

Strategic and Mechanics of PC 14 – IHP Minute 4

10 October 2023

The following document provides a response to the request made by the Plan Change 14 IHP on 11 August 2023 via [Minute 4 \(Record of Pre-hearing meeting held on 1 August 2023\)](#), as detailed within paragraphs 50 and 51, and further described in **Appendix 3** to the Minute.

This document includes information in relation to:

- Housing and business capacity
- Spatial extents and boundaries of centres and intensified residential zones
- Associated heights and densities for centres and intensified residential zones
- Qualifying matters including how they have been identified and the required evaluation
- Mechanics of how the intensification instruments and qualifying matters manage land use development.

The response has been formatted to follow the specific questions raised in the appendix. A quick reference table of contents of the core question themes is provided below. References to the source information (section 32 and 42A reports and supporting Council expert evidence) is included within each section of this document.

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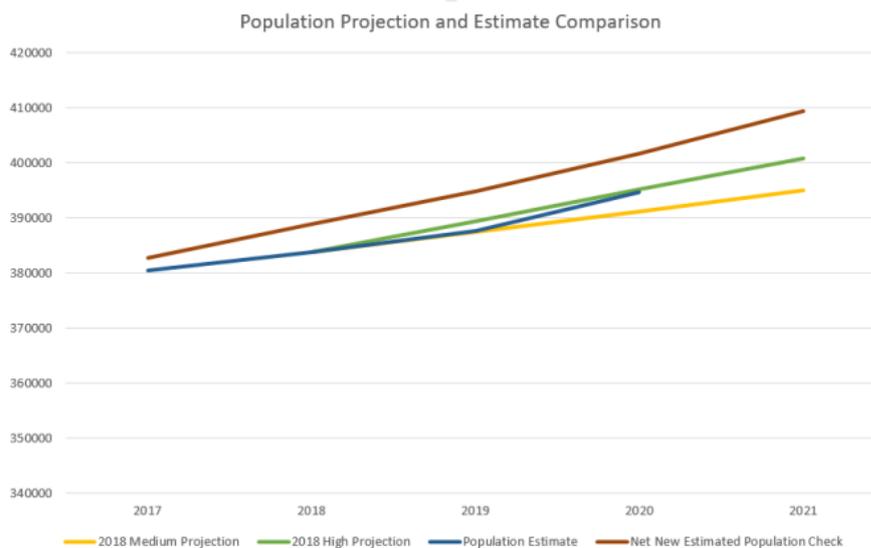
A. Housing and Business Demand and Capacity

[1] Presentation of business and housing supply and demand figures for the short, medium and long term scenarios required by the National Policy Statement on Urban Development (NPS-UD) (raw numbers and percentages). In particular:

(a) For business and housing demand, please outline the different NZ Statistics growth scenarios and the scenario(s) adopted by the Council;

- The following demand information is sourced from the Greater Christchurch Housing Capacity Assessment 2021 – link [Greater-Christchurch-Housing-Development-Capacity-Assessment-July-2021.pdf](https://greaterchristchurch.org.nz/Greater-Christchurch-Housing-Development-Capacity-Assessment-July-2021.pdf) (greaterchristchurch.org.nz)

Christchurch - The following figure shows population trends within Christchurch. It shows the current 2020 Population Estimate just under the 2018 High Projection. The 2021 Net New Estimated trend shows similar rates of growth nearer to the High Projection. The Net New line here does not align with any current projections making it harder to rely on. Therefore it is more pertinent to rely on historical understanding of population trends within Christchurch, which is always around Medium Projection. Therefore, the most appropriate projection for Christchurch is 2018 Medium.



NB: Graph doesn't start at 0. **Figure 6: Christchurch City Comparison of Stats NZ Population Estimate and Projections with comparison of Net New Estimated**

Table 14: Greater Christchurch urban areas Projection			
Household Demand	Short 2021 - 2024	Medium 2021 - 2031	Long 2021 - 2051
Waimakariri	1,528	4,508	11,160
Christchurch	5,310	15,180	35,194
Selwyn	2,262	7,118	21,724
Total 3 TAs	9,100	26,806	68,078

Household Demand by Typology	Short 2021 - 2024		Medium 2021 - 2031		Long 2021 - 2051	
	Stand alone	Multi-unit	Stand alone	Multi-unit	Stand alone	Multi-unit
	Waimakariri	1,307	221	3,730	778	9,313
Christchurch	3,691	1,619	10,556	4,624	24,414	10,780
Selwyn	2,177	85	6,805	313	20,617	1,107
Total 3 TAs	7,175	1,925	21,091	5,715	54,344	13,734

