

SUMMARY STATEMENT

1. My full name is **Marcus Hayden Langman**. I am an independent planning consultant and have set out my background and experience in my evidence-in-chief.
2. I have prepared the evidence evaluating the submission made by the **Christchurch City Council** on Plan Changes 13 and 14. The submission relates to a number of requests across the breadth of the plan change, variously seeking amendments to Plan Change 13 and 14, ranging from minor corrections to more substantive changes.
3. In relation to the content of my evidence addressing the 'residential' topic that is the subject of this part of the hearing, I note that a number of the residential change requests relate to the Tsunami Management Area Qualifying Matter, I will address those requests in relation to the Coastal Hazards topic. In relation to this topic, I address the following matters:
 - (a) Removal of sites located within 800m of the Orbiter bus stop from the Low Public Transport Access Area Qualifying Matter (**LPTAA**) and subsequent rezoning to Medium Density Residential Zone (**MRZ**) (at paragraph 45-49 of my evidence-in-chief);¹
 - (b) Zoning of land that should have been notified as Future Urban Zone (**FUZ**) but was identified as another zones (para 50, para 52-54);²
 - (c) Zoning of land that was notified as FUZ, but is now developed and should be zoned Medium-density Residential Zone (**MRZ**) (para 51, para 55);³
 - (d) Changes relating to the Riccarton Bush Interface Area, including restrictions on development in the interface area, and limitation of height in relation to St Teresa's School (para 57, para 59-62);
 - (e) Amendment of the key to all 11 Residential Heritage Area Interface maps to refer to Residential Guest Accommodation Zone, rather than

¹ See attachment 3 to Council's submission <https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Appendix-1-Attachment-3-Changes-to-LPTAA-and-associated-zoning.pdf>

² Attachment 30, 31, 32, 33 <https://www.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/pc14/>

³ Attachment 25, 26, 27, 28, 29, 30, 34 <https://www.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/pc14/>

Residential Visitor Accommodation Zone, and replacement of “adjoining” with “sharing a boundary with” (para 81(d), para 85);

- (f) Deletion of the following areas from the Residential Heritage Areas Interface Area (para 81(e), para 86):
 - (i) 327 Barbadoes Street and 281 Armagh Street from Chester Street East Interface Area;⁴
 - (ii) 202 Fitzgerald Avenue and 32 Avonside Road from the Engelfield Interface Area;⁵ and
 - (iii) 109 Rattray Street and 2R Shand Crescent from the Piko Street Interface Area.⁶
- (g) Amend Rule 14.4.2.9 to insert the word “~~maturity~~” shown as bold strikethrough before the new defined term shown in bold green and underlined (para 81(i), para 89);
- (h) Amend Rule 14.8.3.2.1 to insert “~~habitable room~~” shown as bold struck-through text before the new proposed defined term shown in bold green and underlined (para 81(l), para 89);
- (i) Amend heading of 14.8.3.1.2 to “Area-specific controlled activities” as it relates to controlled activities, not discretionary activities (para 81(o), para 89);
- (j) Amend Rule 7.4.2.1 P18 by deleting “Greenfield Precinct” text and instead replacing the reference from RNN as notified to FUZ (para 81(p), para 90);
- (k) Remove the advice note in 14.12 – Rules – Future Urban Zone that references Meadowlands (para 81(t), para 90);
- (l) Amend Rule 14.3.1.3 RD15 so that (para 81(v), para 90):
 - (i) a. reads “Matters of discretion for the ~~applicable~~ specifically relevant built form standards in Rule 14.15;

⁴ Attachment 20 <https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Appendix-1-Attachment-20-Revised-Chester-St-East-RHA-Map.pdf>

⁵ Attachment 21 <https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Appendix-1-Attachment-21-Revised-Engelfield-RHA-Map.pdf>

⁶ Attachment 22 <https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Appendix-1-Attachment-22-Revised-Piko-Shand-RHA-Map.pdf>

