...)	<p><b>a.</b> <a href="#">Rule 8.7.4</a> and, where relevant, Rules <a href="#">8.7.5 - 8.7.11</a>; and</p> <p><b>b.</b> <a href="#">Rule 8.7.12</a>.</p>

## **8.7 Rules as to matters of control - subdivision**

### **8.7.12 Tree canopy cover and financial contributions**

- a.** For **subdivision** within any residential zone in the Christchurch City area of the **Christchurch District** that is outside a new **greenfield** residential subdivision or a **brownfield** site subject to **comprehensive residential development** where:
- i.** **new roads** have been / will be created; and
  - ii.** **where one or more allotments** contains or is able to contain a ground floor **residential unit**, whether permitted or approved by a resource consent, or for which land use resource consent is being concurrently sought, **whether a minimum tree canopy cover of 20% of the development site area shall be provided on each allotment/development site in accordance with [Rule 6.10A](#).**
- b.** For **subdivision** within any residential zone in the Christchurch City area of the **Christchurch District** that is a new **greenfield** residential subdivision or a **brownfield** site subject to **comprehensive residential development** where:
- i.** **new roads** have been / will be created; and
  - ii.** **where one or more allotments** contains or is able to contain a ground floor **residential unit**, whether permitted or approved by a resource consent, or for which land use resource consent is being concurrently sought, **whether a minimum tree canopy cover of 20% of the development site area shall be provided on each allotment/development site, and an additional tree canopy cover equivalent to 15% of the road corridor area shall be provided in the future road corridor/s in accordance with [Rule 6.10A](#).**
- c.** **Where the required tree canopy cover is not provided in full or in part, whether financial contributions, as set out in [Rule 6.10A.4](#), are paid in lieu of tree planting prior to the issue of a certificate pursuant to section 224 of the [Resource Management Act 1991](#).**



## Chapter 14 Residential

### 14.4 Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone

#### 14.4.2 Built form standards

##### 14.4.2.2 Tree and garden planting

- a. For multi-unit residential complexes and social housing complexes only, sites shall include the following minimum ~~tree~~ **tree canopy cover** and garden planting:
  - i. a minimum of 20% of the site shall be provided for landscaping (which may include private or communal open space), where
    - A. at least 50% of the landscaping shall be trees and shrubs, and
    - B. ~~a minimum tree canopy cover of 20% of the site area must be provided in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be located on any part of the site, such as communal outdoor living space or landscaping area, and does not need to be associated with each residential unit.~~ a minimum of one tree for every 250m<sup>2</sup> of gross site area (prior to subdivision), or part thereof, is included within the landscaping, and
    - C. at least one tree shall be planted adjacent to the road boundary;
  - ii. all trees required by this rule shall be not less than 1.5 metres high at the time of planting;
  - iii. all trees and landscaping required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced; and
  - iv. the minimum tree and garden planting requirements shall be determined over the site of the entire complex.

#### Advice note:

1. In addition to these rules, the tree canopy cover and financial contributions requirements in Chapter 6.10A apply to residential development in residential zones resulting in one or more residential units, except where (a) above applies.
- ~~b. Single and/or multi residential unit developments, other than multi-unit residential complexes and social housing complexes, must provide a minimum tree canopy cover of 20% of the developed site area in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be combined with the landscaping area in whole or in part, may be located on any part of the development site, and does not have to be associated with each residential unit.~~
- ~~c. An additional tree canopy cover equivalent to 15% of the road corridor area must be provided in the road corridors in a new greenfield residential subdivision and/or development, or a~~

~~brownfield site subject to comprehensive residential development, where new roads have been / will be created, as specified in the Chapter 6.10A rules.~~

- ~~d. Where the tree canopy cover area is not achieved in full or in part through retaining existing trees and/or planting new trees, the remaining tree canopy cover requirement will be subject to the payment of financial contributions in lieu of tree planting, as specified in the Chapter 6.10A rules.~~

## 14.5 Rules – ~~Residential~~ Medium Density Residential Zone

### 14.5.2 Built form standards

#### 14.5.2.2 ~~Tree and garden planting~~ Landscaped area and tree canopy cover

- c. A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.
- d. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.

#### Advice note:

1. In addition to these rules, the tree canopy cover and financial contributions requirements in Chapter 6.10A apply to residential development in residential zones resulting in one or more residential units, except where (c) or (d) applies.
- ~~e. A residential unit at ground floor level must provide a minimum tree canopy cover of 20% of the development site area in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be combined with the landscaped area in whole or in part.~~
  - ~~f. Multi-unit residential developments must provide a minimum tree canopy cover of 20% of the development site area. The tree canopy cover planting may be combined with the landscaped area in whole or in part, may be located on any part of the development site, and does not need to be associated with each residential unit.~~
  - ~~g. An additional tree canopy cover equivalent to 15% of the road corridor area must be provided in the road corridor in a new greenfield residential subdivision and/or development, or a brownfield site subject to comprehensive residential development where new roads have been / will be created, as specified in the Chapter 6.10A rules.~~
  - ~~h. Where the tree canopy cover area is not achieved in full or in part through retaining existing trees and/or planting new trees, the remaining tree canopy cover requirement will be subject to the payment of financial contributions in lieu of tree planting, as specified in the Chapter 6.10A rules.~~

- ~~c.g.~~ All other Ssites shall include the minimum tree and garden planting as set out in the below table:

	For all <u>non-residential</u> activities, except permitted <u>commercial activities</u> in the Sumner Master plan Overlay
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i.	<p>i. A minimum of 20% of the <b>site</b> shall be provided for <b>landscaping</b> (which may include private or communal open space), where</p> <p>i. at least 50% of the <b>landscaping</b> shall be trees and shrubs, and</p> <p>ii. a minimum of one tree for every 250m<sup>2</sup> of gross <b>site</b> area (prior to <b>subdivision</b>), or part thereof, is included within the landscaping, and</p> <p>iii. at least one tree shall be planted adjacent to the <b>road boundary</b>.</p> <p>j. All trees required by this rule shall be not less than 1.5 metres high at the time of planting.</p> <p>k. All trees and <b>landscaping</b> required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced.</p> <p>l. <del>For multi-unit residential complexes, social housing complexes, retirement villages, and groups of older person's housing units, the minimum tree and garden planting requirements shall be determined over the site of the entire complex.</del></p>
ii.	<p>In the Salvation Army Addington Overlay – a landscape and planting plan be prepared with a method of implementation and maintenance for the full <b>site</b> area. This plan shall be implemented within two growing seasons of its approval and thereafter maintained. Attention shall be paid to that area 4 metres from the <b>boundary</b> with each <b>road</b> and around the stream to enhance the area, create restful space and encourage bird life.</p>

d. Retirement villages are exempt from this rule.

## 14.6 Rules — ~~High Density Residential Central City Zone~~

### 14.6.2 Built form standards

#### ~~14.6.2.7~~ ~~14.6.2.6~~ ~~Tree and garden planting~~ **Landscaped area and tree canopy cover**

- a. **A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.**
- b. **The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.**
- c. **The 20% landscaped area may be provided as a sum across the site, as long as there is a minimum dimension of 0.6m.**

Advice note:

1. **In addition to these rules, the tree canopy cover and financial contributions requirements in Chapter 6.10A apply to residential development in residential zones resulting in one or more residential units, except where (d) applies.**

~~d.—A residential unit at ground floor level must provide a minimum tree canopy cover of 20% of the development site area in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be combined with the landscaped area in whole or in part. For multi-unit developments tree canopy cover planting may be located on any part of the development site, and does not need to be associated with each residential unit.~~

~~e. An additional tree canopy cover equivalent to 15% of the road corridor area must be provided in the road corridor in a new greenfield residential subdivision and/or development, or a brownfield site subject to comprehensive residential development where new roads have been / will be created, as specified in the Chapter 6.10A rules.~~

d.f. For developments not intended for residential activity, Aa minimum of 20% of the site shall be provided for landscaping (which may include private or communal open space in residential developments), where

- i. at least 50% of the landscaping shall be trees and shrubs, and
- ii. a minimum of one native tree for every 250m<sup>2</sup> of gross site area (prior to subdivision), or part thereof, is included within the landscaping;
- iii. ~~b. Aa~~ all trees shall be not less than 1.5 metres high at the time of planting;
- iv. ~~c. Aa~~ all trees and landscaping required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced.

## 14.7 Rules — Residential Hills Zone

### 14.7.2 Built form standards

#### 14.7.2.13 Tree canopy cover

##### Advice note:

1. Refer to the tree canopy cover and financial contributions requirements in Chapter 6.10A that apply to residential development in residential zones resulting in one or more residential units.

~~a. A residential unit at ground floor level must provide a minimum tree canopy cover of 20% of the development site area in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be combined with the landscaped area in whole or in part. For multi-unit developments tree canopy cover planting may be located on any part of the development site, and does not need to be associated with each residential unit.~~

~~b. An additional tree canopy cover equivalent to 15% of the road corridor area must be provided in the road corridor in a new greenfield residential subdivision and/or development, or a brownfield site subject to comprehensive residential development where new roads have been / will be created, as specified in the Chapter 6.10A rules.~~

## 14.9 Rules — Residential Large Lot Zone

### 14.9.2 Built form standards

#### 14.9.2.13 Tree and garden planting

a. Within the Rural Hamlet Precinct, for multi-unit residential complexes and social housing complexes only, sites shall include the following minimum tree and garden planting:

- i. a minimum of 20% of the site shall be provided for landscaping (which may include private or communal open space), where
  - A. at least 50% of the landscaping shall be trees and shrubs, and
  - ~~B. a minimum tree canopy cover of 20% of the site area must be provided in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be located on any part of the development site, and does not need to be associated with each residential unit, and~~
  - ~~B.C. at least one tree shall be planted adjacent to the road boundary;~~
- ii. all trees required by this rule shall be not less than 1.5 metres high at the time of planting;
- iii. all trees and landscaping required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced; and
- iv. the minimum tree and garden planting requirements shall be determined over the site of the entire complex.

Advice note:

1. In addition to these rules, the tree canopy cover and financial contributions requirements in Chapter 6.10A apply to residential development in residential zones resulting in one or more residential units, except where (a) applies.
- ~~b. For developments other than multi-unit residential complexes and social housing complexes, a residential unit at ground floor level must provide a minimum tree canopy cover of 20% of the development site area in accordance with the Chapter 6.10A rules.~~
- ~~c. An additional tree canopy cover equivalent to 15% of the road corridor area must be provided in the road corridors in a new greenfield residential subdivision and/or development, or a brownfield site subject to comprehensive residential development where new roads have been / will be created, as specified in the Chapter 6.10A rules.~~

## 14.12 Rules — ~~Residential New Neighbourhood~~ Future Urban Zone

### 14.12.2 Built form standards

#### 14.12.2.7 Landscaping and tree canopy cover

- a. The full length of the road frontage not used as vehicle or pedestrian access, shall be landscaped to a minimum depth of 2 metres measured from the road frontage.
- b. Landscaping shall be provided in specified areas within the:
  - ~~i. Prestons Outline Development Plan area in accordance with Appendix 8.10.25 narrative section 1; and~~
  - ~~i.ii. Highfield Outline Development Plan area in accordance with Appendix 8.10.260 narrative section 8.~~
- c. This rule does not apply to a comprehensive residential development.

Advice note:

1. In addition to these rules, the tree canopy cover and financial contributions requirements in Chapter 6.10A apply to residential development in residential zones resulting in one or more residential units, except where (a) to (b) above applies.
- ~~d. A residential unit at ground floor level must provide a minimum tree canopy cover of 20% of the development site area in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be combined with the landscaped area in whole or in part. For multi-unit developments tree canopy cover planting may be located on any part of the development site and does not need to be associated with each residential unit.~~
- ~~e. An additional tree canopy cover equivalent to 15% of the road corridor area must be provided in the road corridor in a new greenfield residential subdivision and/or development, or a brownfield site subject to comprehensive residential development where new roads have been / will be created, as specified in the Chapter 6.10A rules.~~

## 14.13 Rules - Enhanced Development Mechanism

### 14.13.2 Built form standards

#### 14.13.3.9 Landscaping and tree planting

- a. A minimum of 20% of the site utilising the Enhanced development mechanism shall be provided for landscaping (which may include private or communal open space), where
  - i. at least 50% of the landscaping shall be trees and shrubs, and
  - ii. ~~a minimum tree canopy cover of 20% of the development site area must be provided in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be located on any part of the development site, such as communal outdoor living space or landscaping area, and does not need to be associated with each residential unit.~~ a minimum of one tree for every 250m<sup>2</sup> of gross site area (prior to subdivision), or part thereof, is included within the landscaping, and
  - iii. at least one tree shall be planted adjacent to the road boundary.
- b. All trees shall be not less than 1.5 metres high at the time of planting.
- c. All trees and landscaping required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced.

#### Advice note:

1. In addition to these rules, the tree canopy cover and financial contributions requirements in Chapter 6.10A apply to residential development in residential zones resulting in one or more residential units, except where (a) to (c) applies.
- ~~d. An additional tree canopy cover equivalent to 15% of the road corridor area must be provided in the road corridors in a new greenfield residential subdivision and/or development, or a brownfield site subject to comprehensive residential development, where new roads have been / will be created, as specified in the Chapter 6.10A rules.~~
- ~~e. Where the tree canopy cover area is not achieved in full or in part through retaining existing trees and/or planting new trees, the remaining tree canopy cover requirement will be subject~~

~~to the payment of financial contributions in lieu of tree planting, as specified in the Chapter 6.10A rules.~~

## APPENDIX 2 – PC14 PROVISIONS - PART C–SPOARC ZONE

**DISTRICT PLAN TEXT AMENDMENTS**

Key:

For the purposes of this plan change, any unchanged text is shown as normal text or in **bold**, any text proposed to be added by the plan change is shown as **bold underlined** and text to be deleted as ~~bold strikethrough~~.

Text in **bold red underlined** is that from Schedule 3A of the Resource Management Act and must be included.

Text in green font identifies existing terms in Chapter 2 – Definitions. Where the proposed change contains a term defined in Chapter 2 – Definitions, the term is shown as **bold underlined text in green** and that to be deleted as ~~bold strikethrough in green~~. New definition in a proposed rule is **bold green text underlined in black**.

Text in purple is another Proposed Plan Change.

Text in **bold purple with purple underline** was proposed to be added as part of Proposed Plan Change 11 and proposed to be adopted by PC14. Text in ~~bold purple with purple strikethrough~~ shows text to be deleted.

Text in **purple bold with red underline** is proposed to be added as a result of consideration of submissions on PC14.

Text in ~~bold light blue strikethrough shaded in grey with a purple underline~~ is part of another Proposed Plan Change proposed to be deleted by this Plan Change 14.

Text in purple shaded in grey is a Plan Change Council Decision.

Text in black/green shaded in grey is a Council Decision subject to appeal.

a. Text in blue font indicates links to other provisions in the district Plan and/or external documents. These will have pop-ups and links, respectively, in the on-line Christchurch District Plan.

## **13.14 Specific Purpose (Ōtākaro Avon River Corridor) Zone**

### **13.14.3 How to interpret and apply the rules**

- a. The rules that apply to activities in the Specific Purpose (Ōtākaro Avon River Corridor) Zone are contained in the activity status tables (including any activity specific standards) in [Rule 13.14.4.1](#) and the built form standards in [Rule 13.14.4.2](#). [Where a site has an alternative zone listed in Appendix 13.14.6.2, the activity specific standards and built form standards for that zone apply, as set out in the activity status tables in Rule 13.14.4.1, in addition to the activity standards in Rules 13.14.4.1.1 to 13.14.4.1.5 and the built form standards in Rule 13.14.4.2.](#)
- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (Ōtākaro Avon River Corridor) Zone except as specified in c. below:
- 4 [Hazardous Substances and Contaminated Land](#);
  - 5 [Natural Hazards](#);
  - 6 [General Rules and Procedures](#);
  - 7 [Transport](#);
  - 8 [Subdivision, Development and Earthworks](#);



- 9 Natural and Cultural Heritage; and
  - 11 Utilities and Energy.
- c. Where undertaken by or on behalf of the Council, Canterbury Regional Council or the Crown, the rules in the following chapters:
- 5 Natural Hazards;
  - 6.6 Water Body Setbacks;
  - 8.9 Earthworks;
  - 9.1 Indigenous Biodiversity and Ecosystems; and
  - 9.2 Landscapes and Natural Character
- do not apply to:
- i. New buildings and structures (including stopbanks) for the purposes of flood and/or bank erosion mitigation and/or protection;
  - ii. The installation of stormwater management basins, swales or reticulated open-channel drainage, including necessary incidental equipment such as pumping stations; and
  - iii. Any earthworks or indigenous vegetation clearance:
    - A. Associated with the above activities; or
    - B. Within a Landing Overlay identified on the Development Plan in Appendix 13.14.6.1; or
    - C. Associated with the creation of cycling and walking paths.
- d. Reference should also be made to any other applicable rules or constraints within other legislation or ownership requirements including the following:
- i. Reserves Act 1977;
  - ii. Wildlife Act 1953;
  - iii. Conservation Act 1987;
  - iv. Regional rules under Canterbury Regional Council Plans;
  - v. Christchurch City Council Traffic and Parking Bylaw 2017;
  - vi. The Heritage New Zealand Pouhere Taonga Act 2014 in relation to any modification or destruction of archaeological sites;
  - vii. The Council Marine and River Facilities Bylaw 2017; and
  - viii. Canterbury Regional Council Navigation Safety Bylaws 2016.

### 13.14.4 Rules - Specific Purpose (Ōtākaro Avon River Corridor) Zone

#### 13.14.4.1 Activity status tables

##### 13.14.4.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Specific Purpose (Ōtākaro Avon River Corridor) Zone if they meet the activity specific standards set out in the following table and the built form standards in [Rule 13.14.4.2](#) unless otherwise specified.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in [Rules 13.14.4.1.2](#), [13.14.4.1.3](#), [13.14.4.1.4](#), [13.14.4.1.5](#) and [13.14.4.1.6](#).

Activity		Activity specific standards
P1	Recreation activity and/or recreation facility, excluding land-based motorised sport activities.	<p>a. Except for walking and cycling tracks, no permanent activity or facility shall be located within an area identified on the Development Plan in <a href="#">Appendix 13.14.6.1</a> as a:</p> <ul style="list-style-type: none"> <li>i. Stormwater Management Area;</li> <li>ii. Stopbank;</li> <li>iii. City to Sea Path;</li> <li>iv. New pedestrian/cycle bridge;</li> <li>v. Proposed new road and bridge; or</li> <li>vi. Potential Road linkage.</li> </ul>
(...)	(...)	(...)
P23	Any activities or facilities within a residential unit established under <a href="#">Rule 13.14.4.1.3</a> RD5, located within an Edge Housing Area Overlay shown on the Development Plan in <a href="#">Appendix 13.14.6.1</a> which would be permitted activities in the Residential Suburban or Residential Suburban Density Transition, <b>or Medium Density Residential</b> Zone under <a href="#">Rules 14.4.1.1</a> P1, P13 - P14 <del>15</del> , P25 – P28 <b>or</b> <a href="#">Rule 14.5.1.1</a> <b>P1, P3 - P4, P14 – P15, P18 - P19</b> .	<p>a. The activity shall meet the activity specific standards of the applicable activity under the Residential Suburban or Residential Suburban Density Transition <b>or Medium Density Residential</b> Zone <a href="#">Rule 14.4 and 14.5</a>.</p> <p>b. <b><u>For any residential activity in the Edge Housing Area at 254 Fitzgerald Avenue, vehicle access to the site shall be limited to Harvey Terrace only.</u></b></p> <p>(Proposed Private Plan Change 11)</p>
(...)	(...)	(...)