- **Christchurch City Housing Bottom Lines (HBL)** - Demand projections are used as basis for the NPS-UD required housing bottom lines that apply base demand and competitiveness margins. The HBL are included under Chapter 6 of the Canterbury Regional Policy Statement (**CRPS**) for the Greater Christchurch area and under the Christchurch District Plan Chapter 3 in strategic directions objective 3.3.4 below:

3.3.4 Objective - Housing bottom lines and choice

For the period 2021-2051, at least sufficient development capacity for housing is enabled for the Ōtautahi Christchurch urban environment in accordance with the following housing bottom lines:

- (a) *short-medium term: 18,300 dwellings between 2021 and 2031, and*
- (b) *long term: 23,000 dwellings between 2031 and 2051; and*
- (c) *30 year total: 41,300 dwellings between 2021 and 2051; and*

- **Christchurch City Business Land** - Modelling for business land demand is based on a Vector-Autoregressive model (VAR)¹, whereby employment growth drives population growth. Employment growth is modelled based on past trends across a number of years (in this case, 20 years) as opposed to a single point in time. Employment data is the employment count sourced from Statistics New Zealand (Stats NZ), Business Demography database and spanning from 2000 to 2020. The business land demand model assumes that the number of jobs in the economy is an appropriate indicator for forecasting demand for space. Demand for business land use is shown below from Table 5 of the 2023 Business Capacity Assessment.

Table 5: Total Commercial Demand for Christchurch City

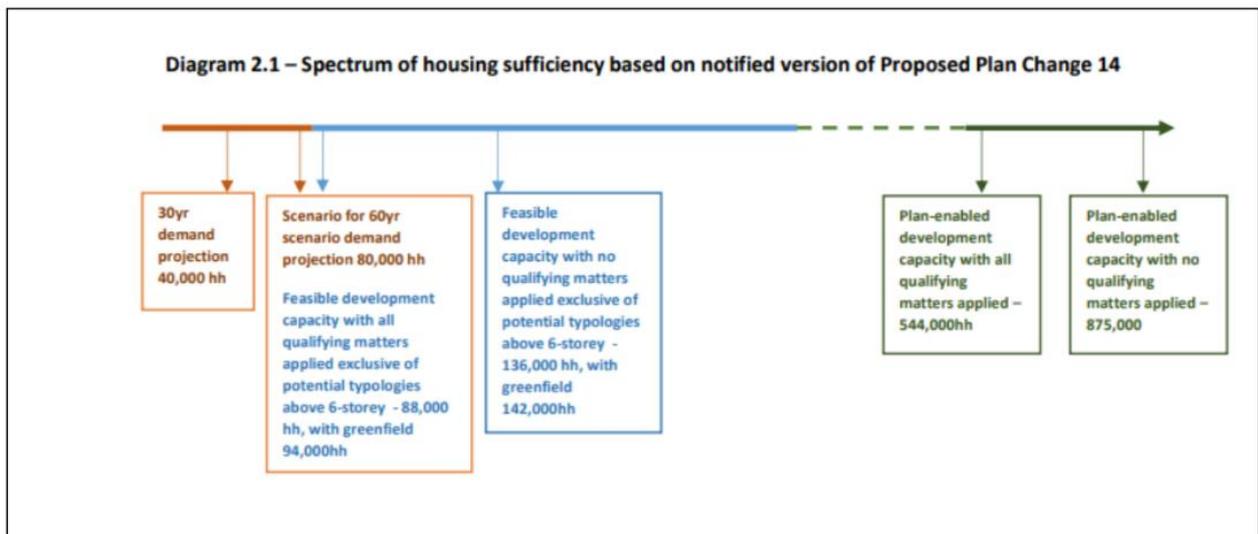
Period	Short	Medium	Long
Retail Land Requirement (ha)	8.03	23.62	53.69
Office Land Requirement (ha)	25	61	157.9
Total	33.0	84.6	211.6

¹ Vector-Autoregressive (VAR) model is used to project sector employment for Christchurch for the next thirty years. Refer to Dr Kirdan Lees evidence at [34-Dr-Kirdan-Lees-Statement-of-evidence-final.PDF \(ihp.govt.nz\)](#)