- (ii) c. reads “Matters of Discretion for new buildings and alterations to buildings in Residential Heritage Areas.”
- (iii) matter of discretion c. becomes a., and vice versa;
- (m) Amend Rule 14.5.3.2.8.b.i by changing the wording to “8 metres, or 6 metres where existing house or garage is proposed to be relocated forward on the site” (para 81(ee), para 93);
- (n) Amend Rule 14.5.3.2.3 to remove sub-points under “a” and use the table to direct height control (para 81(ff), para 94);
- (o) Insertion of relevant Residential Character Area names on the planning maps to ease reference to applicable rules (para 102(a), para 109);
- (p) Change of zoning for 35 Hanmer Street from HRZ to MRZ, as the site is within a character area (para 102(b), para 103);
- (q) Change of zoning for 65-51 Shortland Street on Map 33 from Residential Suburban to MRZ (para 102(d), para 104);⁷
- (r) Remove the Heaton Character Area where it is on top of the SP Hospital Zone (St Georges Hospital) and remove the St Georges-Heaton Overlay entirely (para 102(g), para 108);⁸
- (s) On the A series legend, remove the cross-out of the Residential Hills Zone (para 102(h), para 110);
- (t) Remove cross out from Residential Hills and Residential Suburban Density Transition Zone on the Map A legend (para 102(l), para 110);
- (u) At Mathers Road/Hoon Hay Road on planning map 45, change RS Zoning to MRZ (para 102(o), para 104);⁹
- (v) Apply the LPTAA to the entirety of 55 Kennedys Bush Road on planning map 49 (para 102(p), para 103);¹⁰
- (w) Change RS Zoning to MRZ at the following sites (para 102(q), para 104):

⁷ Attachment 2 <https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Appendix-1-Attachment-2-Shortland-Street.pdf>

⁸ Attachment 5 <https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Appendix-1-Attachment-5-St-Georges-Hospital.pdf>

⁹ Attachment 35 <https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Appendix-1-Attachment-35-Cnr-Mathers-and-Hoon-Hay-Roads.pdf>

¹⁰ Attachment 36 <https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Appendix-1-Attachment-36-55-Kennedys-Bush-Road.pdf>

- (i) Harrowdale Drive/Nortons Road, Map 30;¹¹
 - (ii) Queenswood Gardens, Map 25;¹²
- (x) Remove Town Centre Intensification Precinct from the following MRZ sites (the Precinct is only intended to apply to HRZ land) (para 102(t), para 103):¹³
- (i) 32 and 34 Shirley Road, Map 25;
 - (ii) 399 Papanui Road, Map 24;
 - (iii) 283 Papanui Road, Maps 24 and 31;
 - (iv) 51 Browns Road, Map 31;
 - (v) Yaldhurst Road/Main South Road, Map 30;
- (y) Over MRZ area at 160 Langdons Road, change zoning to HRZ and apply the Town Centre Intensification Precinct, Map 24 (para 102(u) and para 104);
- (z) Remove Large Local Centre Intensification Precinct from MRZ sites at Beverley Street/Papanui Road, Map 31, and apply the Large Local Centre Intensification Precinct to the HRZ site within (para 102(v), para 104);¹⁴
- (aa) Remove spot zoning as MRZ of heritage item sites where this would otherwise be zoned HRZ in line with their surroundings, Map Series A and interactive map (para 102(w), para 104);
4. I note that Mr Kleynbos now recommends further expert conferencing on the matter related to whether the Residential Hills Zone is retained.¹⁵ As such, my recommendations throughout my evidence regarding phrasing of references to the MRZ Suburban Hill Density Precinct rely on the outcome of those discussions.

¹¹ Attachment 37 <https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Appendix-1-Attachment-37-Harrowdale-Drive-Nortons-Road.pdf>

¹² Attachment 38 <https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Appendix-1-Attachment-37-Harrowdale-Drive-Nortons-Road.pdf>

¹³ Attachment 41, Attachment 43, Attachment 44 <https://www.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/pc14/>

¹⁴ Attachment 43 <https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Appendix-1-Attachment-43-Browns-Road-Beverley-Street-Papanui-Road.pdf>

¹⁵ At para 51-63 rebuttal evidence of Ike Kleynbos <https://chch2023.ihp.govt.nz/assets/Rebuttal-Council/05.-Ike-Kleynbos-Rebuttal-Evidence-16-October-2023.pdf>

5. Mr Kleynbos also notes an error made regarding the height limits for St Teresa's School.¹⁶ My evidence incorrectly notes that the operative building height for St Teresa's School is 8m. This is also addressed in the rebuttal evidence of Dr Hoddinott.¹⁷ Given the error, I no longer recommend accepting the change sought by the Council, and recommend the submission point¹⁸ is rejected.
6. Otherwise, I retain the recommendations set out in my evidence in chief on the remaining matters Residential topic.

Marcus Hayden Langman

Date: 1 November 2023

¹⁶ Ibid at para 74-75

¹⁷ At para 12 <https://chch2023.ihp.govt.nz/assets/Rebuttal-Council/30.-Rebuttal-Evidence-Wendy-Hoddinott.pdf>

¹⁸ Submission points #751.70, #751.71