<p>P33</p>	<p>Any activities or facilities on a site listed in <a href="#">Appendix 13.14.6.2</a> and identified with an Alternative Zone of <del>RMDMRZ</del>, which are permitted activities under <del>Residential</del> Medium Density <del>Residential</del> Zone <a href="#">Rule 14.5.1.1 P1, P3 - P4 <del>P4 - P6</del>, P14 - P15, P18 - P19 <del>P16 - 17, P20 - P21</del></a>.</p>	<p>a. The built form standards in <a href="#">Rule 13.14.4.2</a> do not apply.</p> <p>b. The activity shall meet the applicable activity specific standards and built form standards of the <del>Residential</del> Medium Density <del>Residential</del> Zone.</p> <p>c. <u>For any residential activity on the sites at 5 Harvey Terrace listed in <a href="#">Appendix 13.14.6.2</a>, vehicle access to the site shall be limited to Harvey Terrace only.</u></p> <p>(Proposed Private Plan Change 11)</p>
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**13.14.4.1.3 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 [Rule 13.14.5](#), as set out in the following table:

Activity	The Council's discretion shall be limited to the following matters:	
<p>RD1</p>	<p>a. Any activity listed in <a href="#">Rule 13.14.4.1.1 P1 – P43</a> and <a href="#">Rule 13.14.4.1.3 RD2 – RD7</a> that does not meet one or more of the built form standards in <a href="#">Rule 13.14.4.2</a>, unless otherwise specified.</p> <p>b. Any application arising from this rule shall not be publicly notified.</p>	<p>a. As relevant to the built form standard that is not met:</p> <ul style="list-style-type: none"> <li>i. Road boundary setback – <a href="#">Rule 13.14.5.3</a></li> <li>ii. Internal boundary setback – <a href="#">Rule 13.14.5.4</a></li> <li>iii. Outdoor storage areas – <a href="#">Rule 13.14.5.5</a></li> <li>iv. Fencing – <a href="#">Rule 13.14.5.6</a></li> <li>v. Recession planes – <a href="#">Rule 13.14.5.7</a></li> <li>vi. Water supply for firefighting – <a href="#">Rule 13.14.5.8</a></li> <li>vii. Ecological enhancement planting – <a href="#">Rule 13.14.5.9</a></li> <li>viii. <u>Onsite car parking and vehicle access – <a href="#">Rule 13.14.5.11</a></u></li> </ul> <p>(Proposed Private Plan Change 11)</p>
<p>(...)</p>	<p>(...)</p>	<p>(...)</p>
<p>RD5</p>	<p>a. Residential units located within an Edge Housing Area Overlay shown on the Development Plan in <a href="#">Appendix 13.14.6.1</a>.</p>	<p>a. <u>Onsite car parking and vehicle access – <a href="#">Rule 13.14.5.11</a></u></p> <p>b. Edge and Trial Housing residential design principles – <a href="#">Rule 13.14.5.13</a></p>

	b. Any application arising from this rule shall not be publicly notified.	(Proposed Private Plan Change 11)
RD6	a. Residential units located within a Trial Housing Area Overlay shown on the Development Plan in Appendix 13.14.6.1, including where these activities occur on the surface of water. b. Any application arising from this rule shall not be publicly notified.	a. Edge and Trial Housing residential design principles – Rule 13.14.5.13
RD7	a. Any earthworks or indigenous vegetation clearance within a Landing Overlay within (...)	a. Green Spine Infrastructure – Rule 13.14.5.2 b. Inanga spawning sites – Rule 13.14.5.14
RD8	a. <u>Any activity listed in Rule 13.14.4.1.1 P23 and P33 on a site identified with an alternative zone of Residential Suburban or Residential Suburban Density Transition, or Medium Density Residential Zone, as specified in Appendix 13.14.6.2, that does not meet one or more of the activity specific standards or built form standards of the applicable alternative zone in Rules 14.4.1.1 and 14.4.2 or Rules 14.5.1.1 and 14.5.2, unless otherwise specified.</u> b. <u>Any application arising from this rule shall not be publicly notified.</u>	a. <u>Matters relevant to the activity specific standard or built form standard that is not met as listed in the applicable Rule 14.4.1.3 or Rule 14.5.1.3; and</u> b. <u>Matters relevant to the built form standard that is not met as listed in Rule 13.14.4.1.3 RD1; and/or</u> c. <u>For a site within an Edge Housing Area Overlay in Appendix 13.14.6.1, matters specified in Rule 13.14.4.1.3 RD5.</u>

### 13.14.4.2 Built form standards

#### 13.14.4.2.11 Car Parking and Vehicle Access

- a. Car parking spaces shall be located at the rear or side of buildings on a site, except for car parking spaces associated with a residential activity.
- b. One indigenous tree shall be planted for every 5 ground level uncovered car parking spaces provided on a site.
- c. Where a car parking area is greater than 5000m<sup>2</sup>, car parking shall be divided into areas of no more than 2500m<sup>2</sup> in area, with car parking areas being separated from each other by a minimum 2 metre wide ecological enhancement planting area planted in accordance with Rule 13.14.4.2.10.
- d. For residential activities at 5 Harvey Terrace and in the Edge Housing Area at 254 Fitzgerald Avenue, vehicle access shall be limited to Harvey Terrace only.

(Proposed Private Plan Change 11)

### 13.14.5 Rules - Matters of control and discretion

#### 13.14.5.11 Onsite car parking

- a. The extent to which the car parking area:
  - i. Will be visually prominent in the surrounding environment;
  - ii. Is of a scale that will detract from the general character of the area within which it is located, as outlined in Policy 13.14.2.1.1;
  - iii. Will give rise to nuisance effects;
  - iv. Will be designed and landscaped to mitigate visual effects, including consideration of the General Rules and Procedures, Appendix 6.11.6, Part B: Tree species information and guidance only, non-statutory requirements;
  - v. Will promote a safe physical environment and reflect CPTED principles; and
  - vi. May impact on cultural considerations including provision for the integrated management of stormwater, impacts on access and extent of indigenous planting and habitats, and the relationship to sites and features that are wāhi tapu and wāhi taonga.
- b. The extent to which the location of vehicle access to residential properties at 254 Fitzgerald Avenue and 5 Harvey Terrace will affect the safety and efficiency of traffic movements on Fitzgerald Avenue, and impact on the continuity of landscaping treatment along Fitzgerald Avenue.

(Proposed Private Plan Change 11)

#### 13.14.5.13 Edge and Trial Housing residential design principles

- a. The extent to which the design of the development will complement the surrounding natural and cultural environment, including the intended indigenous natural environment of the Ōtākaro Avon River Corridor and any features or sites of significance to Ngāi Tahu.
- b. The extent to which the development contributes to the adjacent street and public open spaces (including the Ōtākaro Avon River) within the Ōtākaro Avon River Corridor being lively, safe and attractive, including:
  - i. The extent to which the development orientates building frontages including entrances and windows to habitable spaces toward the street and adjacent public open spaces;
  - ii. The avoidance of garages or parking areas that will dominate the frontage of the development; **and**
  - iii. The extent to which the location of vehicle access to the residential property at 254 Fitzgerald Avenue will impact the continuity of landscaping treatment along Fitzgerald

Avenue and affect the safety and efficiency of traffic movements on Fitzgerald Avenue; and

- iv. The degree to which fencing enables interaction between the house and public space.
- c. The incorporation of CPTED principles to achieve a safe, secure environment, including the extent to which the development:
  - i. provides for views over, and passive surveillance of, adjacent public and publicly accessible open spaces;
  - ii. clearly demarcates boundaries of public and private space;
  - iii. makes pedestrian entrances and routes readily recognisable; and
  - iv. provides for good visibility with clear sightlines and effective lighting.
- d. The extent to which the design and scale of the development results in adverse visual and amenity effects on adjoining residential sites.
- e. The extent to which the development provides communal open spaces that are accessible, usable and attractive for the residents.
- f. The appropriateness of the extent and design of landscaping and open spaces within the development.
- g. In addition, for Trial Housing:
  - i. The extent to which the development is comprehensively designed and clustered;
  - ii. Where adjacent to an existing residential area, the extent to which it visually integrates with the adjacent existing residential development;
  - iii. Where relevant, the extent to which the development provides opportunities for testing and demonstrating adaptation of housing to natural hazards and climate change; and
  - iv. the development achieves visual interest through the use of architectural detailing, glazing, verandas and balconies, variation of materials, breaks up long and bulky building forms and limits the length of continuous rooflines.

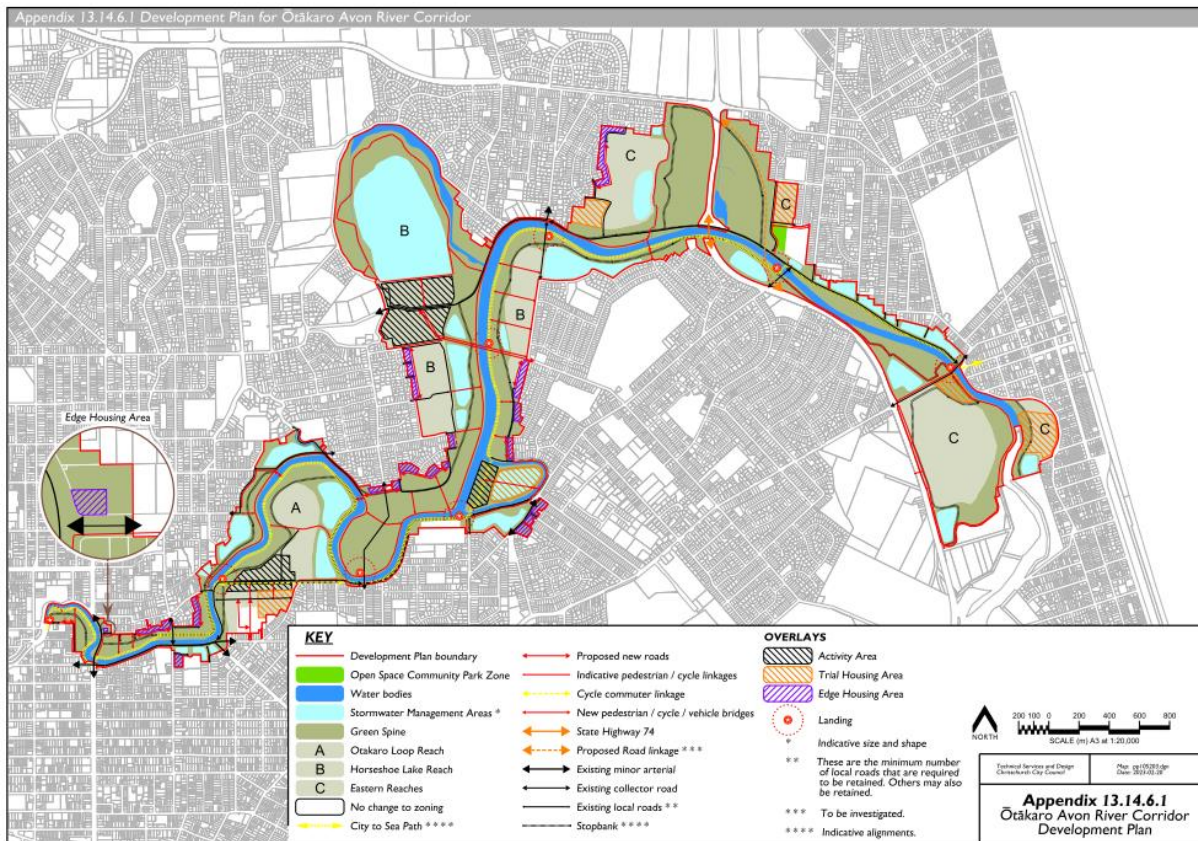


(Proposed Private Plan Change 11)

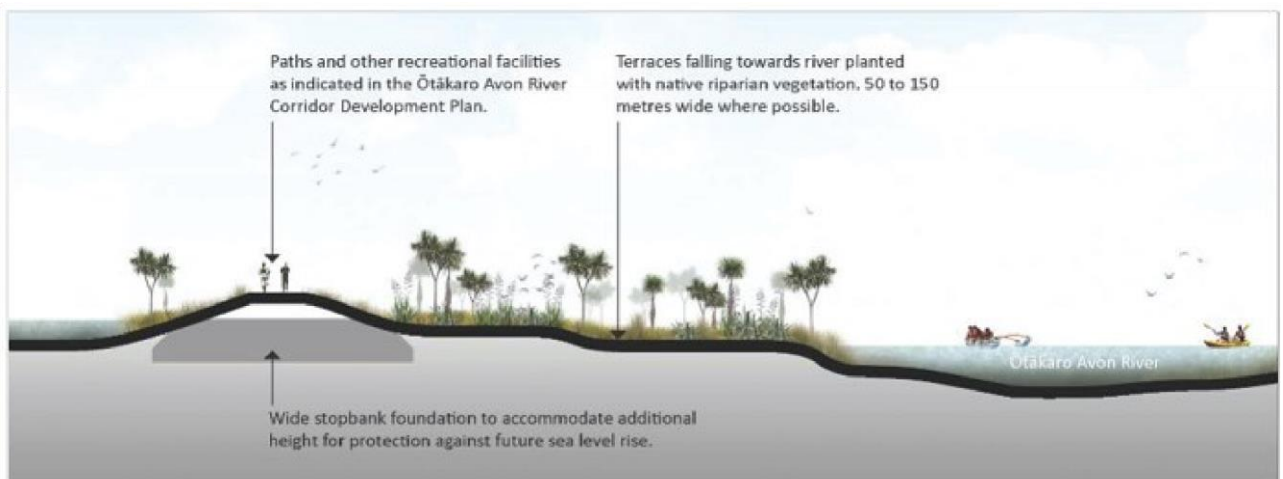
### 13.14.6 Appendices

#### Appendix 13.14.6.1 Development Plan and Stopbank Cross-section

#### Ōtākaro Avon River Corridor Development Plan



#### Ōtākaro Avon River Corridor Indicative Stopbank cross-section



## Appendix 13.14.6.2 Pre-Earthquake Activities List

Legal Description	Address	Map Ref	Pre-Earthquake Zone	Alternative Zone
LOT 1 DP 66188	76 Atlantis Street	<a href="#">26</a>	L1 (Map 27A)	RS
PT LOT 1 DP 12070 AND PT LOT 2 DP 26713	122 Avonside Drive	<a href="#">32</a>	L2 (Map 39A)	RSDT
PT LOT 2 DP78	202 Avonside Drive	<a href="#">32</a>	L1 (Map 40A)	RS
LOT 10 DP 27561	92 Bexley Road	<a href="#">26</a>	L1 (Map 34A)	RS
LOT 245 DP 37943	7 Chale Lane	<a href="#">26</a>	L1 (Map 34A)	RS
LOT 1 DP 7732	30 Cowlshaw Street	<a href="#">32</a>	L1 (Map 40A)	RS
PT LOT 41 DP 78	42A Cowlshaw Street	<a href="#">32</a>	L1 (Map 40A)	RS
LOT 8 DP 23850	238 Fitzgerald Avenue	<a href="#">32</a>	L2 (Map 39A)	RSDT
FLAT 1 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2	1/256 Fitzgerald Avenue	<a href="#">32</a>	L3 (Map 39A)	<del>RSDT-MRZ</del>
FLAT 2 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2	2/256 Fitzgerald Avenue	<a href="#">32</a>	L3 (Map 39A)	<del>RSDT-MRZ</del>
FLAT 3, BALCONY AND STAIRS 3 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2	3/256 Fitzgerald Avenue	<a href="#">32</a>	L3 (Map 39A)	<del>RSDT-MRZ</del>
FLAT 4, BALCONY AND STAIRS 4 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2	4/256 Fitzgerald Avenue	<a href="#">32</a>	L3 (Map 39A)	<del>RSDT-MRZ</del>
<a href="#">FLAT 5 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2</a>	<a href="#">5/254 Fitzgerald Avenue</a>	<a href="#">32</a>	<a href="#">L3 (Map 39A)</a>	<del>RMD-MRZ</del>
<a href="#">FLAT 6 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2</a>	<a href="#">6/254 Fitzgerald Avenue</a>	<a href="#">32</a>	<a href="#">L3 (Map 39A)</a>	<del>RMD-MRZ</del>