Link to the 2023 Greater Christchurch Business Capacity Assessment - <https://greaterchristchurch.org.nz/assets/Documents/greaterchristchurch-/HuiHui-Mai/Greater-Christchurch-Business-Development-Capacity-Assessment-April-2023.pdf>²³⁴

(b) For supply, please distinguish between the spectrum of supply scenarios ranging from theoretical capacity to realistic/feasible capacity; and

- The following overview of the spectrum of supply (plan-enabled and feasible) for the Notified Proposal is drawn from the PC14 Section 32 link [PC14-S32-Part-1-Appendix-1-Updated-Housing-Capacity-Assessment-14-March-2023.pdf](#) (ccc.govt.nz)



- The following overview of the spectrum of supply (plan-enabled and feasible) for the Amended Proposal and Table 1 below are drawn from the S42A Strategic Overview Report of Sarah Oliver paragraph 10.43 – link [01-Sarah-Oliver-Section-42A-report-final.PDF](#) (ihp.govt.nz)

² Paragraph 6.4.1 - 6.4.8 of s42A Kirk Lightbody – Intensification within Commercial and Industrial Zones outside the Central City

³

Paragraphs 8.1-8.5 Rebuttal Evidence of Kirk Lightbody – Intensification within Commercial and Industrial Zones outside the Central City

⁴ Paragraph 195 – Primary Evidence of Timothy Heath

Diagram 2 – Spectrum of housing sufficiency based on PC14 Amended Proposal



Table 1 Housing capacity and impact of QMs	Plan Enabled (mid-range estimate) - gross totals (does not account for existing dwellings)	Notified PC14 Feasible (conservative) - net totals (less existing dwellings)	Amended Proposal and updated 2023 build costs and land values	Notified PC14 Feasible (conservative) - net totals (less existing dwellings)
Capacity not applying proposed qualifying matters	875,000hh	136,000hh (+ 6,000 undeveloped greenfield ⁹ estimated at 6,000 dwellings)	934,000hh	137,150hh (+ undeveloped greenfield, apartment) 181,400hh (unfiltered by age of buildings (removing earlier than 1990) and without land value ratio of 60%)
Capacity unaffected by the application of all qualifying matters (except for the proposed Sunlight Access QM deemed unlikely to reduce development potential.	544,000hh	88,000hh (+ 6,000 undeveloped greenfield)	627,600hh	85,580hh (+ undeveloped greenfield, apartment, commercial centre capacity)
Number of feasible dwellings impacted by one or more qualifying matters that may reduce feasible capacity through assessment of the applied QM	331,000hh	48,000hh (+ 6,000 undeveloped greenfield)	306,400hh	51,570hh (+ undeveloped greenfield, apartment, commercial centre capacity)

The Greater Christchurch Business Capacity Assessment 2023 (BCA) was released after the notification of PC14. The NPS UD does not require an assessment of feasibility, as such the BCA does not include feasibility of business development capacity. The BCA notes the following sufficiency for Commercial⁵ and Industrial land⁶.

Table 30: Sufficiency of commercial land in Christchurch City

Christchurch City	Short Term Land Requirements	Medium Term Land Requirements	Long Term Land Requirements
Commercial Offices	25	61	157.9
Retail	8.0	23.6	53.7
Total Demand	33	84.6	211.6
Total Supply	103	103	103
Less land that is not serviced ^{6a}	9.4	0	0
Less land that is not suitable ^{6a}	1.5	1.5	1.5
Sufficiency	59.1	16.9	-110.1

⁵ BCA 2023 – Table 30 – 9.2
BCA – Table 34 – 9.3

Table 34: Sufficiency of industrial land in Christchurch City

Christchurch City	Short Term Land Requirements	Medium Term Land Requirements	Long Term Land Requirements
Total Demand	18.4	35.7	119.2
Total Supply	778	778	778
Less land that is not serviced ⁶³	277.22	114.10	114.10
Less land that is not suitable ⁶⁴	0.96	0.96	0.96
Sufficiency	481.42	627.41	543.74

The rebuttal evidence of Mr Lightbody⁷ highlights that the supply of business land for the BCA in Christchurch City is limited to vacant land noted in the Council’s vacant land register. The BCA has not considered the additional capacity enabled by Plan Change 14, nor plan enabled redevelopment potential, and therefore the supply noted in the BCA is conservative.

⁷ paragraphs 8.1-8.4

B. Spatial extent and boundaries of Centres and Intensified Residential Zones

[2] How have the various centres proposed in PC 14 been derived having regard to Policy 3(a) and 3(b) of the NPS-UD: In particular:

(a) What were the equivalent commercial zones in the operative district plan (ODP); and

- Commercial Central City Mixed Use
- Commercial Central City Mixed Use (South Frame)
- Commercial Central City Business
- Commercial Core
- Commercial Local
- Commercial Mixed Use
- Commercial Retail Park

(b) Using those originating commercial zones as the starting point, what have those zones been proposed as in PC 14 and what is the split between the total area of the relevant zones to the various new centres zones in terms of both hectarage and percentages.

The following table provides a comparison of Operative District Plan Zones to the Notified PC14 zones, and also provides an answer to question [2](c) below. This table is also contained in [Appendix A](#), page 2, of the s42A report from Ms Oliver.

Operative Zone Type	Total Approx Ha	Notified PC14 Zone Type	Total Approx Ha	Proportion of PC14 zone of Operative Zone type*
Commercial Central City (South Frame) Mixed Use	15.1	Central City Mixed Use (South Frame)	15.1	100%
Commercial Central City Business	56.1	City centre	56.1	100%
Commercial Central City Mixed Use	96.7	Central City Mixed Use	96.7	100%
Commercial Core	198.8	Local centre	101.5	51.1%
		Town centre	95.2	47.9%
Commercial Local	52.7	Local centre	4.9	9.3%
		Medium density residential	1.1	2.0%
		Neighbourhood centre	46.2	87.6%
Commercial Mixed Use	112.2	Mixed use	112.2	100.0%
Commercial Retail Park	65.7	Large format retail	60.8	92.6%
		Medium density residential	1.5	2.3%

Operative Zone Type	Total Approx Ha	Notified PC14 Zone Type	Total Approx Ha	Proportion of PC14 zone of Operative Zone type*
		Commercial Retail Park	3.4	5.1%
Industrial General	849.3	Industrial General	753.2	88.7%
		Mixed use	96.1	11.3%
Residential Central City	85.8	High density residential	78.8	91.9%
		Medium density residential	7.0	8.1%
Residential Hills	1066.1	Future Urban	40.0	3.7%
		Large lot residential	57.9	5.4%
		Medium density residential	164.5	15.4%
		Residential Hills	803.7	75.4%
Residential Large Lot	355.7	Large lot residential	431.9	121%
Residential Medium Density	853.1	High density residential	391.9	45.9%
		Medium density residential	416.9	48.9%
		Residential Suburban Density Transition	43.9	5.1%
Residential New Neighbourhood	1565.2	Future Urban	703.1	44.9%
		High density residential	31.3	2.0%
		Medium density residential	809.0	51.7%
		Neighbourhood centre	0.0	0.0%
		Residential New Neighbourhood	21.4	1.4%
		Town centre	0.4	0.0%
Residential Suburban	6176.9	Future Urban	5.3	0.1%
		High density residential	312.3	5.1%
		Large lot residential	18.3	0.3%
		Local centre	0.0	0.0%
		Medium density residential	3676.3	59.5%
		Residential Suburban	2164.8	35.0%
Residential Suburban Density Transition	763.0	High density residential	99.9	13.1%
		Medium density residential	645.0	84.5%

Operative Zone Type	Total Approx Ha	Notified PC14 Zone Type	Total Approx Ha	Proportion of PC14 zone of Operative Zone type*
		Residential Suburban Density Transition	18.0	2.4%
<p>Note * The proportional percentages reflect how the Operative Zones have been divided (or otherwise) by PC14 zones. This provides an overview for how PC14 zones compare to the Operative zones, as a proportion. For example, when compared to Operative RMD zones, just over 45% was notified to be HRZ, almost 50% to be MRZ, and about 5% to be RSDT.</p>				

[3] How have ‘relevant’ residential zones been “sliced and diced” in terms of being recategorized to high and medium density zones. In particular:

(a) What are the ‘relevant’ zones from the ODP;

- Residential suburban zone
- Residential suburban density transition zone
- Residential hills zone
- Residential Banks Peninsula zone [Lyttelton Township, only]
- Residential new neighbourhood zone [where Future Urban Zone does not apply]
- Residential medium density zone
- Residential city centre zone

(b) Using those originating zones as the starting point what have those zones been proposed as in PC 14 and what is the split between the total area of the ‘relevant’ zones in the ODP to MDZ and HDZ zones in terms of both hectareage and percentages;

- See table above under question 2 (b).