<a href="#"><u>FLAT 7 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2</u></a>	<a href="#"><u>7/254 Fitzgerald Avenue</u></a>	<a href="#"><u>32</u></a>	<a href="#"><u>L3 (Map 39A)</u></a>	<a href="#"><u>RMD-MRZ</u></a>
<a href="#"><u>FLAT 8 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2</u></a>	<a href="#"><u>8/254 Fitzgerald Avenue</u></a>	<a href="#"><u>32</u></a>	<a href="#"><u>L3 (Map 39A)</u></a>	<a href="#"><u>RMD-MRZ</u></a>
<a href="#"><u>FLAT 9 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2</u></a>	<a href="#"><u>9/5 Harvey Terrace</u></a>	<a href="#"><u>32</u></a>	<a href="#"><u>L3 (Map 39A)</u></a>	<a href="#"><u>RMD-MRZ</u></a>
<a href="#"><u>FLAT 10 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2</u></a>	<a href="#"><u>10/5 Harvey Terrace</u></a>	<a href="#"><u>32</u></a>	<a href="#"><u>L3 (Map 39A)</u></a>	<a href="#"><u>RMD-MRZ</u></a>
<a href="#"><u>FLAT 11 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2</u></a>	<a href="#"><u>11/5 Harvey Terrace</u></a>	<a href="#"><u>32</u></a>	<a href="#"><u>L3 (Map 39A)</u></a>	<a href="#"><u>RMD-MRZ</u></a>
<a href="#"><u>FLAT 12 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2</u></a>	<a href="#"><u>12/5 Harvey Terrace</u></a>	<a href="#"><u>32</u></a>	<a href="#"><u>L3 (Map 39A)</u></a>	<a href="#"><u>RMD-MRZ</u></a>
<a href="#"><u>FLAT 13 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2</u></a>	<a href="#"><u>13/5 Harvey Terrace</u></a>	<a href="#"><u>32</u></a>	<a href="#"><u>L3 (Map 39A)</u></a>	<a href="#"><u>RMD-MRZ</u></a>
<a href="#"><u>FLAT 14 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2</u></a>	<a href="#"><u>14/5 Harvey Terrace</u></a>	<a href="#"><u>32</u></a>	<a href="#"><u>L3 (Map 39A)</u></a>	<a href="#"><u>RMD-MRZ</u></a>
<a href="#"><u>FLAT 15 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2</u></a>	<a href="#"><u>15/5 Harvey Terrace</u></a>	<a href="#"><u>32</u></a>	<a href="#"><u>L3 (Map 39A)</u></a>	<a href="#"><u>RMD-MRZ</u></a>
<a href="#"><u>FLAT 16 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2</u></a>	<a href="#"><u>16/5 Harvey Terrace</u></a>	<a href="#"><u>32</u></a>	<a href="#"><u>L3 (Map 39A)</u></a>	<a href="#"><u>RMD-MRZ</u></a>
<a href="#"><u>FLAT 17 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2</u></a>	<a href="#"><u>17/5 Harvey Terrace</u></a>	<a href="#"><u>32</u></a>	<a href="#"><u>L3 (Map 39A)</u></a>	<a href="#"><u>RMD-MRZ</u></a>
<a href="#"><u>FLAT 18 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2</u></a>	<a href="#"><u>18/5 Harvey Terrace</u></a>	<a href="#"><u>32</u></a>	<a href="#"><u>L3 (Map 39A)</u></a>	<a href="#"><u>RMD-MRZ</u></a>
<a href="#"><u>FLAT 19 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2</u></a>	<a href="#"><u>19/5 Harvey Terrace</u></a>	<a href="#"><u>32</u></a>	<a href="#"><u>L3 (Map 39A)</u></a>	<a href="#"><u>RMD-MRZ</u></a>
<a href="#"><u>FLAT 20 DP 46703 ON LOT 1 DP 46513 HAVING SHARE IN 2408M2</u></a>	<a href="#"><u>20/5 Harvey Terrace</u></a>	<a href="#"><u>32</u></a>	<a href="#"><u>L3 (Map 39A)</u></a>	<a href="#"><u>RMD-MRZ</u></a>
LOT 32 DP 54073	123 Hulverstone Drive	<a href="#"><u>26</u></a>	L1 (Map 33A)	RS
LOT 48 DP 18848	137 Locksley Avenue	<a href="#"><u>33</u></a>	L1 (Map 33A)	RS
LOT 12 DP 17824	6 Moyna Avenue	<a href="#"><u>33</u></a>	L1 (Map 33A)	RS
LOT 2 DP 371520	15 Mundys Road	<a href="#"><u>33</u></a>	L1 (Map 33A)	RS

LOT 18 DP 16283	485 New Brighton Road	26	L1 (Map 34A)	RS
LOT 1 DP 9286	487 New Brighton Road	26	L1 (Map 34A)	RS
LOTS 1-2 DP 23072	615 Pages Road	33	B4 (Map 34A)	<del>CL</del> <b>NCZ</b>
PT LOT 1 DP 785	47 Rawson Street	33	L1 (Map 34A)	RS
LOT 1 DP 365556	57 River Road	32	L2 (Map 40A)	RSDT
FLAT 1, CARPORT 1, SHED 1 DP 39357 ON LOT 1 DP 23515 HAVING SHARE IN 923M2	1/213A River Road	32	L1 (Map 40A)	RS
LOT 49 DP 15044	333 River Road	32	L1 (Map 33A)	RS
LOT 26 DP 24416	18 Tasman Place	25	L1 (Map 33A)	RS
LOT 32 DP 81219	9 Velsheda Avenue	33	L1 (Map 34A)	RS
LOT 2 DP 82681	46A Vogel Street	32	L3 (Map 40A)	<del>RMD</del> <b>MRZ</b>
LOT 4 DP 6463	50 Wainoni Road	33	L1 (Map 33A)	RS
<b>Legal Description</b>	<b>Address</b>	<b>Map Ref</b>	<b>Pre-Earthquake Zone</b>	<b>Alternative Zone</b>
LOT 1 DP 66188	76 Atlantis Street	26	L1 (Map 27A)	RS

(Proposed Private Plan Change 11)

## 2 - Abbreviations and Definitions &gt; 2.2 - Definitions List

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
571.12	James Harwood	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan includes associated definitions	Accept in part
615.8	Analijja Thomas	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan [as it relates to the associated definitions]	Accept in part

## 2 - Abbreviations and Definitions &gt; 2.2 - Definitions List – D

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
814.13	Carter Group Limited	PC14	Support	Retain the definition for Development Site as notified.	Accept
823.13	The Catholic Diocese of Christchurch	PC14	Support	Definition 'Development site'. Retain as notified.	Accept

## 2 - Abbreviations and Definitions &gt; 2.2 - Definitions List - H

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
814.19	Carter Group Limited	PC14	Oppose	Oppose definition of Heat island. Seek that it is deleted.	Reject
814.20	Carter Group Limited	PC14	Oppose	Oppose definition of Hedge. Seek that it is deleted.	Reject
823.19	The Catholic Diocese of Christchurch	PC14	Oppose	Definition 'Heat island'. Delete	Reject
823.20	The Catholic Diocese of Christchurch	PC14	Oppose	Definition 'Hedge'. Delete.	Reject

2 - Abbreviations and Definitions > 2.2 - Definitions List – P

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
184.11	University of Canterbury	PC14	Support	[Support] Definition of Public Open Space as proposed.	Accept

2 - Abbreviations and Definitions > 2.2 - Definitions List – T

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation a
814.36	Carter Group Limited	PC14	Seek Amendment	Oppose the new definition of Tree. Seek than it is deleted or amended to specify a potential height of at least 3m.	Reject
814.37	Carter Group Limited	PC14	Oppose	Oppose the definition of Tree canopy cover. Seek that it is deleted.	Reject
814.38	Carter Group Limited	PC14	Oppose	Oppose the definition of Tree protection zone radius. Seek that it is deleted.	Reject
823.32	The Catholic Diocese of Christchurch	PC14	Oppose	Definition 'Tree'. Delete or alternatively amend to specify a potential height of at least 3m.	Reject
823.33	The Catholic Diocese of Christchurch	PC14	Oppose	Definition 'Tree canopy cover'. Delete	Reject

3 - Strategic Directions > 3.3 - Objectives

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
242.19	Property Council New Zealand	PC14	Seek Amendment	We recommend the Council do not introduce the proposal to use financial contributions as another revenue source if density limits are not reach within greenfield development.	Reject

3 - Strategic Directions > 3.3 - Objectives > 3.3.10 - Objective - Natural and cultural environment

Submission	Submitter	Plan	Position	Decision Requested	Recommendation
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No		Change			
571.13	James Harwood	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept
615.9	Analijja Thomas	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.	Accept
689.6	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Objective as notified]	Accept
780.3	Josie Schroder	PC14	Support	Retain Objective 3.3.10 as notified.	Accept
811.11	Retirement Villages Association of New Zealand Inc	PC14	Seek amendment	Amend 3.3.10a.ii.E. for consistency with the Enabling Housing Act or delete.	Reject
814.43	Carter Group Limited	PC14	Oppose	Oppose Objective 3.3.10(ii) E. Seek that it is deleted.	Reject
823.39	The Catholic Diocese of Christchurch	PC14	Oppose	Delete	Reject
834.6	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete proposed clause (a)(ii)(E): <del>Tree canopy cover in areas of residential activity that maintains and enhances the city's biodiversity and amenity, sequesters carbon, reduces stormwater runoff, and mitigates heat island effects; and</del>	Reject
874.16	Daresbury Ltd	PC14	Oppose	[Regarding Objective 3.3.10(ii)(E)] [Seeks that this objective is deleted]	Reject

## 6 - General Rules and Procedures

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
834.8	Kāinga Ora – Homes and Communities	PC14	Support	6.1A qualifying matters: 1. Retain the Sites of Ecological Significance qualifying matter. 2. Retain the Outstanding and Significant Natural Features qualifying matter.	Accept in part

				3. Retain the Sites of Cultural Significance qualifying matter.	
834.30	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Remove 'Environmental Asset Waterways' and 'Network Waterways' as qualifying matter, unless a site by site assessment has been undertaken that demonstrates why development that is otherwise permitted under MDRS is inappropriate.	Accept in part
834.32	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete the Open Space (recreation zone) qualifying matter and any relevant provisions proposed in its entirety.	Reject
834.115	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete Section 6.10A and all associated provisions	Reject

### 6 - General Rules and Procedures - 6.1A - Qualifying Matters

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
311.1	Barry Newcombe	PC14	Seek Amendment	To include as a Qualifying Matter area the Opawaho Heathcote River corridor. It is not clear how 'corridor ' is defined but [submitter] expect[s] this will include a distance from the water?	Accept
443.15	Summerset Group Holdings Limited	PC14	Seek Amendment	Remove the natural hazards and water bodies qualifying matters from the Summerset Cavendish site.	Accept
755.6	Margaret Stewart	PC14	Seek Amendment	Make the residential red zone (Otakaro River Avon Corridor) a Qualifying Matter.	Accept
900.2	Summit Road Society	PC14	Support	We support the following items as qualifying matters: <ul style="list-style-type: none"> <li>Matters of national importance including sites of cultural, heritage and ecological importance, areas of high-risk natural hazards and significant trees.</li> <li>Public open space areas.</li> </ul>	Accept

### 6 - General Rules and Procedures - 6.1A - Qualifying Matters - 6.1A.1 Application of qualifying matters

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
196.1	Brian Gillman	PC14	Support	Retain waterbody setbacks and sunlight access as a qualifying matters.	Accept in part
282.2	Brendan	PC14	Support	[M]ake tree canopies compulsory in suburbs	Accept in part

	McLaughlin				
364.6	John Reily	PC14	Oppose	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept
579.1	Gareth Bailey	PC14	Seek Amendment	Exclude properties within waterway setbacks from MDRZ classification.	Accept in part
689.73	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain the following Qualifying Matters as notified]: <ul style="list-style-type: none"> <li>• (...)</li> <li>• Waterbody Setbacks</li> <li>• (...)</li> <li>• Sites of Ngāi Tahu Significance, including Wāhi tapu, silent files, ngā tūranga tūpuna, ngā wai</li> <li>• Sites of ecological significance</li> <li>• Outstanding natural features and landscapes</li> <li>• (...)</li> </ul>	Accept in part
804.1	Waihoru Spreydon-Cashmere-Heathcote Community Board	PC14	Support	[S]upports the qualifying matters in the proposal and in particular the following are of local interest in Waihoru Spreydon-Cashmere-Heathcote: Matters of national importance (RMA s6) – Outstanding and significant natural features	Accept in part
196.2	Brian Gillman	PC14	Support	Retain waterbody setbacks [provisions] as a qualifying matter	Accept in part
834.31	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	6.6.4 City and Settlement Water Body Setbacks 6.6.4.1-6.6.4.4 Activities within waterbody setbacks Remove 'Environmental Asset Waterways' and 'Network Waterways' as qualifying matter, unless a site by site assessment has been undertaken that demonstrates why development that is otherwise permitted under MDRS is inappropriate.	Reject
914.27	Davie Lovell-Smith Ltd	PC14	Support	Supports the waterbody setbacks, which are not changing as part of PC14.	Accept in part

#### 6 - General Rules and Procedures > 6.6 - Water Body Setbacks > 6.6.4 - Rules - Activity status tables - City and Settlement Water Body Setbacks

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
196.2	Brian Gillman	PC14	Support	Retain waterbody setbacks [provisions] as a qualifying matter	Accept in part
834.31	Kāinga Ora –	PC14	Seek	6.6.4 City and Settlement Water Body Setbacks 6.6.4.1-6.6.4.4 Activities within	Reject

	Homes and Communities		Amendment	waterbody setbacks  Remove 'Environmental Asset Waterways' and 'Network Waterways' as a qualifying matter, unless a site by site assessment has been undertaken that demonstrates why development that is otherwise permitted under MDRS is inappropriate.	
914.27	Davie Lovell-Smith Ltd	PC14	Support	Supports the waterbody setbacks, which are not changing as part of PC14.	Accept in part

6 - General Rules and Procedures > 6.6 - Water Body Setbacks > 6.6.5 - Rules - Activity status tables - Rural Water Body Setbacks and 6.6.6 - Rules - Activity status tables - Natural Area Water Body Setbacks

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
914.28	Davie Lovell-Smith Ltd	PC14	Support	Supports the waterbody setbacks, which are not changing as part of PC14.	Accept in part
914.29	Davie Lovell-Smith Ltd	PC14	Support	Supports the waterbody setbacks, which are not changing as part of PC14.	Accept in part

6 - General Rules and Procedures - 6.10A Tree Canopy Cover and Financial contributions

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
45.4	Kelvin Lynn	PC14	Seek Amendment	To deal with this [tree canopy loss and climate crisis] we need more rather than fewer trees. Consideration needs to be given to the provision of pocket parks in the HDR areas.	Accept in part
117.4	Ian Tinkler	PC14	Support	Clarify how often developers remove existing trees and then apply for new buildings. Clarify methods to ensure that the canopy is maintained after the development of the dwelling. Clarity how will Christchurch residents be assured that the canopy is being grown to offset the lack of canopy by developers?	Accept in part
145.15	Te Mana Ora/Community and Public Health	PC14	Support	Te Mana Ora supports the different proposals to support tree cover in the Housing and Business Choice Plan Change Consultation Document, including to update tree setbacks to better protect individual trees and to incentivise more tree planting, Financial Contributions, and the Schedule of Significant and Other	Accept in part



				Trees becoming a Qualifying matter.	
180.6	Josiah Beach	PC14	Support	[F]ully support[s] the proposed tree canopy requirement mechanism	Accept in part
188.20	Riccarton Bush - Kilmarnock Residents' Association	PC14	Seek Amendment	1. [Stronger] Protections for trees, and incentives for planting more trees, should be part of the changes proposed in PC14. 2. Any financial contributions made to compensate for tree removal should be required to be spent in the area where trees are removed to, at least, replace what was there with equivalent planting.	Accept
233.1	Paul Clark	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
242.18	Property Council New Zealand	PC14	Support	Support the proposal for financial contributions for tree canopy which would see anyone wanting to develop land that does not retain 20 per cent tree canopy cover on a site charged a financial contribution. The fee will be used to plant trees on Council-owned land.	Accept in part
251.2	Daniel McMullan	PC14	Seek Amendment	Request the Council encourage more native planting (through appropriate planning methods) between the Port Hills/Banks Peninsula and the central city (i.e., a native tree corridor).	Accept in part
254.5	Emma Besley	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	Accept in part
254.9	Emma Besley	PC14	Seek Amendment	Concern that the 'or the payment of financial contributions in lieu of planting' will essentially mean 'pay a fine so we don't have to plant trees', and that 'as close to the development site as practicable' may in effect lead to areas of intensification without tree cover nearby as it is not 'practicable' and ask this be strictly enforced.	Accept
260.5	Scentre (New Zealand) Limited	PC14	Oppose	[Regarding the insertion of a new Sub-chapter 6.10A] Oppose the imposition of additional financial contributions for the development of commercial zone land in greenfield/brownfield locations resulting in one or more buildings and / or impervious surfaces that do not retain or plant 10 percent tree canopy cover. This provision should be removed.	Reject
260.6	Scentre (New Zealand) Limited	PC14	Seek Amendment	[Regarding the insertion of a new Sub-chapter 6.10A] Amend the sub-chapter to include a financial contributions credit for sites that achieve tree coverage that goes above and beyond the 10% limit.	Reject
260.7	Scentre (New Zealand) Limited	PC14	Seek Amendment	[Regarding the insertion of a new Sub-chapter 6.10A] Seek amendment to [e]nsure that the unit of measurement of "tree canopy coverage" takes into account green / living walls and roofs.	Reject

Paul Clark

APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

261.1	Maia Gerard	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
262.1	Alfred Lang	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
263.1	Harley Peddie	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
264.1	Aaron Tily	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
265.1	John Bryant	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
266.1	Alex Hobson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
267.1	Justin Muirhead	PC14	Support	That the council retains the tree canopy requirement and contributions plan.	Accept in part
268.1	Clare Marshall	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
269.1	Yvonne Gilmore	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
270.1	Rob Harris	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
273.1	Ian Chesterman	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
274.1	Robert Fleming	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
314.3	Graham Townsend	PC14	Support	[Retain proposed financial contributions]	Accept in part
342.1	Adrien Taylor	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
345.1	Monique Knaggs	PC14	Support	Seeks that the council retains the tree canopy requirement and contributions plan.	Accept in part
346.1	George Laxton	PC14	Support	[Seek] that the council retains the tree canopy requirement and contributions plan.	Accept in part
347.1	Elena Sharkova	PC14	Support	I seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
350.1	Felix Harper	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part

APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

352.3	Janice Lavelle	PC14	Not Stated	Oppose the ability to pay a financial contribution in lieu of the retention/planting of trees.	Reject
357.5	Alexandra Free	PC14	Support	[Retain proposed financial contributions]	Accept in part
361.1	James Gardner	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
362.1	Cynthia Roberts	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
363.1	Peter Galbraith	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
365.1	Andrew Douglas-Clifford	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
366.1	Olivia Doyle	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
371.1	Nkau Ferguson-spence	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
372.1	Julia Tokumaru	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
374.1	Michael Redepenning	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
375.1	Aidan Ponsonby	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
379.1	Indiana De Boo	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
384.1	Christopher Seay	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
387.1	Christopher Henderson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
389.12	Emma Coumbe	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
391.1	Ezra Holder	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
392.1	Ella McFarlane	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
393.1	Sarah Laxton	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part

APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

394.1	Lesley Kettle	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
395.1	Emily Lane	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
411.3	Ruth Parker	PC14	Support	Supports tree canopy cover provisions in that they promote the positive effects of trees	Accept in part
437.7	David Allan	PC14	Seek Amendment	[Support the] preservation of tree canopies	Accept in part
443.1	Summerset Group Holdings Limited	PC14	Seek Amendment	Amend all tree canopy provisions as they apply to residential zones within Christchurch City to specifically exclude retirement villages.	Accept in part
443.14	Summerset Group Holdings Limited	PC14	Oppose	Delete chapter 6.10A [as an alternative to the other submission points that relate to Tree Canopy Cover and Financial Contributions, Summerset Group Holdings supports the position of the Retirement Villages Association]	Reject
470.4	Dew & Associates (Academic Publishers)	PC14	Support	I recommend CCC impose an obligation on developers to either retain trees and similar oxygenators or provide them as part of the build permit. AND prosper all land-owners or users to institute a planting or shrub placement regime . Consider offering once in a lifetime at the time of taking up land or building ownership a one-off per site one-month-rate-holiday to an appropriate recipient.	Reject
503.12	Jamie Lang	PC14	Support	Seeks that the council retains the tree canopy requirement and contributions plan.	Accept in part
506.1	Alex McMahan	PC14	Support	I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. I seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
510.7	Ewan McLennan	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
512.7	Harrison McEvoy	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
513.1	Tales Azevedo Alves	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
514.1	Ann Vanschevensteen	PC14	Support	The council retains the tree canopy requirement and contributions plan.	Accept in part
515.1	Zachary Freiberg	PC14	Support	Seek that the council retains the tree canopy requirement and contributions	Accept in part

APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

				plan.	
516.1	Jessica Nimmo	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
517.1	Alex McNeill	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
518.1	Sarah Meikle	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
520.1	Amelie Harris	PC14	Support	I seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
521.1	Thomas Garner	PC14	Support	I seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
522.1	Lisa Smailes	PC14	Support	I seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
524.1	Daniel Tredinnick	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
525.1	Gideon Hodge	PC14	Support	S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
526.1	Philippa Wadsworth	PC14	Support	S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
527.1	Kaden Adlington	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan	Accept in part
551.1	Henry Seed	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
552.1	David Moore	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
553.1	Josh Flores	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
554.1	Fraser Beckwith	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
555.1	James Cunniffe	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part

APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

557.1	Peter Beswick	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
558.1	Jan-Yves Ruzicka	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
559.1	Mitchell Tobin	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	Accept in part
560.1	Reece Pomeroy	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
562.1	Rob McNeur	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
563.1	Peter Cross	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
565.1	Angela Nathan	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
566.2	Bruce Chen	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
567.1	Mark Mayo	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
568.1	Hazel Shanks	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
569.1	Marcus Devine	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
570.1	Christine Albertson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
571.1	James Harwood	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
572.1	Yu Kai Lim	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
573.1	Jeff Louttit	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part

APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

574.1	Henry Bersani	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
575.1	Jeremy Ditzel	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
576.1	Juliette Sargeant	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
577.2	James Robinson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
578.1	Jamie Dawson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
580.10	Darin Cusack	PC14	Support	[Retain] protections for trees, and incentives for planting more trees	Accept in part
586.1	Joe Clowes	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
587.1	Ciaran Mee	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
588.3	David Lee	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
589.1	Krystal Boland	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
590.1	Todd Hartshorn	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
591.1	Helen Jacka	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
594.2	Hao Ning Tan	PC14	Support	Seeks that the Council retains the tree canopy requirement and contributions plan	Accept in part
595.1	Logan Sanko	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	Accept in part
596.1	Hayley Woods	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	Accept in part
597.1	Karl Moffatt-Vallance	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	Accept in part
598.1	Caleb Sixtus	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	Accept in part
600.1	Maggie Lawson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part

APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

601.1	Jack Hobern	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	Accept in part
602.1	Devanh Patel	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	Accept in part
603.1	Evan Ross	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	Accept in part
604.1	Daniel Morris	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	Accept in part
605.1	Benjamin Wilton	PC14	Support	I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
606.1	Alanna Reid	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	Accept in part
607.1	Mathew Cairns	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	Accept in part
608.1	Denisa Dumitrescu	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
609.1	Morgan Patterson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
610.1	Alexia Katisipis	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
611.1	Ailbhe Redmile	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
612.1	Hamish McLeod	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
613.1	Noah Simmonds	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
614.1	Matthew Coulthurst	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
615.1	Analijia Thomas	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
616.1	Elizabeth Oquist	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
617.1	Tegan Mays	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part



APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

618.1	Lance Woods	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
619.1	Oscar Templeton	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
620.1	Izak Dobbs	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
621.1	Loren Kennedy	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
622.1	Ella Herriot	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
623.1	Peter Dobbs	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
624.1	Daniel Scott	PC14	Support	[Support] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
628.1	Tom Crawford	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
631.1	Matt Pont	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
632.1	Aimee Harper	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
633.1	James Dunne	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
634.1	Georgia Palmer	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
635.1	Suzi Chisholm	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
637.1	James Ballantine	PC14	Support	[Seeks to retain] the tree canopy cover and financial contributions provisions as notified.	Accept in part
638.12	Central Riccarton Residents' Association Inc	PC14	Seek Amendment	[Strengthen tree canopy cover requirements]	Reject

APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

640.1	Steven Watson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
641.1	Andrew Treadwell	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
642.1	Sophie Harre	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
643.1	Keegan Phipps	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
644.2	Fay Brorens	PC14	Support	[Seeks protection of tree canopy and natural spaces]	Accept in part
645.1	Laura McGill	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
646.1	Archie Manur	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
648.1	Brennan Hawkins	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
649.1	Peter Stanger	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
650.1	Charlie Lane	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
651.1	Jess Green	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
652.1	Declan Cruickshank	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
654.2	Wendy Fergusson	PC14	Seek Amendment	Strengthen the requirements for trees	Reject
656.1	Francesca Teague-Wytenburg	PC14	Support	Seeks that the council retains the tree canopy requirement and contributions plan.	Accept in part
659.1	Lucy Wingrove	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
660.2	Bray Cooke	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
670.4	Mary-Louise	PC14	Seek	[Seeks] that the financial contributions are significant [to ensure developers do	Accept in part

APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

	Hoskins		Amendment	not ride roughshot over it].	
686.5	Robyn Thomson	PC14	Oppose	Does not support financial contributions	Reject
686.7	Robyn Thomson	PC14	Support	[Seeks] prescribed minimum green space and tree canopy, but [considers] it is not sufficient to achieve anything meaningful to local residents. [Further seeks retention of existing tree canopy]	Accept in part
701.10	Ian McChesney	PC14	Seek Amendment	The proposal should increase minimum protection of green space and canopy cover. There should be no 'buying out' provision.	Reject
713.1	Girish Ramlugun	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
714.1	Russell Stewart	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
715.1	Sara Campbell	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
717.1	Jonty Coulson	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
718.1	Gareth Holler	PC14	Support	I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
719.1	Andrew Cockburn	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
722.1	Nick Leslie	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
724.1	Alan Murphy	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
727.8	Birdie Young	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
733.2	Michael Hall	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
738.1	Pim Van Duin	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and	Accept in part

				contributions plan.	
740.1	Woolworths	PC14	Oppose	Delete Chapter 6.10A in its entirety, and associated Plan provisions (including but not limited to):- 8.3, 8.5.1 and 8.7.12;- HDZ Rule 14.6.2.7 / 14.6.1.3 (RD13), and- MDZ Rule 14.5.2.2 / 14.5.1.3 (RD24)	Reject
741.2	Lower Cashmere Residents Association	PC14	Seek Amendment	[That the removal] of mature trees [is] not allowed	Reject
745.3	Richmond Residents and Business Association (We are Richmond)	PC14	Support	[Retain provisions to protect loss of trees and vegetation]	Accept in part
752.1	Amanda Smithies	PC14	Support	support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
753.1	Piripi Baker	PC14	Support	[Support] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
754.1	Alex Shaw	PC14	Support	Supports the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
762.3	New Zealand Institute of Architects Canterbury Branch	PC14	Support	[Supports] [e]stablishing provisions that aim to encourage tree protection and planting through financial contributions.	Accept in part
762.7	New Zealand Institute of Architects Canterbury Branch	PC14	Seek Amendment	[Implement] additional incentives such as rate rebates to increase canopy coverage to areas that lack this amenity currently.	Reject
778.7	Mary O'Connor	PC14	Support	Fully support increasing the tree canopy.	Accept in part
783.1	Roman Shmakov	PC14	Support	[S]eek[s] that the Christchurch City Council retains the tree canopy cover and financial contribution policy outlined in Chapter 6.10A.	Accept in part
788.4	Marc Duff	PC14	Seek	Hornby should be exempt from the Tree Levy and Developers should be made	Reject

APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

			Amendment	to ensure density developments have a 20% tree canopy cover.	
793.1	Fiona Bennetts	PC14	Support	[Retain protections for tree canopy]	Accept in part
808.1	Josh Garmonsway	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
811.11	Retirement Villages Association of New Zealand Inc	PC14	Oppose	Delete chapter 6.10A and rely on the MDRS landscaping provisions.	Reject
823.41	The Catholic Diocese of Christchurch	PC14	Oppose	Delete all of the financial contributions draft provisions in their entirety.	Reject
826.4	LMM Investments 2012 Limited	PC14	Oppose	The proposed financial contributions policy should be deleted in its entirety.	Reject
832.1	Finn Jackson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
837.1	Sylvia Maclaren	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
839.1	Jacinta O'Reilly	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
840.1	Rosa Shaw	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
841.1	Jess Gaisford	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
843.1	Allan Taunt	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
844.1	Hayden Smythe	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
846.3	Lauren Bonner	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
847.1	Will Struthers	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
851.10	Robert Leonard Broughton	PC14	Support	Protections for trees, and incentives for planting more trees, should be part of the changes proposed in PC14. Any financial contributions made to compensate for tree removal should be	Accept in part

APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

				required to be spent in the area where trees are removed to, at least, replace what was there with equivalent planting.	
853.4	Lyttelton Port Company Limited	PC14	Not Stated	Ensure LPC's facilities remain exempt from requirements.	Accept
874.17	Daresbury Ltd	PC14	Oppose	[Seeks to] [d]elete all of the financial contributions draft provisions in their entirety.	Reject
877.16	Otautahi Community Housing Trust	PC14	Oppose	Delete Section 6.10A and all associated provisions.	Reject
881.1	Red Spur Ltd	PC14	Oppose	[T]he Submitter opposes the tree canopy cover provisions in their entirety.	Reject
881.2	Red Spur Ltd	PC14	Support	[S]upports the exclusion of Redmund Spur from the Operative Christchurch District Plan and PC14 definitions of greenfield and brownfield areas, which by definition exclude Redmund Spur and are referenced in 6.10A.2.1.1 Policy – Contribution to tree canopy cover and 6.10A.4.1.1 Permitted activities P2	Accept in part
881.3	Red Spur Ltd	PC14	Seek Amendment	[Seeks that] an alternative, more workable approach [to this provision] should include the option of providing tree canopy off site, but within the wider subdivision area or elsewhere.	Accept in part
896.3	Claire Coveney	PC14	Support	Supports the retention of established trees in low density and medium density zones.	Accept in part
900.5	Summit Road Society	PC14	Seek Amendment	Supports the proposal to use the Financial Contribution process to ensure a tree canopy cover however would like to see it increased from 20% to 25%. Would like to see prioritisation of native plantings wherever possible.	Reject
900.6	Summit Road Society	PC14	Seek Amendment	The Financial Contribution to include [provision for] riparian planting along waterways including small creeks.	Reject
902.10	Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Seek Amendment	[That policies and rules in 6.10A require] financial contributions regarding trees [to] be used in the ward that the development occurs in.	Accept
908.2	Christchurch Civic Trust	PC14	Support	[S]upports the Parliamentary Commissioner for the Environment's observations and recommendations regarding the importance of greenspace and trees, both public and private, given their relevance also for Christchurch and in particular PC14.	Accept in part
918.1	Geoff Banks	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part

1049.1	Dylan Lange	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
1087.1	Claire Coveney	PC14	Oppose	Opposes the Tree Canopy Cover and Financial Contribution provisions.	Reject

#### 6 - General Rules and Procedures - 6.10A Tree Canopy Cover and Financial contributions - 6.10A.1 Introduction

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
814.48	Carter Group Limited	PC14	Oppose	Oppose 6.10A.1 and delete all of the financial contributions draft provisions in their entirety.	Reject
814.49	Carter Group Limited	PC14	Oppose	Oppose 6.10A.1. Seeks that all of the provisions regarding financial contributions are deleted.	Reject
814.50	Carter Group Limited	PC14	Oppose	Oppose 6.10A.1(c). Seek that it is deleted.	Reject
814.51	Carter Group Limited	PC14	Oppose	Oppose 6.10A.1(d). Seek that it be deleted.	Reject
823.42	The Catholic Diocese of Christchurch	PC14	Oppose	Delete all of the financial contributions draft provisions in their entirety.	Reject
823.43	The Catholic Diocese of Christchurch	PC14	Oppose	6.10A.1c - Delete all of the financial contributions draft provisions in their entirety.	Reject
823.44	The Catholic Diocese of Christchurch	PC14	Oppose	6.10A.1d - Delete all of the financial contributions draft provisions in their entirety.	Reject
874.18	Daresbury Ltd	PC14	Oppose	[Seeks to] [d]elete all of the financial contributions draft provisions in their entirety.	Reject
874.19	Daresbury Ltd	PC14	Oppose	[Seeks to] [d]elete all of the financial contributions draft provisions in their entirety.	Reject
874.20	Daresbury Ltd	PC14	Oppose	[Regarding 6.10A.1d]  [Seeks to] [d]elete all of the financial contributions draft provisions in their entirety.	Reject
914.21	Davie Lovell-Smith Ltd	PC14	Seek Amendment	Enable through the rules, the ability for offsetting to occur. For example, if the tree canopy cover exceeds the permitted requirements within the road reserve	Accept in part

				then the area required to be planted within the residential lots are reduced.	
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#### 6 - General Rules and Procedures - 6.10A Tree Canopy Cover and Financial contributions - 6.10A.2 Objectives and Policies

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
154.3	Ōpāwaho Heathcote River Network (OHRN)	PC14	Seek Amendment	<i>[Re: Policy Outcomes]</i> Rules should seek to maximise tree canopy coverage within intensive housing including incentives to retain mature trees and/or penalties for removal of mature trees.	Reject
154.5	Ōpāwaho Heathcote River Network (OHRN)	PC14	Seek Amendment	<i>[Re: Policy Outcomes]</i> Rules should seek to encourage or require community-level planning in areas of high intensification.	Reject
790.3	Jade McFarlane	PC14	Seek Amendment	PC14 is too limited in scope to create the level of change desired in the Urban Forest Plan. Initiatives for tree canopy planting in Existing Development areas need to be explored and implemented in order to achieve the goals of the Urban Forest Plan.	Reject

#### 6 - General Rules and Procedures - 6.10A Tree Canopy Cover and Financial contributions - 6.10A.2 Objectives and Policies - 6.10A.2.1 Objective – Urban tree canopy cover

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
61.65	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Include commercial/industrial sites in Objective 6.10A.2.1	Reject
237.50	Marjorie Manthei	PC14	Seek Amendment	Apply [6.10A provisions] to commercial/industrial [zones] too.	Reject
625.1	Pamela-Jayne Cooper	PC14	Seek Amendment	Amend Policy 6.10A.2.1.1 to maintain the existing tree canopy cover if it is over 20%, new builds should achieve 30% canopy cover and seeks no removal of existing mature trees.	Reject
814.52	Carter Group Limited	PC14	Oppose	Oppose 6.10A.2.1. Seek that it be deleted.	Reject
823.45	The Catholic	PC14	Oppose	Delete all of the financial contributions	Reject



	Diocese of Christchurch			draft provisions in their entirety.	
874.21	Daresbury Ltd	PC14	Oppose	[Seeks to] [d]elete all of the financial contributions draft provisions in their entirety.	Reject

6 - General Rules and Procedures - **6.10A Tree Canopy Cover and Financial contributions** - 6.10A.2 Objectives and Policies - **6.10A.2.1 Objective** – Urban tree canopy cover - 6.10A.2.1.1 Policy – **Contribution to tree canopy cover**

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
61.32	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Amend Policy 6.10A.2.1.1 by increasing the minimum tree canopy cover from 20% to 25%.	Reject
61.66	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Include commercial/industrial sites in Policy 6.10A.2.1.1	Reject
237.51	Marjorie Manthei	PC14	Seek Amendment	Increase cover in (i) to 25%	Reject
814.53	Carter Group Limited	PC14	Oppose	Oppose Policy 6.10A.2.1.1. Seek that it be deleted.	Reject
823.46	The Catholic Diocese of Christchurch	PC14	Oppose	Delete all of the financial contributions draft provisions in their entirety.	Reject
874.22	Daresbury Ltd	PC14	Oppose	[Seeks to] [d]elete all of the financial contributions draft provisions in their entirety.	Reject

6 - General Rules and Procedures - **6.10A Tree Canopy Cover and Financial contributions** - 6.10A.2 Objectives and Policies - **6.10A.2.1 Objective** – Urban tree canopy cover - 6.10A.2.1.2 Policy – **The cost of providing tree canopy cover and financial contributions**

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
61.23	Victoria Neighbourhood	PC14	Support	[Retain] as written, Policies 6.10A.2.1.2 and 2.1.3, Standard 6.10A.4.2.2 (Financial Contributions).	Accept in part

	Association (VNA)				
61.29	Victoria Neighbourhood Association (VNA)	PC14	Support	Supports Policy 6.10A.2.1.2.	Accept in part
237.52	Marjorie Manthei	PC14	Support	[Retain 6.10A.2.1.2]	Accept in part
790.2	Jade McFarlane	PC14	Seek Amendment	Council must attempt to plant trees using this money in the immediate vicinity of the new development (within 50m).	Accept
814.54	Carter Group Limited	PC14	Oppose	Oppose Policy 6.10A.2.1.2. Seek that it be deleted.	Reject
823.47	The Catholic Diocese of Christchurch	PC14	Oppose	Delete all of the financial contributions draft provisions in their entirety.	Reject
874.23	Daresbury Ltd	PC14	Oppose	[Seeks to] [d]elete all of the financial contributions draft provisions in their entirety.	Reject

6 - General Rules and Procedures - **6.10A Tree Canopy Cover and Financial contributions - 6.10A.2 Objectives and Policies - 6.10A.2.1 Objective – Urban tree canopy cover - 6.10A.2.1.3 Policy – Tree health and infrastructure**

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
61.30	Victoria Neighbourhood Association (VNA)	PC14	Support	Supports Policy 6.10A.2.1.3.	Accept
237.53	Marjorie Manthei	PC14	Support	[Retain 6.10A.2.1.3]	Accept
814.55	Carter Group Limited	PC14	Oppose	Oppose Policy 6.10A.2.1.3. Seek that it be deleted.	Reject
823.48	The Catholic Diocese of Christchurch	PC14	Oppose	Delete all of the financial contributions draft provisions in their entirety.	Reject
874.24	Daresbury Ltd	PC14	Oppose	[Seeks to] [d]elete all of the financial contributions draft provisions in their	Reject

				entirety.	
878.7	Transpower New Zealand Limited	PC14	Seek Amendment	Amend Policy 6.10A.2.1.3 as follows: <u>“a. Ensure that trees on a development site are planted in a position appropriate to the tree type and in sufficient soil volume, width and depth to maximise the tree’s healthy growth while minimising future nuisance effects and avoiding adverse effects on strategic infrastructure. ...”</u>	Accept

#### 6 - General Rules and Procedures - 6.10A Tree Canopy Cover and Financial contributions - 6.10A.3 How to interpret and apply the rules

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
814.56	Carter Group Limited	PC14	Oppose	Oppose 6.10A.3. Seek that it be deleted.	Reject
823.49	The Catholic Diocese of Christchurch	PC14	Oppose	Delete all of the financial contributions draft provisions in their entirety.	Reject
874.25	Daresbury Ltd	PC14	Oppose	[Seeks to] [d]elete all of the financial contributions draft provisions in their entirety.	Reject
914.20	Davie Lovell-Smith Ltd	PC14	Seek Amendment	Amend 6.10A.3(c) Increase the species of street trees to take into account the different ground water characteristics of the site	Accept in part

#### 6 - General Rules and Procedures - 6.10A Tree Canopy Cover and Financial contributions - 6.10A.4 Rules – Tree canopy cover and financial contributions