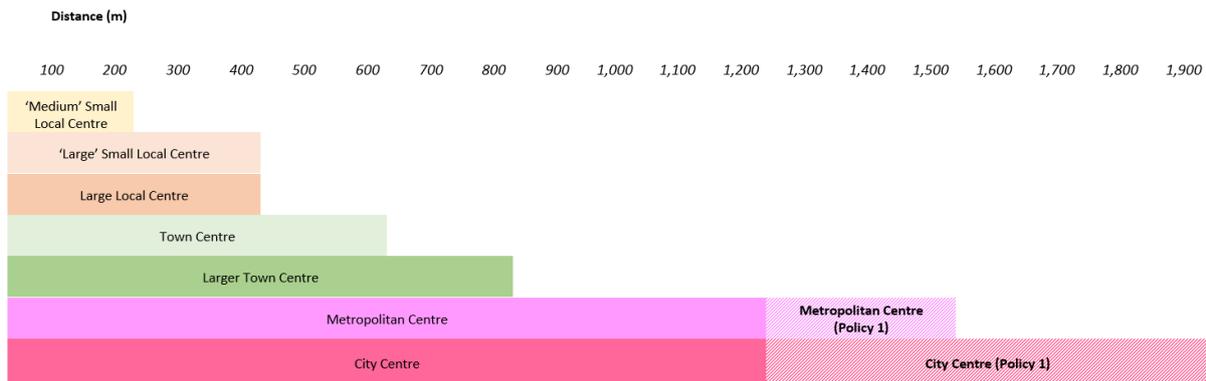
(c) In general terms, how were the spatial extents (area and boundaries) of the MRZ and HRZ zone determined with reference to Policy 3(c) and 3(d) of the NPS-UD (i.e. what was the methodology of applying “walkable catchments” of policy 3(c) and the “within and adjacent” in terms of policy 3(d); and

- MRZ applies across all relevant residential zones, except where scale QMs seek an alternative density / land use.
- HRZ applies around all larger commercial centres where at least six storeys have been proposed or recommended.
- Two Precincts nuance permitted building height further: Local Centre Intensification Precinct only applies over MRZ areas surrounding lesser centres (14m permitted, +2m, from underlying zone); Central City Residential Precinct only applies over HRZ areas in close proximity to CCZ (39m permitted, +17m from underlying zone).
- In all cases the commercial centre permitted height and the surrounding permitted height is the same, except in the following circumstances:

- Large TCZ sites: 32m permitted within the centre, 22m permitted surrounding.
- The TCZ site for Belfast/Northlands: 22m permitted within the centre, 14m permitted surrounding.
- Small LCZ sites: 14m permitted within the centre, with only select centres also enabling 14m surrounding the following commercial centres:
 - Bishopdale at 400m
 - Barrington at 400m
 - Halswell at 400m
 - Prestons at 200m
 - North West Belfast at 200m
 - Richmond at 200m
 - Wigram at 200m
 - Sydenham South at 200m
- Walkable catchments have been determined differently across Policy 3(c) and (d) responses. This is due to the difference in direction between the two sub-clauses: (c) requires a determination for what is ‘walkable’ and (d) requires that a commensurate degree of intensification is required in areas adjacent to centres, and various catchments are used to provide such a proportionate response.
- In all instances, a walkable distance (rather than time) is used and is further refined at the end of the catchment to provide an intensification boundary that responds to Policy 1 of the NPS-UD. This means that the catchments used reflect *at least* the walkable catchment ascribed, adjusting the ultimate boundary based on accessibility to other nearby services and facilities (public and active transport, open space, schools, other commerce, etc.). Policy 3(c) responses are discussed in:
 - [Residential s32](#) – Pages 49-64
 - [Commercial s32](#) – Pages 57-71
 - [S42A Report of Ike Kleynbos](#) – Pages 37-40
 - [S42A Report of Kirk Lightbody](#) – Pages 14-19
- A 1.2km walking distance has been adopted around CCZ as this is considered to best reflect local walking propensity and national walking propensity survey results for services contained within and around the Christchurch CCZ. In some locations the walking catchment has been extended to capture areas with good accessibility to public and active transport, open space, and other commercial services and community facilities. On average, the catchment around CCZ closely aligns with a 1.5km catchment, extending to up to 1.9km in some instances.
- Policy 3(d) responses are discussed in:
 - [Residential s32](#) – Pages 65-72
 - [Commercial s32](#) – Pages 72-80
 - [S42A Report of Ike Kleynbos](#) – Page 40-57

o [S42A Report of Kirk Lightbody](#) – Pages 14-19, 46-62

- Walking catchments around commercial centres are distance based, with 800m being the largest catchment, h is based on a 10 minute walking distance. The catchments begin from the edge of where buildings are located within the centre (i.e. the centre of activity) and extend outwards in 200m increments. This approach is based on the Waka Kotahi guidance [Aotearoa Urban Street Planning & Design Guide](#), particularly the “Urban Streets and Walkable Catchments” section (pp 53-54).
- A graphic overview of catchments is provided below (and includes MCZ to show how such a catchment would apply in a full centres framework, noting that no centres are recommended by Council as Metropolitan Centres):



- The different catchments are based on the different centre hierarchy. The National Planning Standards translation of operative commercial centres is detailed in [Appendix 2](#) to the Commercial s32 Report.
- Under the Amended Proposal (as detailed in sub-question (d) below) changes are proposed to the categorisation of local centres following a re-evaluation of the commensurate residential response to local centres. This is detailed in the s42A report of Mr Kleynbos from paragraph 6.1.70 (page 43).

(d) How were the “commensurate” building heights and densities determined with reference to “the level of commercial activity and community services” in terms of policy 3(d)?

- This is largely based on the hierarchy of centres, which has factored in the degree of activities and services both provided therein at present and into the future (i.e. development capacity). The Property Group provided a data capture for all commercial centres, as referenced within [Appendix 2](#) to the commercial s32 evaluation report (page 32).
- Additional work was completed through [s42A reporting](#) of Mr Kleynbos (beginning at 6.1.70), an excerpt of which is provided below (at 6.1.72 and 6.1.75):

6.1.72 ...reporting by The Property Group provides a large degree of metrics and data for each centre that are able to be applied to infer a suitable categorisation of centre responses. In my view, there are 4 key metrics:

a. **Zoned area of centre:** This defines the physical scale of each centre and to what degree each centre is able to grow. Centres are ranked out of 22⁸.

⁸ Please note that this should state ‘21’ as per the below concluding bullet point.

- b. **Prospective growth:** The Property Group reporting estimates the ratio of building occupancy for centres of this scale at 0.44. Multiplying the zoned site area of each centre by this ratio helps to indicate what degree of future development is possible. Centres are ranked out of 22⁹.
- c. **Number of commercial services:** As above, this details the variety of business that have invested in the centre, providing a useful indicator of future growth potential, and a good indicator of Policy 1(b) potential. Scoring is calculated as a percentage and then scored out of 10, giving a lesser score and reflecting that this captures a point in time.
- d. **Number of community facilities:** As above, this details the variety of facilities established in the centre, providing a useful indicator of future growth potential, and a good indicator Policy 1(c) potential. Scoring is calculated as a percentage and then scored out of 10, giving a lesser score and reflecting that this captures a point in time.

6.1.73 Each of the 21 centres able to be intensified has been scored against the above criteria, with results shown below:

Commercial Centre	Site area (rank)	Prospective growth (rank)	Commercial (out of 10)	Community (out of 10)	Combined score (out of 63)	Score as %
Prestons	21	20	5.7	7.5	54.2	86.1%
Bishopdale	20	17	7.1	7.5	51.6	82.0%
Barrington	18	12	10.0	5	45.0	71.4%
Wigram	19	15	7.1	2.5	43.6	69.3%
North West Belfast	15	21	2.9	0	38.9	61.7%
Sydenham South	17	11	7.1	2.5	37.6	59.8%
Halswell	16	16	4.3	0	36.3	57.6%
Richmond	13	18	2.9	0	33.9	53.7%
Addington	14	7	7.1	0	28.1	44.7%
Beckenham	10	6	7.1	5	28.1	44.7%
Parklands	4	19	4.3	0	27.3	43.3%
St Martins	11	8	5.7	0	24.7	39.2%
Linwood Village (Stanmore/Worchester)	7	13	4.3	0	24.3	38.5%

⁹ Ibid.