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
72.1	Rosemary Neave	PC14	Support	Retain the Tree Canopy Cover rules and Financial Contributions.	Accept
112.7	Nikki Smetham	PC14	Seek Amendment	Seek a reduced tree canopy coverage, based on 10 years growth (a common measure for tree size), which is more likely to be achieved and maintained at this scale.	Reject
112.14	Nikki Smetham	PC14	Support	Support the proposed standards: <ul style="list-style-type: none"> <li>A minimum 20% tree canopy at maturity for residential subdivision and/ or development in residential zones</li> </ul>	Accept

				<ul style="list-style-type: none"> <li>A 15% tree canopy at maturity for roads reserves vested with CCC</li> </ul> Payment of financial contributions to CCC where the above (either in full or part) are not met.	
146.4	Julie Kidd	PC14	Support	[S]upport[s] as much being done as possible to maintain tree canopy cover.	Accept
154.4	Ōpāwaho Heathcote River Network (OHRN)	PC14	Seek Amendment	Rules should seek to maximise tree canopy coverage within intensive housing including incentives to retain mature trees and/or penalties for removal of mature trees.	Reject
154.6	Ōpāwaho Heathcote River Network (OHRN)	PC14	Seek Amendment	Rules should seek to encourage or require community-level planning in areas of high intensification.	Reject
271.1	Pippa Marshall	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
288.2	Waipapa Papanui-Innes-Central Community Board	PC14	Support	[S]eeks the advancement of the signalled Qualifying Matters and mechanisms protecting tree canopy.	Accept in part
364.1	John Reily	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
370.1	Simon Fitchett	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan	Accept in part
373.1	Mark Stringer	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan	Accept in part
415.4	Blake Thomas	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan	Accept in part
416.1	Anake Goodall	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
431.5	Sonia Bell	PC14	Seek	[Concerned with potential for flooding due to provision of trees]	Accept in part

			Amendment		
505.1	Jarred Bowden	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
519.1	James Carr	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
523.1	Adam Currie	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
528.1	Kelsey Clousgon	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
531.1	Claire Cox	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
639.1	Rory Evans Fee	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
655.1	Daymian Johnson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
658.1	Ben Thorpe	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
661.1	Edward Parkes	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
662.1	Bryce Harwood	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy... seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
721.1	Ethan Pasco	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy... seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
798.7	Wolfbrook	PC14	Oppose	Delete the financial contribution provisions, which may require up to 40% landscaping on a site in conflict with the MDRS and the RMA	Reject

804.10	Waihoru Spreydon-Cashmere-Heathcote Community Board	PC14	Support	[S]upports the inclusion of financial contributions for the replacement or new planting of trees, and would like to see the planting happen in the local areas where the intensification development is taking place.	Accept in part
814.57	Carter Group Limited	PC14	Oppose	Oppose the rules in 6.10A.4. Seek that these be deleted.	Reject
814.58	Carter Group Limited	PC14	Oppose	Oppose 6.10A.4(a). Seek that it be deleted.	Reject
823.50	The Catholic Diocese of Christchurch	PC14	Oppose	Delete all of the financial contributions draft provisions in their entirety.	Reject
823.51	The Catholic Diocese of Christchurch	PC14	Support	6.10A.4(a) - Delete all of the financial contributions draft provisions in their entirety.	Reject
835.8	Historic Places Canterbury	PC14	Support	The submitter supports the proposal to require financial contributions to allow mitigating planting on council owned land where the required tree-canopy cover, through either retention of existing trees or new planting, has not been met.	Accept in part
874.26	Daresbury Ltd	PC14	Oppose	[Seeks to] [d]elete all of the financial contributions draft provisions in their entirety.	Reject
902.11	Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Support	[Retain the proposed requirement for] financial contributions being paid where the developer is unwilling or unable to plant trees. [Retain] the aim of 20% minimum tree coverage.	Accept in part

6 - General Rules and Procedures - 6.10A Tree Canopy Cover and Financial contributions - 6.10A.4 Rules – Tree canopy cover and financial contributions - 6.10A.4.1 Activity status tables

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
790.4	Jade McFarlane	PC14	Seek Amendment	Implement a minimum tree canopy cover of 15% for new builds, while retaining 20% as an overall percentage. Incentivising alternatives such as green roofs and	Accept in part

				bioswales to make up the remaining 5%.	
814.59	Carter Group Limited	PC14	Oppose	Oppose 6.10A.4.1. Seek that these rules be deleted.	Reject
874.27	Daresbury Ltd	PC14	Oppose	[Seeks to] [d]elete all of the financial contributions draft provisions in their entirety.	Reject

6 - General Rules and Procedures - **6.10A Tree Canopy Cover and Financial contributions** - 6.10A.4 Rules – **Tree canopy cover and financial contributions > 6.10.4.4.1 - 6.10A.4.1 Activity status tables > 6.10.4.4.1.1 - 6.10A.4.1.1 Permitted activities**

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
30.2	Doug Latham	PC14	Seek Amendment	Amend Rule 6.10A.4.1.1 Tree canopy cover so that the 20% minimum threshold for canopy cover is reduced to 10%.	Reject
30.3	Doug Latham	PC14	Seek Amendment	Amend Rule 6.10A.4.1.1 Tree canopy cover to avoid applying the rule to single dwellings, it should only apply to multi-unit [developments].	Reject
33.1	Joanne Knudsen	PC14	Seek Amendment	Amend Rule 6.10A.4.1.1 so that at least 25% tree canopy is provided for new developments.	Reject
61.19	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Retain the tree canopy requirement and contributions plan but increase the minimum tree canopy cover from 20% to 25% (6.10A.4.1.1).	Reject
61.33	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Amend 6.10A.4.1.1 by increasing the minimum tree canopy cover from 20% to 25%.	Reject
61.67	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Include commercial/industrial sites in Standard 6.10A.4.1.1	Reject
205.25	Addington Neighbourhood Association	PC14	Support	That developers are prevented from clearing every tree on a site before they apply for a building consent.	Reject
237.54	Marjorie Manthei	PC14	Seek Amendment	[For P1 and P2], Clarify that provisions apply everywhere in Christchurch, including the Central City and High Density Residential Zones/Precincts	Accept in part

APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

728.9	Sutherlands Estates Limited	PC14	Seek Amendment	Rule 6.10A.4.1.1 P2  Amend the rule so that only the 15% street tree canopy requirement is applicable to a vacant lot greenfield subdivision. Delete Activity specific standards – Tree canopy cover clause (a) and (b), and amend clause (d) to only refer to the 15% road corridor cover	Reject
819.6	Benrogan Estates Ltd	PC14	Seek Amendment	Amend the rule so that only the 15% street tree canopy requirement is applicable to a vacant lot greenfield subdivision. Delete Activity specific standards – Tree canopy cover clause (a) and (b), an amend clause (d) to only refer to the 15% road corridor cover.	Reject
820.9	Knights Stream Estates Ltd	PC14	Seek Amendment	Amend the rule so that only the 15% street tree canopy requirement is applicable to a vacant lot greenfield subdivision. Delete Activity specific standards – Tree canopy cover clause (a) and (b), an amend clause (d) to only refer to the 15% road corridor cover.	Reject
823.52	The Catholic Diocese of Christchurch	PC14	Oppose	Delete all of the financial contributions draft provisions in their entirety.	Reject
878.8	Transpower New Zealand Limited	PC14	Seek Amendment	Amend 6.10A.4.1.1 P1 and P2 to include an advice note as follows:  "Advice Note: Vegetation to be planted around the National Grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003."	Accept
903.1	Danne Mora Limited	PC14	Seek Amendment	Require the tree canopy rule applies to all new development in the city (Rule 6.10A.4.1.1 P1 and P2).	Reject
903.2	Danne Mora Limited	PC14	Seek Amendment	Amend the rule so that only the 15% street tree canopy requirement is applicable to a vacant lot greenfield subdivision. Delete Activity specific standards – Tree canopy cover clause (a) and (b), an amend [amend] clause (d) to only refer to the 15% road corridor cover.	Reject
914.6	Davie Lovell-Smith Ltd	PC14	Seek Amendment	Require P2 to also apply to new commercial and industrial greenfield subdivision in relation to the tree canopy of the road corridor area.	Reject
914.7	Davie Lovell-Smith Ltd	PC14	Seek Amendment	Amend the rule 6.10A.4.4.1 P2 so that only the 15% street tree canopy requirement is applicable to a vacant lot greenfield subdivision. Delete Activity specific standards – Tree canopy cover clause (a) and (b), an amend clause (d) to only refer to the 15% road corridor cover.	Reject
916.4	Milns Park	PC14	Seek	Amend '6.10A.4.1.1 P2 so that only the 15% street tree canopy requirement is	Reject



	Limited		Amendment	applicable to a vacant lot greenfield subdivision. Delete Activity specific standards – Tree canopy cover clause (a) and (b), an amend clause (d) to only refer to the 15% road corridor cover.	
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6 - General Rules and Procedures - 6.10A Tree Canopy Cover and Financial contributions - 6.10A.4 Rules – Tree canopy cover and financial contributions 6.10A.4.1 Activity status tables > 6.10.4.4.1.2 - 6.10A.4.1.2 Controlled activities

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
823.53	The Catholic Diocese of Christchurch	PC14	Oppose	Delete all of the financial contributions draft provisions in their entirety.	Reject

6 - General Rules and Procedures - 6.10A Tree Canopy Cover and Financial contributions - 6.10A.4 Rules – Tree canopy cover and financial contributions - 6.10A.4.1 Activity status tables - 6.10A.4.1.3 Restricted discretionary activities

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
728.3	Sutherlands Estates Limited	PC14	Seek Amendment	Amend to rule to make it clear that reserves that are vested to Council with enhancements can offset the tree canopy rules for the development.	Accept in part
819.7	Benrogan Estates Ltd	PC14	Seek Amendment	Amend to rule to make it clear that reserves that are vested to Council with enhancements can offset the tree canopy rules for the development.	Accept in part
820.10	Knights Stream Estates Ltd	PC14	Seek Amendment	Amend to rule to make it clear that reserves that are vested to Council with enhancements can offset the tree canopy rules for the development.	Accept in part
903.3	Danne Mora Limited	PC14	Seek Amendment	Amend to rule to make it clear that reserves that are vested to Council with enhancements can offset the tree canopy rules for the development.	Accept in part
914.8	Davie Lovell-Smith Ltd	PC14	Seek Amendment	Amend 6.10A.4.1.3 RD2 to make it clear that reserves that are vested to Council with enhancements can offset the tree canopy rules for the development.	Accept in part
916.5	Milns Park Limited	PC14	Seek Amendment	Amend 6.10A.4.1.3 RD2 to make it clear that reserves that are vested to Council with enhancements can offset the tree canopy rules for the development.	Accept in part

6 - General Rules and Procedures - 6.10A Tree Canopy Cover and Financial contributions - 6.10A.4 Rules – Tree canopy cover and financial contributions - - 6.10A.4.2 Tree canopy cover and financial contributions standards

Submission	Submitter	Plan	Position	Decision Requested	Recommendation
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No		Change			
200.8	Robert J Manthei	PC14	Seek Amendment	1. Increase the financial contribution and adopt a 'hard' tree cover target of 25% 2. Require mature vegetation and trees to be kept on new building sites.  Require developers to design 'around' a site's unique features, including retaining mature trees and vegetation.	Reject
625.2	Pamela-Jayne Cooper	PC14	Seek Amendment	Amend 6.10A.4.2.1 (b) for more provision to locate tree canopy to individual residences wherever feasible.	Reject
814.60	Carter Group Limited	PC14	Oppose	Oppose 6.10A.4.2. Seek that this be deleted.	Reject
874.28	Daresbury Ltd	PC14	Oppose	[Seeks to] [d]elete all of the financial contributions draft provisions in their entirety.	Reject

6 - General Rules and Procedures - **6.10A Tree Canopy Cover and Financial contributions** - 6.10A.4 Rules – **Tree canopy cover and financial contributions** - 6.10A.4.2 Tree canopy cover and financial contributions standards - **6.10A.4.2.1 Tree canopy cover standards and calculation**

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
61.20	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Discourage the use of impervious/impermeable surfaces around the tree roots.	Accept in part
237.55	Marjorie Manthei	PC14	Seek Amendment	Re (vii) : Consider how to address [the longevity of the trees]. Decrease the maximum percentage in (viii) as much as possible	Accept in part
399.2	Peter Earl	PC14	Oppose	Oppose the minimum 20% tree canopy cover standards	Reject

6 - General Rules and Procedures - **6.10A Tree Canopy Cover and Financial contributions** - 6.10A.4 Rules – **Tree canopy cover and financial contributions** - 6.10A.4.2 Tree canopy cover and financial contributions standards - **6.10A.4.2.2 Financial contribution standards and calculations**

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
30.4	Doug Latham	PC14	Seek Amendment	Amend Rule 6.10A.4.2.2 financial contributions to add an option to use rateable land value in lieu of valuation.	Reject
61.22	Victoria	PC14	Seek	Increase the Financial Contribution per tree significantly as a disincentive to	Reject

	Neighbourhood Association (VNA)		Amendment	removing or not replacing trees on the development site.	
61.31	Victoria Neighbourhood Association (VNA)	PC14	Support	Supports financial contribution standards as set out in 6.10A.2.1.2.	Accept in part
61.35	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Amend 6.10A.4.2.2 by increasing the financial contribution per tree significantly.	Reject
112.5	Nikki Smetham	PC14	Seek Amendment	Seek a guarantee that the financial contributions collected by CCC will indeed be used for offsite replacement tree planting, and not for general revenue gathering (i.e. reallocated for maintenance or roading infrastructure).	Accept
237.57	Marjorie Manthei	PC14	Seek Amendment	Rewrite 6.10A.4.2.2 (a) to read " ..If the tree canopy cover requirements... <u>cannot be</u> met [rather than "are not met") to make it clearer that maintaining or planting on the same site is the first priority and (ii) increase the amount per tree from \$2037.00 to at least \$4074.	Reject
367.7	John Bennett	PC14	Seek Amendment	Ensure the financial contribution required for not meeting the landscaping requirements is high enough that meeting the requirement will be financially beneficial to the developer.	Reject
728.4	Sutherlands Estates Limited	PC14	Seek Amendment	Make clearer in the plan how the costs have been attributed and whether it is GST inclusive	Accept
790.1	Jade McFarlane	PC14	Seek Amendment	Reduce the cost of financial contributions for not providing 15% tree canopy to \$1000 per tree; refuse rate rebate if the remaining 5% tree canopy is not provided; provide an agreed rate rebate to the landowner for the next 2 years as an incentive for providing the additional 5% tree canopy; and /or increase the standard building site coverage of 5% if the additional 5% tree canopy is planted.	Reject
819.8	Benrogan Estates Ltd	PC14	Seek Amendment	Make clearer in the plan how the costs [of \$2,037.00 per tree] have been attributed and whether it is GST inclusive.	Accept
820.7	Knights Stream Estates Ltd	PC14	Oppose	Make clearer in the plan how the costs have been attributed and whether it is GST inclusive.	Accept
903.4	Danne Mora Limited	PC14	Seek Amendment	Make clearer in the plan how the costs have been attributed and whether it is GST inclusive.	Accept
914.9	Davie Lovell-	PC14	Seek	Amend 6.10A.4.2.2 Make clearer in the plan how the costs have been attributed	Accept

	Smith Ltd		Amendment	and whether it is GST inclusive.	
916.6	Milns Park Limited	PC14	Seek Amendment	6.10A.4.2.2 Make clearer in the plan how the costs have been attributed and whether it is GST inclusive	Accept

6 - General Rules and Procedures - **6.10A Tree Canopy Cover and Financial contributions** - 6.10A.4 Rules – **Tree canopy cover and financial contributions** - 6.10A.4.2 Tree canopy cover and financial contributions standards - **6.10A.4.2.3 Consent notice**

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
30.5	Doug Latham	PC14	Seek Amendment	Remove requirement from Rule 6.10A.4.2.3 Tree canopy for a Consent notice	Reject
112.6	Nikki Smetham	PC14	Seek Amendment	[Require] monitoring of trees required as part of a development where they are relied on for mitigation of higher density development	Accept in part
728.5	Sutherlands Estates Limited	PC14	Seek Amendment	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network. How will compliance be measured? Will Council report on the compliance of the tree canopy rules and what projects the financial contributions go towards?	Accept in part
814.61	Carter Group Limited	PC14	Oppose	Oppose 6.10A.4.2.3. Seek that this be deleted.	Reject
819.9	Benrogan Estates Ltd	PC14	Seek Amendment	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network.	Accept in part
820.8	Knights Stream Estates Ltd	PC14	Oppose	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network.	Accept in part
823.54	The Catholic Diocese of Christchurch	PC14	Oppose	Delete all of the financial contributions draft provisions in their entirety.	
874.29	Daresbury Ltd	PC14	Oppose	[Seeks to] [d]elete all of the financial contributions draft provisions in their entirety.	Reject
903.5	Danne Mora Limited	PC14	Seek Amendment	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network.	Accept in part
914.10	Davie Lovell-Smith Ltd	PC14	Seek Amendment	Amend 6.10A.4.2.3 to provide clarification on who the tree canopy rules will be monitored and enforced, and how Council will utilise the money paid to them and how that will be reported to the public.	Accept in part
916.7	Milns Park	PC14	Seek	6.10A.4.2.3 to be made clearer	Accept in part

	Limited		Amendment		
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#### 6 - General Rules and Procedures - 6.10A Tree Canopy Cover and Financial contributions - 6.10A.5 Matters of discretion

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
61.36	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Amend 6.10A.5 to make it less likely that trees will be removed or not replaced on site.	Reject

#### 6 - General Rules and Procedures - 6.10A Tree Canopy Cover and Financial contributions - 6.10A.5.1 Tree canopy cover and financial contributions

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
61.21	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	[T]hat the council retains the tree canopy requirement and contributions plan but we submit that in many cases the provisions need to be strengthened. Rewrite the Matters of Discretion to make it less likely that trees will be removed or not replaced on site.	Reject
237.58	Marjorie Manthei	PC14	Seek Amendment	Consider how to make the intention of the Matters of Discretion more explicit.	Reject

#### 8 - Subdivision, Development and Earthworks

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
470.2 & 470.3	Dew & Associates (Academic Publishers)	PC14	Seek Amendment	For Chapter 8 and generally in relation to the RMA (and its successors), I recommend CCC impose an obligation on developers to either retain trees and similar oxygenators or provide them as part of the build permit. AND prosper all land-owners or users to institute a planting or shrub placement regime. Consider offering once in a lifetime at the time of taking up land or building ownership a one-off per site one-month-rate-holiday to an appropriate recipient.	Reject

#### 8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.6 - Objective - Urban tree canopy cover

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
571.14	James Harwood	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
615.10	Analijja Thomas	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
780.7	Josie Schroder	PC14	Support	Retain Objective 8.2.6 as notified.	Reject
814.81	Carter Group Limited	PC14	Oppose	Oppose Objective 8.2.6. Seek that this is deleted.	Accept
823.74	The Catholic Diocese of Christchurch	PC14	Oppose	Delete	Accept

8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.6 - Objective - Urban tree canopy cover > 8.2.6.1 - Policy - Contribution to tree canopy cover

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
780.8	Josie Schroder	PC14	Support	Retain Policy 8.2.6.1 as notified.	Reject
814.82	Carter Group Limited	PC14	Oppose	Oppose Policy 8.2.6.1. Seek that this policy is deleted.	Accept
823.75	The Catholic Diocese of Christchurch	PC14	Oppose	Delete	Accept

8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.6 - Objective - Urban tree canopy cover > 8.2.6.2 - Policy - The cost of providing tree canopy cover and financial contributions

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
780.9	Josie Schroder	PC14	Support	Retain Policy 8.2.6.2 as notified.	Reject
814.83	Carter Group Limited	PC14	Oppose	Oppose Policy 8.2.6.2. Seek that this policy is deleted.	Accept
820.1	Knights Stream	PC14	Oppose	Make clearer in the plan how the costs have been attributed and whether it is	Accept

	Estates Ltd			GST inclusive.	
823.76	The Catholic Diocese of Christchurch	PC14	Oppose	Delete	Accept

8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.6 - Objective - Urban tree canopy cover > 8.2.6.3 - Policy – Tree health and infrastructure

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
728.6	Sutherlands Estates Limited	PC14	Seek Amendment	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network.  How will compliance be measured?  Will Council report on the compliance of the tree canopy rules and what projects the financial contributions go towards?	Accept in part
814.84	Carter Group Limited	PC14	Oppose	Oppose Policy 8.2.6.3. Seek that it is deleted.	Accept
819.3	Benrogan Estates Ltd	PC14	Seek Amendment	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network.	Accept in part
820.3	Knights Stream Estates Ltd	PC14	Oppose	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network.	Accept in part
823.77	The Catholic Diocese of Christchurch	PC14	Oppose	Delete	Accept
878.9	Transpower New Zealand Limited	PC14	Seek Amendment	Amend Policy 8.2.6.3 as follows:  <u>"a. Ensure that trees on the development site are planted in a position appropriate to the tree type and in sufficient soil volume, width and depth to maximise the tree's healthy growth while avoiding adverse effects on strategic infrastructure. ..."</u>	Reject
903.6	Danne Mora Limited	PC14	Seek Amendment	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network.	Accept in part

8 - Subdivision, Development and Earthworks > 8.3 – Administration

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
834.116	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete Section 6.10A and all associated provisions.	Reject

8 - Subdivision, Development and Earthworks > 8.3 - Administration > 8.3.1 - How to interpret and apply the rules

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
571.15	James Harwood	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
615.11	Analijja Thomas	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
814.85	Carter Group Limited	PC14	Oppose	Oppose 8.3.1 (e) and (f). Seek that it is deleted.	Reject
823.78	The Catholic Diocese of Christchurch	PC14	Oppose	8.3.1 e) and f). Delete	Reject
834.123	Kāinga Ora – Homes and Communities	PC14	Oppose	Clause 8.3.1(e)-(f) – how to apply to the rules Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules.	Reject

8 - Subdivision, Development and Earthworks > 8.3 - Administration > 8.3.3 - Development and financial contributions

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
814.86	Carter Group Limited	PC14	Oppose	Oppose 8.3.3(b). Seek that it is deleted.	Reject
820.2	Knights Stream Estates Ltd	PC14	Oppose	Make clearer in the plan how the costs have been attributed and whether it is GST inclusive.	Accept
823.79	The Catholic Diocese of Christchurch	PC14	Oppose	Delete	Reject



834.124	Kāinga Ora – Homes and Communities	PC14	Oppose	Clause 8.3.3(b) – financial contributions Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules.	Reject
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#### 8 - Subdivision, Development and Earthworks > 8.3 - Administration > 8.3.7 - Consent notice

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
571.16	James Harwood	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
615.12	Analijja Thomas	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
728.7	Sutherlands Estates Limited	PC14	Seek Amendment	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network. How will compliance be measured? Will Council report on the compliance of the tree canopy rules and what projects the financial contributions go towards?	Accept in part
814.87	Carter Group Limited	PC14	Oppose	Oppose 8.3.7. Seek that it is deleted.	Reject
819.4	Benrogan Estates Ltd	PC14	Seek Amendment	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network. How will compliance be measured? Furthermore, will Council report on the compliance of the tree canopy rules and what projects the financial contributions go towards?	Accept in part
820.4	Knights Stream Estates Ltd	PC14	Oppose	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network.	Accept in part
823.80	The Catholic Diocese of Christchurch	PC14	Oppose	Delete	Reject
834.125	Kāinga Ora – Homes and Communities	PC14	Support	Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules	Reject
903.7	Danne Mora Limited	PC14	Seek Amendment	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network.	Accept in part

#### 8 - Subdivision, Development and Earthworks > 8.5 - Rules - Subdivision > 8.5.1 - Activity Status Tables > 8.5.1.3 - Restricted discretionary activities

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
834.12 & 834.16	Kāinga Ora – Homes and Communities	PC14	Support	RD 11 Subdivision of land 1. Retain the Sites of Ecological Significance qualifying matter. 2. Retain the Outstanding and Significant Natural Features qualifying matter. 3. Retain the Sites of Cultural Significance qualifying matter.	Accept

8 - Subdivision, Development and Earthworks > 8.7 - Rules as to matters of control - subdivision > 8.7.12 - Tree canopy cover and financial contributions

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
571.18	James Harwood	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
615.14	Analijia Thomas	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
814.92	Carter Group Limited	PC14	Oppose	Oppose 8.7.12. Seek that it is deleted.	Reject
823.85	The Catholic Diocese of Christchurch	PC14	Oppose	Delete	Reject
834.118	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete Section 6.10A and all associated provisions.	Accept in part
834.126	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules.	Accept in part

8 - Subdivision, Development and Earthworks > 8.9 - Rules - Earthworks > 8.9.2 - Activity status tables > 8.9.2.3 - Restricted discretionary activities

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
834.13 &	Kāinga Ora –	PC14	Support	RD5 Earthworks	Accept

834.17	Homes and Communities			<ul style="list-style-type: none"> <li>1. Retain the Sites of EcologicalSignificance qualifying matter.</li> <li>2. Retain the Outstanding andSignificant Natural Featuresqualifying matter.</li> <li>3. Retain the Sites of CulturalSignificance qualifying matter.</li> </ul>	
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9 - Natural and Cultural Heritage > 9.1 - Indigenous Biodiversity and Ecosystems > 9.1.4 - Rules > 9.1.4.1 - Activity status tables > 9.1.4.1.1 - Permitted activities

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
834.9	Kāinga Ora – Homes and Communities	PC14	Support	<ul style="list-style-type: none"> <li>1. Retain the Sites of EcologicalSignificance qualifying matter.</li> <li>2. Retain the Outstanding andSignificant Natural Featuresqualifying matter.</li> <li>3. Retain the Sites of CulturalSignificance qualifying matter.</li> </ul>	Accept

9 - Natural and Cultural Heritage > 9.1 - Indigenous Biodiversity and Ecosystems > 9.1.4 - Rules > 9.1.4.1 - **Activity status tables > 9.1.4.1.3 - Restricted discretionary activities**

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
834.10	Kāinga Ora – Homes and Communities	PC14	Support	<ul style="list-style-type: none"> <li>1. Retain the Sites of EcologicalSignificance qualifying matter.</li> <li>2. Retain the Outstanding andSignificant Natural Featuresqualifying matter.</li> <li>3. Retain the Sites of CulturalSignificance qualifying matter.</li> </ul>	Accept

9 - Natural and Cultural Heritage > 9.1 - Indigenous Biodiversity and Ecosystems > 9.1.4 - Rules > 9.1.4.1 - **Activity status tables > 9.1.4.1.5 - Non-complying activities**

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
834.11	Kāinga Ora – Homes and Communities	PC14	Support	<ul style="list-style-type: none"> <li>1. Retain the Sites of EcologicalSignificance qualifying matter.</li> <li>2. Retain the Outstanding andSignificant Natural Featuresqualifying matter.</li> <li>3. Retain the Sites of CulturalSignificance qualifying matter.</li> </ul>	Accept

9 - Natural and Cultural Heritage > 9.2 - Landscapes and Natural Character > 9.2.4 - Rules - Landscape overlays - outstanding natural features and landscapes > 9.2.4.1 - **Activity status table**

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
834.14	Kāinga Ora – Homes and Communities	PC14	Support	1. Retain the Sites of Ecological Significance qualifying matter. 2. Retain the Outstanding and Significant Natural Features qualifying matter. 3. Retain the Sites of Cultural Significance qualifying matter.	Accept
155.3	Trudi Bishop	PC14	Oppose	There should be no more development allowed on the Port Hills, adjacent to Bowenvale Reserve and in Banks Peninsula	Accept in part

9 - Natural and Cultural Heritage > 9.4 - Significant and Other Trees > 9.4.4 - Rules > 9.4.4.1 - Activity status tables > 9.4.4.1.1 - Permitted activities

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
876.17	Alan Ogle	PC14	Support	Support the provisions for tree canopy and financial contributions, noting: 1. Protections for trees, and incentives for planting more trees, should be part of the changes proposed in PC14. 2. Any financial contributions made to compensate for tree removal should be required to be spent in the area where trees are removed to, at least, replace what was there with equivalent planting.	Accept in part

9 - Natural and Cultural Heritage > 9.4 - Significant and Other Trees > 9.4.4 - Rules > 9.4.4.1 - Activity status tables > 9.4.4.1.2 - Controlled activities

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
876.18	Alan Ogle	PC14	Support	Support the provisions for tree canopy and financial contributions, noting: 1. Protections for trees, and incentives for planting more trees, should be part of the changes proposed in PC14. 2. Any financial contributions made to compensate for tree removal should be required to be spent in the area where trees are removed to, at least, replace what was there with equivalent planting.	Accept in part

9 - Natural and Cultural Heritage > 9.4 - Significant and Other Trees > 9.4.4 - Rules > 9.4.4.1 - Activity status tables > 9.4.4.1.3 - Restricted discretionary activities

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
876.19	Alan Ogle	PC14	Support	Support the provisions for tree canopy and financial contributions, noting: 1. Protections for trees, and incentives for planting more trees, should be part of the changes proposed in PC14. 2. Any financial contributions made to compensate for tree removal should be required to be spent in the area where trees are removed to, at least, replace what was there with equivalent planting.	Accept in part

9 - Natural and Cultural Heritage > 9.4 - Significant and Other Trees > 9.4.4 - Rules > 9.4.4.1 - Activity status tables > 9.4.4.1.4 - Discretionary activities

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
876.20	Alan Ogle	PC14	Support	Support the provisions for tree canopy and financial contributions, noting: 1. Protections for trees, and incentives for planting more trees, should be part of the changes proposed in PC14. 2. Any financial contributions made to compensate for tree removal should be required to be spent in the area where trees are removed to, at least, replace what was there with equivalent planting.	Accept in part

9 - Natural and Cultural Heritage > 9.5 - Ngai Tahu values and the natural environment > 9.5.4 - Rules > 9.5.4.1 - Activity status tables > 9.5.4.1.3 - Restricted discretionary activities - Wahi Tapu / Wahi Taonga

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
834.15	Kāinga Ora – Homes and Communities	PC14	Support	1. Retain the Sites of Ecological Significance qualifying matter. 2. Retain the Outstanding and Significant Natural Features qualifying matter. 3. Retain the Sites of Cultural Significance qualifying matter.	Accept

13 - Specific Purpose Zones

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
121.3	Cameron Matthews	PC14	Support		Accept in part
207.4	Mitchell Cocking	PC14	Oppose	Reject the plan change	Reject

13 - Specific Purpose Zones > 13.2 - Specific Purpose (Cemetery) Zone > 13.2.4 - Rules - Specific Purpose (Cemetery) Zone > 13.2.4.1 - Activity status tables > 13.2.4.1.3 - Restricted discretionary activities

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
63.10	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.	Accept

13 - Specific Purpose Zones > 13.2 - Specific Purpose (Cemetery) Zone > 13.2.4 - Rules - Specific Purpose (Cemetery) Zone > 13.2.4.2 - Built form standards > 13.2.4.2.4 - Daylight recession planes

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
63.11	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.	Accept

13 - Specific Purpose Zones > 13.2 - Specific Purpose (Cemetery) Zone > 13.2.5 - Rules - Matters of discretion > 13.2.5.2 - Height, separation from neighbours and daylight recession planes

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
63.12	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.	Accept

13 - Specific Purpose Zones > 13.14 - Specific Purpose (Otakaro Avon River Corridor) Zone

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
671.3	Larissa Lilley	PC14	Support	Support high density housing in the Red Zone	Accept

834.34	Kāinga Ora – Homes and Communities	PC14	Oppose	13.14 Specific Purpose (Ōtakaro Avon River Corridor) Zone – All provisions, including Appendix 13.14.6.2 specifying alternative zone provisions applicable to privately owned properties within the zone.  Delete the Open Space (recreation zone) qualifying matter and any relevant provisions proposed in its entirety	Reject
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[13 - Specific Purpose Zones > 13.14 - Specific Purpose \(Otakaro Avon River Corridor\) Zone > 13.14.4 - Rules - Specific Purpose \(Otakaro Avon River Corridor\) Zone > 13.14.4.1 - Activity status tables > 13.14.4.1.3 - Restricted discretionary activities](#)

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
91.1	The Glenara Family Trust	PC14	Seek Amendment	Add to Rule 13.14.4.3 [Sic - 13.14.4.1.3], a Restricted Discretionary Activity status for the construction of residential activities on a site listed in Appendix 13.14.6.2 that do not comply in all respects with the applicable activity and built form standards, along with the appropriate matters of discretion. Such provisions could be modelled on Rule 14.5.1.3 RD15-31 for similar proposals in the Medium Density Residential Zone (MRZ).	Accept in part
91.2	The Glenara Family Trust	PC14	Seek Amendment	As an alternative, a provision could be made in Rule 13.14.4.1.3 for a single omnibus Restricted Discretionary Activity (RDA) that cross-refers to Rule 14.5.1.3 RD15-RD31.  The Trust does not oppose a limitation of building height to 3 storeys or less on its land, so it does not seek the inclusion of RD14 from the list in Rule 14.5.1.3.	Accept in part

[13 - Specific Purpose Zones > 13.14 - Specific Purpose \(Otakaro Avon River Corridor\) Zone > 13.14.4 - Rules - Specific Purpose \(Otakaro Avon River Corridor\) Zone > 13.14.4.2 - Built form standards > 13.14.4.2.8 - Recession planes](#)

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
63.21	Kathleen Crisley	PC14	Support	Retain provisions in relation to reccession planes in final plan decision.	Accept

#### 14 - Residential

Submission	Submitter	Plan	Position	Decision Requested	Recommendation
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No		Change			
834.119	Kāinga Ora – Homes and Communities	PC14	Oppose	Rules 14.4.2.– 14.11.2 –Residential Built Form Standards. Delete Section 6.10A and all associated provisions.	Accept in part

14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.2 - Built form standards > 14.4.2.2 - Tree and garden planting

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
443.2	Summerset Group Holdings Limited	PC14	Seek Amendment	Amend all tree canopy provisions as they apply to residential zones within Christchurch City to specifically exclude retirement villages: b. For single and/or multi residential unit developments, other than multi-unit residential complexes and social housing complexes, <u>excluding retirement villages</u> a minimum tree canopy cover of 20% of the development site area must be provided in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be combined with the landscaping area in whole or in part, may be located on any part of the development site, and does not have to be associated with each residential unit.....	Reject
571.19	James Harwood	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
615.15	Analijia Thomas	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
814.152	Carter Group Limited	PC14	Oppose	Oppose Rule 14.4.2.2. Seek that this is deleted.	Accept in part
823.122	The Catholic Diocese of Christchurch	PC14	Oppose	Delete	Accept in part
834.170	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete the proposed amendments and retain the Operative Plan rule	Accept in part
835.9	Historic Places Canterbury	PC14	Support	The submitter supports all efforts to incentivise tree planting, including the canopy cover requirements relating to development and subdivision consents.	Accept in part
877.25	Otautahi Community	PC14	Seek Amendment	[Regarding 14.4.2.2] Delete the proposed amendments and retain the Operative Plan rule.	Accept in part



	Housing Trust				
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## 14 - Residential &gt; 14.5 - Rules - Medium Density Residential Zone &gt; 14.5.2 - Built form standards &gt; 14.5.2.2 - Landscaped area and tree canopy cover

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
65.2	Ali McGregor	PC14	Seek Amendment	Encourage retention of tree canopy and green space on residential sites.	Accept in part
145.12	Te Mana Ora/Community and Public Health	PC14	Support	Te Mana Ora supports the different proposals to support tree cover in the Housing and Business Choice Plan Change Consultation Document, including to [...] incentivise more tree planting, Financial Contributions, [...].	Accept in part
146.2	Julie Kidd	PC14	Support	[S]upport[s] as much being done as possible to maintain tree canopy cover.	Accept in part
233.2	Paul Clark	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
254.6	Emma Besley	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan..	Accept in part
261.2	Maia Gerard	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
262.2	Alfred Lang	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
263.2	Harley Peddie	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
264.2	Aaron Tily	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
265.2	John Bryant	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
266.2	Alex Hobson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
267.2	Justin Muirhead	PC14	Support	The council retains the tree canopy requirement and contributions plan.	Accept in part
268.2	Clare Marshall	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
269.2	Yvonne Gilmore	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
270.2	Rob Harris	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part

APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

271.4	Pippa Marshall	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
272.8	Caitriona Cameron	PC14	Seek Amendment	"The proposal should increase minimum protection of green space and canopy cover. o All developments should include whatever green space is considered to be the minimum (i.e. no 'buying out'). o [...]"	Accept in part
273.2	Ian Chesterman	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
274.2	Robert Fleming	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
342.2	Adrien Taylor	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
345.2	Monique Knaggs	PC14	Support	Seeks that the council retains the tree canopy requirement and contributions plan.	Accept in part
346.2	George Laxton	PC14	Support	[Seek] that the council retains the tree canopy requirement and contributions plan.	Accept in part
347.2	Elena Sharkova	PC14	Support	I seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
350.2	Felix Harper	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
361.2	James Gardner	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
362.2	Cynthia Roberts	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
363.2	Peter Galbraith	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
364.2	John Reily	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
365.2	Andrew Douglas-Clifford	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
366.2	Olivia Doyle	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
370.4	Simon Fitchett	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore	Accept in part

APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

				our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan	
371.2	Nkau Ferguson-spence	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
372.2	Julia Tokumaru	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
373.4	Mark Stringer	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan	Accept in part
374.2	Michael Redepenning	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
375.2	Aidan Ponsonby	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
379.2	Indiana De Boo	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
384.2	Christopher Seay	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
387.2	Christopher Henderson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
389.1	Emma Coumbe	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
391.2	Ezra Holder	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
392.2	Ella McFarlane	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
393.2	Sarah Laxton	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
394.2	Lesley Kettle	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
395.2	Emily Lane	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
415.7	Blake Thomas	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan	Accept in part
416.11	Anake Goodall	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore	Accept in part

APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

				our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	
443.3	Summerset Group Holdings Limited	PC14	Seek Amendment	Amend all tree canopy provisions as they apply to residential zones within Christchurch City to specifically exclude retirement villages. For example.... 14.5.2.2 Tree and garden planting Landscaped area and tree canopy cover c. For single and/or multi residential unit developments, <u>excluding retirement villages</u> , a minimum tree canopy cover of 20% of the development site area must be provided ... f. All other sites shall include the minimum tree and garden planting as set out in the below table: For all non-residential activities <u>and retirement villages</u> , except permitted commercial activities in the Sumner Master plan Overlay...	Accept in part
456.3	Michelle Alexandre	PC14	Support	Support more greenery, more trees	Accept in part
503.4	Jamie Lang	PC14	Support	Seeks that the council retains the tree canopy requirement and contributions plan.	Accept in part
505.11	Jarred Bowden	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
506.4	Alex McMahon	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
510.8	Ewan McLennan	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
512.8	Harrison McEvoy	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
514.8	Ann Vanschevensteen	PC14	Support	The council retains the tree canopy requirement and contributions plan.	Accept in part
515.2	Zachary Freiberg	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
516.2	Jessica Nimmo	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
517.2	Alex McNeill	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
518.2	Sarah Meikle	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part

APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

519.21	James Carr	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
520.2	Amelie Harris	PC14	Support	I seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
521.2	Thomas Garner	PC14	Support	I seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
522.2	Lisa Smalles	PC14	Support	I seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
523.11	Adam Currie	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
524.2	Daniel Tredinnick	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
525.2	Gideon Hodge	PC14	Support	S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
527.2	Kaden Adlington	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan	Accept in part
528.9	Kelsey Clousgon	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
529.2	Daniel Carter	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
531.11	Claire Cox	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
532.2	Albert Nisbet	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
533.2	Frederick Markwell	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
537.2	Matt Johnston	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan	Accept in part
551.5	Henry Seed	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part

APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

551.7	Henry Seed	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
552.5	David Moore	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
553.5	Josh Flores	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
554.5	Fraser Beckwith	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
555.5	James Cunniffe	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
557.13	Peter Beswick	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
558.4	Jan-Yves Ruzicka	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
559.5	Mitchell Tobin	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
560.5	Reece Pomeroy	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
562.5	Rob McNeur	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
563.2	Peter Cross	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
565.2	Angela Nathan	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
566.3	Bruce Chen	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions	Accept in part

				plan.	
567.2	Mark Mayo	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
568.2	Hazel Shanks	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
569.2	Marcus Devine	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
570.2	Christine Albertson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
571.2	James Harwood	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
572.2	Yu Kai Lim	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
573.2	Jeff Louttit	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
574.2	Henry Bersani	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
575.2	Jeremy Ditzel	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
576.2	Juliette Sargeant	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
577.3	James Robinson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
578.2	Jamie Dawson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
580.11	Darin Cusack	PC14	Seek Amendment	[That] more green space [is] provided if there are any changes in additional housing density.	Accept in part
586.2	Joe Clowes	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
587.2	Ciaran Mee	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
588.4	David Lee	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
589.2	Krystal Boland	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part

APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

590.2	Todd Hartshorn	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
591.2	Helen Jacka	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
594.6	Hao Ning Tan	PC14	Support	Seeks that the Council retains the tree canopy requirement and contributions plan	Accept in part
595.5	Logan Sanko	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	Accept in part
596.5	Hayley Woods	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	Accept in part
597.5	Karl Moffatt-Vallance	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	Accept in part
598.5	Caleb Sixtus	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	Accept in part
600.2	Maggie Lawson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
601.5	Jack Hobern	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	Accept in part
602.5	Devanh Patel	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	Accept in part
603.5	Evan Ross	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	Accept in part
604.5	Daniel Morris	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	Accept in part
605.2	Benjamin Wilton	PC14	Support	I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
606.5	Alanna Reid	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	Accept in part
611.4	Ailbhe Redmile	PC14	Support	Seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
615.5	Analijia Thomas	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
621.2	Loren Kennedy	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and	Accept in part



APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

				contributions plan.	
622.2	Ella Herriot	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
623.6	Peter Dobbs	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
624.11	Daniel Scott	PC14	Support	[Supports] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
639.11	Rory Evans Fee	PC14	Support	[Supports] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
643.2	Keegan Phipps	PC14	Support	[Seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
646.2	Archie Manur	PC14	Support	[Seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
652.5	Declan Cruickshank	PC14	Support	[Seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
655.2	Daymian Johnson	PC14	Support	[Seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
656.2	Francesca Teague-Wytenburg	PC14	Support	Seeks that the council retains the tree canopy requirement and contributions plan.	Accept in part
658.11	Ben Thorpe	PC14	Support	[Supports] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
659.2	Lucy Wingrove	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
660.1	Bray Cooke	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
661.11	Edward Parkes	PC14	Support	[Supports] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement	Accept in part

APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

				and contributions plan.	
662.11	Bryce Harwood	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy... seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
713.2	Girish Ramlugun	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
714.3	Russell Stewart	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
715.2	Sara Campbell	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
717.2	Jonty Coulson	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
718.2	Gareth Holler	PC14	Support	I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
719.2	Andrew Cockburn	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
721.9	Ethan Pasco	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy... seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
727.9	Birdie Young	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
733.3	Michael Hall	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
738.2	Pim Van Duin	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
752.2	Amanda Smithies	PC14	Support	support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
753.2	Piripi Baker	PC14	Support	[Support] the Tree Canopy Cover rules and Financial Contributions to restore	Accept in part

				our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
754.2	Alex Shaw	PC14	Support	Supports the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
762.4	New Zealand Institute of Architects Canterbury Branch	PC14	Support	[Supports] [e]stablishing provisions that aim to encourage tree protection and planting through financial contributions.	Accept in part
788.6	Marc Duff	PC14	Seek Amendment	Hornby should be exempt from the Tree Levy and Developers should be made to ensure density developments have a 20% tree canopy cover.	Reject
794.4	Greg Partridge	PC14	Oppose	The submitter opposes the reduction in Christchurch's tree canopy cover by housing intensification. The Council should seek an immediate amendment to the Enabling Housing Supply and Other Matters Act to be implemented in order for regulations to be introduced that protect the city's tree canopy from being decimated by property developers.	Reject
798.8	Wolfbrook	PC14	Oppose	delete the financial contribution provisions, which may require up to 40% landscaping on a site in conflict with the MDRS and the RMA	Reject
811.53	Retirement Villages Association of New Zealand Inc	PC14	Seek Amendment	Amend Standard 14.5.2.2 as follows, to provide for retirement units and to remove the requirement for residential developments to provide tree canopy cover: <del>14.5.2.2 Landscaped area and tree canopy cover</del> a. A residential unit <u>or retirement unit</u> at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them. b. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit <u>or retirement unit</u> . <del>c. ... [remove remainder of standard..]</del> <del>d. ...</del> <del>e. ...</del> <del>f. ...</del>	Accept in part
814.155	Carter Group		Oppose	Oppose 14.5.2.2 (c)-(e). Seek that these be deleted.	Accept in part

	Limited				
823.124	The Catholic Diocese of Christchurch	PC14	Oppose	14.5.2.2 c) - e). Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.	Reject
832.2	Finn Jackson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
834.181	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete rule and replace with the following: <u>14.5.2.2 landscaped area.</u> <u>(1) A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</u> <u>2. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.</u> <u>3. Non-residential activities must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</u>	Reject
835.10	Historic Places Canterbury	PC14	Support	The submitter supports all efforts to incentivise tree planting, including the canopy cover requirements relating to development and subdivision consents.	Accept in part
837.2	Sylvia Maclaren	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
839.2	Jacinta O'Reilly	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
840.2	Rosa Shaw	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
841.2	Jess Gaisford	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
843.2	Allan Taunt	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
844.2	Hayden Smythe	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
846.4	Lauren Bonner	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
847.2	Will Struthers	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
877.19	Otautahi	PC14	Seek	Delete the provisions relating to the tree canopy financial contribution and	Accept in part

	Community Housing Trust		Amendment	associated tree canopy rules.	
877.27	Otautahi Community Housing Trust	PC14	Seek Amendment	[Regarding 14.5.2.2] Delete rule and replace with the following: <u>14.5.2.2 landscaped area.</u> <u>(1) A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</u> <u>2. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.</u> <u>3. Non-residential activities must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</u>	Reject
918.2	Geoff Banks	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
1049.2	Dylan Lange	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part

#### 14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
65.4	Ali McGregor	PC14	Seek Amendment	Encourage retention of tree canopy and green space on residential sites.	Accept in part
89.18	Andrew Evans	PC14	Oppose	Oppose the proposed provisions 14.6.2.7d-f Landscaped area and tree canopy  Seek amendment to 14.6.2.7c: alter clause to 'The 20% landscaped area may be provided as a sum across the site, as long as there is a minimum dimension of <u>0.45m</u> . (was 0.6m).	Accept in part
145.13	Te Mana Ora/Community and Public Health	PC14	Support	Te Mana Ora supports the different proposals to support tree cover in the Housing and Business Choice Plan Change Consultation Document, including to update tree setbacks to better protect individual trees and to	Accept in part

APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

				incentivise more tree planting, Financial Contributions, and the Schedule of Significant and Other Trees becoming a Qualifying matter.	
146.3	Julie Kidd	PC14	Support	[S]upport[s] as much being done as possible to maintain tree canopy cover.	Accept in part
233.3	Paul Clark	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
237.37	Marjorie Manthei	PC14	Support	[Retain 14.6.2.7]	Accept in part
254.7	Emma Besley	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	Accept in part
261.3	Maia Gerard	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
262.3	Alfred Lang	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
263.3	Harley Peddie	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
264.3	Aaron Tily	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
265.3	John Bryant	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
266.3	Alex Hobson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
267.3	Justin Muirhead	PC14	Support	The council retains the tree canopy requirement and contributions plan.	Accept in part
268.3	Clare Marshall	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
269.3	Yvonne Gilmore	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
270.3	Rob Harris	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
271.3	Pippa Marshall	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
272.9	Caitriona Cameron	PC14	Seek Amendment	The proposal should increase minimum protection of green space and canopy cover. o All developments should include whatever green space	Accept in part

APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

				is considered to be the minimum (i.e. no 'buying out'). o [...]	
273.3	Ian Chesterman	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
274.3	Robert Fleming	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
342.3	Adrien Taylor	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
345.3	Monique Knaggs	PC14	Support	Seeks that the council retains the tree canopy requirement and contributions plan.	Accept in part
346.3	George Laxton	PC14	Support	[Seek] that the council retains the tree canopy requirement and contributions plan.	Accept in part
347.3	Elena Sharkova	PC14	Support	I seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
350.3	Felix Harper	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
361.3	James Gardner	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
362.3	Cynthia Roberts	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
363.3	Peter Galbraith	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
364.3	John Reily	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
365.3	Andrew Douglas-Clifford	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
366.3	Olivia Doyle	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
370.3	Simon Fitchett	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
371.3	Nkau Ferguson-spence	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
372.3	Julia Tokumaru	PC14	Support	[S]eek[s] that the council retains the tree canopy	Accept in part

APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

				requirement and contributions plan.	
373.3	Mark Stringer	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan	Accept in part
374.3	Michael Redepenning	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
375.3	Aidan Ponsonby	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
379.3	Indiana De Boo	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
384.3	Christopher Seay	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
387.3	Christopher Henderson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
389.11	Emma Coumbe	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
391.3	Ezra Holder	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
392.3	Ella McFarlane	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
393.3	Sarah Laxton	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
394.3	Lesley Kettle	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
395.3	Emily Lane	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
415.6	Blake Thomas	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan	Accept in part
416.10	Anake Goodall	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part



443.4	Summerset Group Holdings Limited	PC14	Seek Amendment	Amend 14.6.2.7 as follows: ... d. For single and/or multi residential unit developments, <u>excluding retirement villages</u> a minimum tree canopy cover of 20% of the development site area must be provided in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be combined with the landscaping area in whole or in part, may be located on any part of the development site, and does not have to be associated with each residential unit..	Accept in part
456.4	Michelle Alexandre	PC14	Support	Support more greenery, more trees	Accept in part
503.5	Jamie Lang	PC14	Support	Seeks that the council retains the tree canopy requirement and contributions plan.	Accept in part
505.10	Jarred Bowden	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
506.5	Alex McMahon	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
510.9	Ewan McLennan	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
512.9	Harrison McEvoy	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
514.9	Ann Vanschevensteen	PC14	Support	The council retains the tree canopy requirement and contributions plan.	Accept in part
515.3	Zachary Freiberg	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
516.3	Jessica Nimmo	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
517.3	Alex McNeill	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
518.3	Sarah Meikle	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
519.20	James Carr	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial	Accept in part

APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

				Contributions to restore our tree canopy...seek that the council retains the tree canopy requirement and contributions plan.	
520.3	Amelie Harris	PC14	Support	I seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
521.3	Thomas Garner	PC14	Support	I seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
522.3	Lisa Smailes	PC14	Support	I seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
523.10	Adam Currie	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
524.3	Daniel Tredinnick	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
525.3	Gideon Hodge	PC14	Support	Seeks that Council retains the tree canopy requirement and contributions plan.	Accept in part
527.3	Kaden Adlington	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan	Accept in part
528.8	Kelsey Clousgon	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
529.3	Daniel Carter	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
531.10	Claire Cox	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
532.3	Albert Nisbet	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
533.3	Frederick Markwell	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
537.3	Matt Johnston	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan	Accept in part

APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

551.8	Henry Seed	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
552.6	David Moore	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
553.6	Josh Flores	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
554.6	Fraser Beckwith	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
555.6	James Cunniffe	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
557.14	Peter Beswick	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
558.5	Jan-Yves Ruzicka	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
559.6	Mitchell Tobin	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
560.6	Reece Pomeroy	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
562.6	Rob McNeur	PC14	Support	Support the Tree Canopy Cover rules and Financial	Accept in part

APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

				Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
563.13	Peter Cross	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
565.3	Angela Nathan	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
566.4	Bruce Chen	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
567.3	Mark Mayo	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
568.3	Hazel Shanks	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
569.3	Marcus Devine	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
570.3	Christine Albertson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
571.3	James Harwood	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
572.3	Yu Kai Lim	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
573.3	Jeff Louttit	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
574.3	Henry Bersani	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
575.3	Jeremy Ditzel	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
576.3	Juliette Sargeant	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
577.4	James Robinson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
578.3	Jamie Dawson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part

APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

586.3	Joe Clowes	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
587.3	Ciaran Mee	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
588.5	David Lee	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
589.3	Krystal Boland	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
590.3	Todd Hartshorn	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
591.3	Helen Jacka	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
594.7	Hao Ning Tan	PC14	Support	Seeks that the Council retains the tree canopy requirement and contributions plan	Accept in part
595.6	Logan Sanko	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	Accept in part
596.6	Hayley Woods	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	Accept in part
597.6	Karl Moffatt-Vallance	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	Accept in part
598.6	Caleb Sixtus	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	Accept in part
600.3	Maggie Lawson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
601.6	Jack Hobern	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	Accept in part
602.6	Devanh Patel	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	Accept in part
603.6	Evan Ross	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	Accept in part
604.6	Daniel Morris	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	Accept in part
605.3	Benjamin Wilton	PC14	Support	I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and	Accept in part

APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

				contributions plan.	
606.6	Alanna Reid	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	Accept in part
611.5	Ailbhe Redmile	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
615.6	Analijja Thomas	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
621.3	Loren Kennedy	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
622.3	Ella Herriot	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
623.7	Peter Dobbs	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
624.4	Daniel Scott	PC14	Support	[Supports] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
639.10	Rory Evans Fee	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
643.3	Keegan Phipps	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
646.3	Archie Manur	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
652.6	Declan Cruickshank	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
655.3	Daymian Johnson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part

APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

656.3	Francesca Teague-Wytenburg	PC14	Support	Seeks that the council retains the tree canopy requirement and contributions plan.	Accept in part
658.10	Ben Thorpe	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
659.3	Lucy Wingrove	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
660.3	Bray Cooke	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
661.10	Edward Parkes	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
662.10	Bryce Harwood	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy... seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
664.3	Catherine & Peter Morrison	PC14	Oppose	Require minimum tree cover. Oppose financial contributions as mitigation.	Accept in part
685.61	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	Develop a mechanism where public property can accommodate tree planting, for example a financial contribution to aid in street planting upgrades in lieu of building setbacks.	Accept in part
713.3	Girish Ramlugun	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
714.2	Russell Stewart	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and	Accept in part

APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

				contributions plan.	
715.3	Sara Campbell	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
717.3	Jonty Coulson	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
718.3	Gareth Holler	PC14	Support	I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
719.3	Andrew Cockburn	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
720.31	Mitchell Coll	PC14	Support	Develop a mechanism where public property can accommodate tree planting, for example a financial contribution to aid in street planting upgrades in lieu of building setbacks.	Accept in part
721.10	Ethan Pasco	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy... seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
727.10	Birdie Young	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
733.4	Michael Hall	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
738.3	Pim Van Duin	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
752.3	Amanda Smithies	PC14	Support	support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part



APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

753.3	Piripi Baker	PC14	Support	[Support] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
754.3	Alex Shaw	PC14	Support	Supports the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
762.5	New Zealand Institute of Architects Canterbury Branch	PC14	Support	[Supports] [e]stablishing provisions that aim to encourage tree protection and planting through financial contributions.	Accept in part
762.26	New Zealand Institute of Architects Canterbury Branch	PC14	Seek Amendment	[Amend text to address spelling mistake in rule 14.6.2.7 g.ii "lanscaping"]	Accept
788.5	Marc Duff	PC14	Seek Amendment	Hornby should be exempt from the Tree Levy and Developers should be made to ensure density developments have a 20% tree canopy cover.	Reject
794.5	Greg Partridge	PC14	Oppose	The submitter opposes the reduction in Christchurch's tree canopy cover by housing intensification. The Council should seek an immediate amendment to the Enabling Housing Supply and Other Matters Act to be implemented in order for regulations to be introduced that protect the city's tree canopy from being decimated by property developers.	Reject
798.9	Wolfbrook	PC14	Oppose	delete the financial contribution provisions, which may require up to 40% landscaping on a site in conflict with the MDRS and the RMA	Reject
811.73	811.73 Retirement Villages Association of New Zealand Inc	PC14	Support	[Retain Standard 14.6.2.7 as notified]	Accept in part
814.177	Carter Group Limited	PC14	Oppose	Oppose Rule 14.6.2.7. Seek that this is deleted.	Accept in part
823.143	The Catholic Diocese of Christchurch	PC14	Oppose	Delete	Accept in part
832.3	Finn Jackson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part

APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

834.121	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete Section 6.10A and all associated provisions.	Reject
834.224	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Delete [standard] and replace with the following: <u>14.5.2.2 landscaped area</u> <b>(1) A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</b> <u>2. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.</u> <u>3. Non-residential activities must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</u>	Reject
835.11	Historic Places Canterbury	PC14	Not Stated	The submitter supports all efforts to incentivise tree planting, including the canopy cover requirements relating to development and subdivision consents.	Accept in part
837.3	Sylvia Maclaren	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
839.3	Jacinta O'Reilly	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
840.3	Rosa Shaw	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
841.3	Jess Gaisford	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
843.3	Allan Taunt	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
844.3	Hayden Smythe	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
846.5	Lauren Bonner	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
847.3	Will Struthers	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
877.18	Otautahi Community	PC14	Seek Amendment	Delete the provisions relating to the tree canopy financial	Accept in part

	Housing Trust			contribution and associated tree canopy rules.	
877.30	Otautahi Community Housing Trust	PC14	Seek Amendment	[Regarding 14.6.2.7] Delete rule and replace with the following: <u>14.5.2.2 landscaped area</u> <u>(1)A residential unit atground floor level must have a landscaped area of a minimum of 20% of adeveloped site with grass or plants, and can include the canopy of treesregardless of the ground treatment below them.</u> <u>2.The landscaped area may be located on any part of the development site, anddoes not need to be associated with each residential unit.</u> <u>3. Non-residentialactivities must have a landscaped area of a minimum of 20% of a developed sitewith grass or plants, and can include the canopy of trees regardless of theground treatment below them.</u>	Reject
918.3	Geoff Banks	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
1049.3	Dylan Lange	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part

14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.2 - Built form standards > 14.7.2.13 - Tree canopy cover and financial contributions

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
443.5	Summerset Group Holdings Limited	PC14	Seek Amendment	Amend 14.7.2.13 as follows: a. For single and/or multi residential unit developments, <u>excluding retirement villages</u> a minimum tree canopy cover of 20% of the development site area must be provided in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be combined with the landscaping area in whole or in part, may be located on any part of the development site, and does not have to be associated with each residential unit.	Reject
571.20	James Harwood	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
615.16	Analijia Thomas	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.	Accept in part

## 14 - Residential &gt; 14.9 - Rules - Residential Large Lot Zone &gt; 14.9.2 - Built form standards &gt; 14.9.2.13 - Tree and garden planting

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
443.6	Summerset Group Holdings Limited	PC14	Seek Amendment	Amend 14.9.2.13 as follows: a. Within the Rural Hamlet Precinct, for multi-unit residential complexes and social housing complexes only <u>and excluding retirement villages</u> , development sites shall include the following minimum tree and garden planting:..... b. For single and/or multi residential unit developments, other than multi-unit residential complexes and social housing complexes, <u>and excluding retirement villages</u> a minimum tree canopy cover of 20% of the development site area must be provided in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be combined with the landscaping area in whole or in part, may be located on any part of the development site, and does not have to be associated with each residential unit.	Reject
571.21	James Harwood	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part

## 14 - Residential &gt; 14.11 - Rules - Residential Visitor Accommodation Zone &gt; 14.11.2 - Built form standards &gt; 14.11.2.8 - Landscaped areas and trees

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
443.7	Summerset Group Holdings Limited	PC14	Seek Amendment	Amend 14.11.2.8 to exclude retirement villages.	Reject

## 14 - Residential &gt; 14.12 - Rules - Future Urban Zone &gt; 14.12.2 - Built form standards &gt; 14.12.2.7 - Landscaping and tree canopy cover

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
233.4	Paul Clark	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
254.8	Emma Besley	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
261.4	Maia Gerard	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions	Accept in part

				plan.	
262.4	Alfred Lang	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
263.4	Harley Peddie	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
264.4	Aaron Tily	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
265.4	John Bryant	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
266.4	Alex Hobson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
267.4	Justin Muirhead	PC14	Support	The council retains the tree canopy requirement and contributions plan.	Accept in part
268.4	Clare Marshall	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
269.4	Yvonne Gilmore	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
270.4	Rob Harris	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
271.2	Pippa Marshall	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
272.10	Caitriona Cameron	PC14	Seek Amendment	The proposal should increase minimum protection of green space and canopy cover. o All developments should include whatever green space is considered to be the minimum (i.e. no 'buying out'). o [...]	Accept in part
273.4	Ian Chesterman	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
274.4	Robert Fleming	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
342.4	Adrien Taylor	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
345.4	Monique Knaggs	PC14	Support	Seeks that the council retains the tree canopy requirement and contributions plan.	Accept in part
346.4	George Laxton	PC14	Support	[Seek] that the council retains the tree canopy requirement and contributions plan.	Accept in part

APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

347.4	Elena Sharkova	PC14	Support	I seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
350.10	Felix Harper	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
361.9	James Gardner	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
362.13	Cynthia Roberts	PC14	Support	[S]eek[s] that the Council retains the tree canopy requirement and contributions plan.	Accept in part
363.4	Peter Galbraith	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
364.4	John Reily	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
365.4	Andrew Douglas-Clifford	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
366.4	Olivia Doyle	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
370.2	Simon Fitchett	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan	Accept in part
371.4	Nkau Ferguson-spence	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
372.4	Julia Tokumaru	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
373.2	Mark Stringer	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan	Accept in part
374.4	Michael Redepenning	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
375.4	Aidan Ponsonby	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
379.4	Indiana De Boo	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
384.4	Christopher Seay	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
387.4	Christopher	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions	Accept in part

	Henderson			plan.	
389.2	Emma Coumbe	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
391.4	Ezra Holder	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
392.4	Ella McFarlane	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
394.4	Lesley Kettle	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
395.4	Emily Lane	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
415.5	Blake Thomas	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan	Accept in part
416.9	Anake Goodall	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
443.8	Summerset Group Holdings Limited	PC14	Seek Amendment	Amend 14.12.2.7 as follows: .... d. For single and/or multi residential unit developments, <u>excluding retirement villages</u> a minimum tree canopy cover of 20% of the development site area must be provided in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be combined with the landscaping area in whole or in part, may be located on any part of the development site, and does not have to be associated with each residential unit.	Reject
503.6	Jamie Lang	PC14	Support	Seeks that the council retains the tree canopy requirement and contributions plan.	Accept in part
505.9	Jarred Bowden	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
506.6	Alex McMahan	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
510.10	Ewan McLennan	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
512.10	Harrison McEvoy	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions	Accept in part

APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

				plan.	
514.10	Ann Vanschevensteen	PC14	Support	The council retains the tree canopy requirement and contributions plan.	Accept in part
515.4	Zachary Freiberg	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
516.4	Jessica Nimmo	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
517.4	Alex McNeill	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
518.4	Sarah Meikle	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
519.19	James Carr	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
520.4	Amelie Harris	PC14	Support	I seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
521.4	Thomas Garner	PC14	Support	I seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
522.4	Lisa Smailes	PC14	Support	I seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
523.9	Adam Currie	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
524.4	Daniel Tredinnick	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
525.4	Gideon Hodge	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
527.4	Kaden Adlington	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan	Accept in part
528.7	Kelsey Clousgon	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
529.4	Daniel Carter	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
531.9	Claire Cox	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore	Accept in part



				our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	
532.4	Albert Nisbet	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
533.4	Frederick Markwell	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
537.4	Matt Johnston	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan	Accept in part
551.9	Henry Seed	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
552.7	David Moore	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
553.7	Josh Flores	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
554.7	Fraser Beckwith	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
555.7	James Cunniffe	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
557.15	Peter Beswick	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
558.6	Jan-Yves Ruzicka	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
559.7	Mitchell Tobin	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
560.7	Reece Pomeroy	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
562.7	Rob McNeur	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our	Accept in part

				tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
563.3	Peter Cross	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
565.4	Angela Nathan	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
566.5	Bruce Chen	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
567.4	Mark Mayo	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
568.4	Hazel Shanks	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
569.4	Marcus Devine	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
570.4	Christine Albertson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
571.4	James Harwood	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
572.4	Yu Kai Lim	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
573.4	Jeff Louttit	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
574.4	Henry Bersani	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
575.4	Jeremy Ditzel	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
576.4	Juliette Sargeant	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
577.5	James Robinson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
578.4	Jamie Dawson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
586.4	Joe Clowes	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part

APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

587.4	Ciaran Mee	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
588.6	David Lee	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
589.4	Krystal Boland	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
590.4	Todd Hartshorn	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
591.4	Helen Jacka	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
594.8	Hao Ning Tan	PC14	Support	Seeks that the Council retains the tree canopy requirement and contributions plan	Accept in part
595.7	Logan Sanko	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	Accept in part
596.7	Hayley Woods	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	Accept in part
597.7	Karl Moffatt-Vallance	PC14	Support	Seeks that the Council retains the tree canopy requirement and contributions plan.	Accept in part
598.7	Caleb Sixtus	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	Accept in part
600.4	Maggie Lawson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
601.7	Jack Hobern	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	Accept in part
602.7	Devanh Patel	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	Accept in part
603.7	Evan Ross	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	Accept in part
604.7	Daniel Morris	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.	Accept in part
605.4	Benjamin Wilton	PC14	Support	I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
606.7	Alanna Reid	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions	Accept in part

APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

				plan.	
611.6	Ailbhe Redmile	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
615.7	Analijja Thomas	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
621.4	Loren Kennedy	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
622.4	Ella Herriot	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
623.8	Peter Dobbs	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
624.5	Daniel Scott	PC14	Support	[Supports] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
639.9	Rory Evans Fee	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
643.4	Keegan Phipps	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
646.4	Archie Manur	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
652.7	Declan Cruickshank	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
655.4	Daymian Johnson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
656.4	Francesca Teague-Wytenburg	PC14	Support	Seeks that the council retains the tree canopy requirement and contributions plan.	Accept in part
658.9	Ben Thorpe	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
659.4	Lucy Wingrove	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our	Accept in part

APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

				tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	
660.4	Bray Cooke	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
661.9	Edward Parkes	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
662.9	Bryce Harwood	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy... seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
713.4	Girish Ramlugun	PC14	Support	I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
714.4	Russell Stewart	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
715.4	Sara Campbell	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
717.4	Jonty Coulson	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
718.4	Gareth Holler	PC14	Support	I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
719.4	Andrew Cockburn	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
721.11	Ethan Pasco	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy... seek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
727.11	Birdie Young	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
733.5	Michael Hall	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions	Accept in part

				plan.	
738.4	Pim Van Duin	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
752.4	Amanda Smithies	PC14	Support	support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
753.4	Piripi Baker	PC14	Support	[Support] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
754.4	Alex Shaw	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.	Accept in part
762.6	New Zealand Institute of Architects Canterbury Branch	PC14	Support	[Supports] [e]stablishing provisions that aim to encourage tree protection and planting through financial contributions.	Accept in part
762.8	New Zealand Institute of Architects Canterbury Branch	PC14	Seek Amendment	[Supports] [e]stablishing provisions that aim to encourage tree protection and planting through financial contributions.	Accept in part
798.10	Wolfbrook	PC14	Oppose	delete the financial contribution provisions, which may require up to 40% landscaping on a site in conflict with the MDRS and the RMA	Reject
832.4	Finn Jackson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
837.4	Sylvia Maclaren	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
839.4	Jacinta O'Reilly	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
840.4	Rosa Shaw	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
841.4	Jess Gaisford	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
843.4	Allan Taunt	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions	Accept in part

				plan.	
844.4	Hayden Smythe	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
846.6	Lauren Bonner	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
847.4	Will Struthers	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
877.17	Otautahi Community Housing Trust	PC14	Seek Amendment	Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules.	Reject
918.4	Geoff Banks	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
1049.4	Dylan Lange	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part

#### 14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.3 - Built form standards > 14.13.3.9 - Landscaping and tree planting

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
571.22	James Harwood	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.	Accept in part
615.17	Analijia Thomas	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.	Accept in part

#### 18 - Open Space

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
834.33	Kāinga Ora – Homes and Communities	PC14	Oppose	18.4-18.9, 6.1A[sic] Qualifying matters. Delete the Open Space (recreation zone) qualifying matter and any relevant provisions proposed in its entirety.	Reject

#### 18 - Open Space > 18.4 - Rules - Open Space Community Parks Zone > 18.4.2 - Built form standards - Open Space Community Parks Zone > 18.4.2.5 - Recession planes

Submission	Submitter	Plan	Position	Decision Requested	Recommendation
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No	Submitter	Change	Position	Decision Requested	Recommendation
63.70	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.	Accept

18 - Open Space > 18.5 - Rules - Open Space Metropolitan Facilities Zone > 18.5.2 - Built form standards - Open Space Metropolitan Facilities Zone > 18.5.2.5 - Recession planes

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
63.71	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.	Accept

18 - Open Space > 18.5 - Rules - Open Space Metropolitan Facilities Zone > 18.5.4 - Area-specific rules - Open Space Metropolitan Facilities Zone (Temporary Christchurch Stadium) > 18.5.4.2 - Area-specific built form standards – Open Space Metropolitan Facilities Zone (Temporary Christchurch Stadium) > 18.5.4.2.4 - Recession planes

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
63.72	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.	Accept

18 - Open Space > 18.7 - Rules - Open Space Natural Zone > 18.7.1 - Activity status tables - Open Space Natural Zone > 18.7.1.3 - Restricted discretionary activities

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
63.73	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.	Accept

18 - Open Space > 18.7 - Rules - Open Space Natural Zone > 18.7.2 - Built form standards - Open Space Natural Zone > 18.7.2.4 - Recession planes

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
63.74	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.	Accept

18 - Open Space > 18.8 - Rules - Open Space Water and Margins Zone and Avon River Precinct/Te Papa Otakaro Zone > 18.8.2 - Built form standards - Open Space Water and Margins Zone and Avon River Precinct/Te Papa Otakaro Zone > 18.8.2.4 - Recession planes

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
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63.75	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.	Accept
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## 18 - Open Space &gt; 18.10 - Matters of discretion &gt; 18.10.18 - Recession planes

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
63.76	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.	Accept

## 19 - Planning Maps

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
2.4	Greg Olive	PC14	Seek Amendment	Delete Qualifying Matter Open Space/ Waterbody from 65 and 67 Richmond Avenue.	Accept in part
244.7	Harvey Armstrong	PC14	Seek Amendment	Remove ONL from 75 Aldersons Ave.	Reject
579.2	Gareth Bailey	PC14	Seek Amendment	Exclude properties within waterway setbacks from MDRZ classification.	Reject

## 19 - Planning Maps - Commercial

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
835.13 & 835.12	Historic Places Canterbury	PC14	Seek Amendment	The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.	Reject Also see recommendation on these submissions & 835.1 in s42A – Historic Heritage

## 19 - Planning Maps – Any other QM

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
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APPENDIX 3 – SUBMISSIONS WITH RECOMMENDATIONS

49.1	Holly Lea Village	PC14	Seek Amendment	Amend the Planning Maps to ensure the Water Body Setback Qualifying Matter accurately reflects the current alignment of Fendalton Stream at 123 Fendalton Road.	Accept in part
79.1	Andy Hall	PC14	Seek Amendment	Amend the waterway overlay on the Planning Maps. Would like to have the waterway overlay on the Planning Maps to be stopped at my boundary.	Accept in part
107.29	Heather Woods	PC14	Seek Amendment	Amend zoning 135 to 185 Wainoni Road (and further afield), to "Medium Density Residential Zone" because the Qualifying Matter of "Water body Setback" only applies to a very small (5m wide) part of the properties, and is less of a risk than places like Marine Parade that are "Medium Density Residential Zone" with the Qualifying Matter of "Coastal Hazard Medium Risk Management Area" applying to the whole property.	Reject  Also refer to s42A reports for Residential Zones and Tsunami Risk and LPTAA QMs
145.16	Te Mana Ora/Community and Public Health	PC14	Support	Te Mana Ora supports the different proposals to support tree cover in the Housing and Business Choice Plan Change Consultation Document, including [...] to incentivise more tree planting, Financial Contributions, [...].	Accept in part
324.2	Ivan Thomson	PC14	Seek Amendment	Confirm the Waterway Setback that applies to Pope's Drain is 5m.	Accept
443.12	Summerset Group Holdings Limited	PC14	Seek Amendment	[Remove the Water Body Setback QM overlay from the Summerset on Cavendish village site at 147 Cavendish Road, Casebrook, Christchurch].	Accept
704.7	WDL Enterprises Limited and Birchs Village Limited	PC14	Oppose	That the QM Water body Setbacks be removed from the Land  That the PC14 provisions be amended to give effect to the rezoning, removal of the QM Water Body Setbacks, and reflect the issues raised in this submission	Accept in part
755.5	Margaret Stewart	PC14	Seek Amendment	Make the residential red zone (Otakaro River Avon Corridor) a Qualifying Matter	Accept
792.13	Carmel Woods	PC14	Oppose	Oppose the Waterbody Setback QM as it applies to 135 to 185 Wainoni Road.	Accept in part
814.245	Carter Group Limited	PC14	Oppose	Amend the planning maps in respect of either side of Beachville Road, Redcliffs to remove the Sites of Cultural Significance overlay.	Reject
908.1	Christchurch Civic Trust	PC14	Seek Amendment	[Seeks that] Hagley Park be included in PC14 as a Qualifying Matter.	Accept
914.18	Davie Lovell-Smith Ltd	PC14	Seek Amendment	The waterbodies on the planning maps are to be identified as 'indicative locations only' or alternatively to show them in their correct location or not at all.	Accept in part
916.12	Milns Park	PC14	Seek	The waterbodies on the planning maps are to be identified as 'indicative	Accept in part

	Limited		Amendment	locations only' or alternatively to show them in their correct location or not at all.	
470.1	Dew & Associates (Academic Publishers)	PC14	Not Stated	Provision: Subdivision, Development and Earthworks Decision Sought: For Chapter 8 and generally in relation to the RMA (and its successors), I recommend CCC impose an obligation on developers to either retain trees and similar oxygenators or provide them as part of the build permit. AND prosper all land-owners or users to institute a planting or shrub placement regime . Consider offering once in a lifetime at the time of taking up land or building ownership a one-off per site one-month-rate-holiday to an appropriate recipient.	Accept in part
896.2	Claire Coveney	PC14	Seek Amendment	Seeks that all high density housing is located near cycleways and rail corridors, and away from wetlands and rivers.	Accept in part

## All of Plan

Submission No	Submitter	Plan Change	Position	Decision Requested	Recommendation
288.11	Waipapa Papanui Innes-Central Community Board	PC14	Seek Amendment	Seek Amendment to incorporate the goals of the Ōtautahi Christchurch Climate Resilience Strategy and the Ōtautahi Christchurch Urban Forest Plan in the Plan.	Accept in part
741.5	Lower Cashmere Residents Association	PC14	Seek Amendment	The Opawaho Heathcote River corridor be designated as an area of special significance and area.	Accept
835.1	Historic Places Canterbury	PC14	Seek Amendment	Broadly supportive of the proposed changes, however amendments are suggested in respect of buffer zones surrounding Hagley Park, Cranmer Square and Latimer Square.	Reject Also see 835.12, 835.13 above