Commercial Centre	Site area (rank)	Prospective growth (rank)	Commercial (out of 10)	Community (out of 10)	Combined score (out of 63)	Score as %
<i>Ilam/Clyde</i>	8	9	5.7	0	22.7	36.1%
<i>Edgeware</i>	12	3	7.1	0	22.1	35.1%
<i>Fendalton</i>	5	10	4.3	0	19.3	30.6%
<i>Cranford</i>	9	1	5.7	2.5	18.2	28.9%
<i>Colombo/Beaumont</i>	6	5	7.1	0	18.1	28.8%
<i>Wairakei/Greens Road</i>	1	14	2.9	0	17.9	28.3%
<i>Hillmorton (West Spreydon)</i>	2	4	5.7	0	11.7	18.6%
<i>Avonhead</i>	3	2	5.7	0	10.7	17.0%

6.1.74 Taking a pragmatic view that those that scored over 50% are suitable for an intensification response, further criteria are evaluated below that I believe are relevant to the residential response, being: the nature of any anchor tenant; availability of public and active transport; a strong residential interface; and a good degree of accessibility to open space and schools. As per other Policy 3 responses, this seeks to apply a Policy 1 lens to catchments. This is evaluated below:

Top 50% centres	Score as %	Any anchor tenant	Core public transport route	Nearby Cycle Route	Estimated proportion of residential surrounds	Degree of accessibility to Open Space / Schools
<i>Prestons</i>	86.1%	Supermarket	None	None	40%	Average
<i>Bishopdale</i>	82.0%	Supermarket	Orbiter, #125	Wheels to Wings Cycleway	70%	Good
<i>Barrington</i>	71.4%	Supermarket + Large Format	Orbiter, #44	Quarryman's Trail Cycleway	90%	Good
Wigram	69.3%	Supermarket	None	Little River Link Cycleway	100%	Average
North West Belfast	61.7%	Supermarket	#1	None	100%	Average
Sydenham South	59.8%	Mitre 10	#1, #44	Quarryman's Trail Cycleway	80%	Poor
Halswell	57.6%	Supermarket	#7, #125	Quarryman's Trail Cycleway	65%	Average
Richmond	53.7%	Supermarket	None	Te Ara Otakaro Avon River Trail	100%	Average

6.1.75 *The above results show that, when compared to the notified plan change, centres for Wigram, North West Belfast, Sydenham South, Halswell, and Richmond all have potential for further intensification...*

C. Provisions in Centres and Intensified Residential Zones

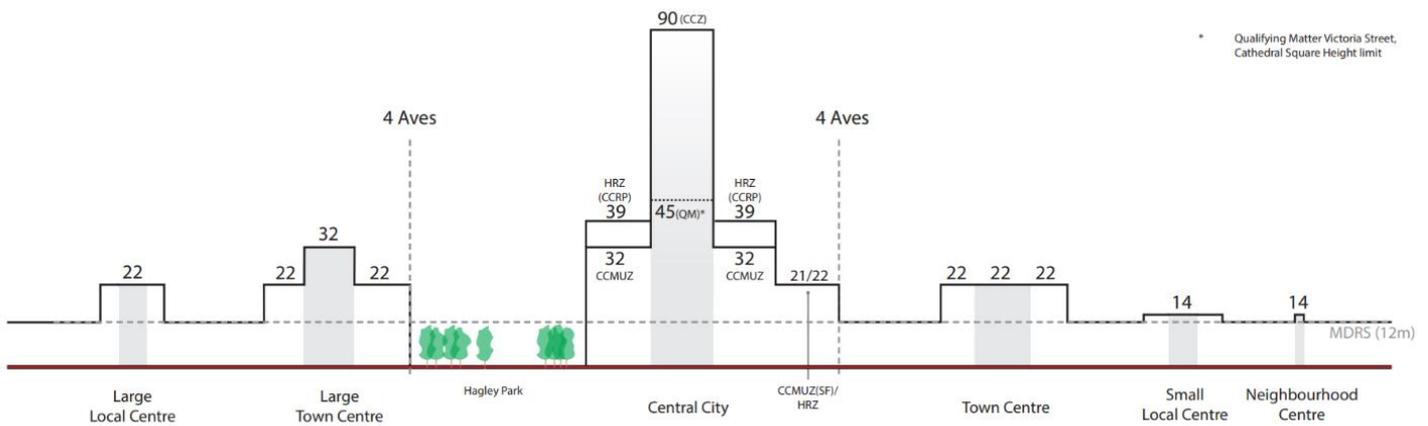
[4] What are the key provisions of the centres and intensified residential zones (ignoring QMs) in terms of:

(a) What is the key objective/policy direction/flavour for these business and residential zones;

- Key residential objectives and policies:
 - Objective 14.2.1 & Policy 14.2.1.1 – detail the range of residential zones, their densities, and intended typologies.
 - Objective 14.2.3 & associated policies – contain related compulsory MDRS objective and associated policies, which include additional supporting policies that detail the intended MRZ/HRZ framework and how further intensification would be considered.
 - Objective 14.2.5 & associated policies – provide an overview of how quality residential environment should be provided for across zones.
 - Objective 14.2.6 & associated policies – establishes the MRZ response.
 - Objective 14.2.7 & associated policies – establishes the HRZ response.
- Key commercial objectives and policies:
 - Objective 15.2.2 directs commercial activity is focussed within a network of centres which follow a hierarchical nature of commercial and height enablement. Objective 15.2.2(a) supports intensification within Centres.
 - Policy 15.2.2.1 outlines the hierarchy with primacy directed to the City Centre Zone, followed by the enhancement of Town Centres and maintenance of Local and Neighbourhood Centres.
 - Policy 15.2.2.1(a)(i) outlines how the hierarchy is to support the recovery of the City Centre Zone. The planning framework also encourages residential intensification throughout the hierarchy within centres. Residential activity is a permitted activity above ground floor and Table 15.1 outlines the function and role of centres, which includes anticipating high and medium density residential activity.
 - Policy 15.2.2.7 provides a pathway for considering residential activity on ground floors.

(b) What is the ‘enabling’ framework (rules, standards, activity status and default activity status) in the centres and intensified residential zones in terms of:

The diagram below, provides a visual summary of the proposed intensification heights in the centres and intensified residential zones in the Amended Proposal – refer to Ms Oliver’s Rebuttal evidence paragraph 7.



(i) Residential activity in the centres and intensified residential zones;

- Centres – Permitted above ground floor, Restricted Discretionary on ground floor.
- Intensified residential zones (medium and high density)– Permitted activity, all residential intensified residential building height; restricted discretionary activity with height breach or when developing four or more units (subject to urban design matters of discretion)

(ii) Height in intensified residential zones; and

- 39m – HRZ, with Central City Residential Precinct (close proximity to CCZ).
- 22m – HRZ, around all larger commercial centres, except Belfast/Northwood.
- 14m – MRZ, with Local Centre Intensification Precinct.
- 12m – MRZ, applying MDRS heights (11+1m).

(iii) Density in centres and intensified residential zones.

Centre	Commercial Zoning	Commercial Height & Density	Residential Zoning	Residential Height & Density
Christchurch City Centre	CCZ	90m height (above 90m discretionary) No site coverage or site size rules controlling density – just need to meet building	HRZ + CCRP ¹⁰ [partially]	PA 22m building height, or 39m in CCRP <ul style="list-style-type: none"> • Up to 60% building coverage PA • PA perimeter block

¹⁰ Central City Residential Precinct, located in near proximity to CCZ and providing greater enablement over HRZ.

Centre	Commercial Zoning	Commercial Height & Density	Residential Zoning	Residential Height & Density
		setback/recession plane rules		development to 14m <ul style="list-style-type: none"> >3 units = RDA, subject to urban design
Hornby, Riccarton, Papanui	TCZ	32m height No site coverage or site size rules controlling density – performance standards are building setback, recession plane related.	HRZ	PA 22m building height <ul style="list-style-type: none"> Up to 60% building coverage PA PA perimeter block development to 14m >3 units = RDA, subject to urban design
Shirley, Linwood, North Halswell,	TCZ	22m height		
Church Corner, Merivale, Sydenham North, Ferrymead	LCZ	No site coverage or site size rules controlling density – performance standards are building setback, recession plane related.		
Belfast	TCZ		MRZ + LCIP ¹¹	PA 14m building height <ul style="list-style-type: none"> Up to 50% building coverage PA PA perimeter block development to 14m >3 units = RDA, subject to urban design
Prestons, Bishopdale, Barrington, Wigram, North West Belfast, Sydenham South, Halswell, Richmond	LCZ	14m height No site coverage or site size rules controlling density – performance standards are building setback, recession plane related.	MRZ + LCIP	
Addington, Avonhead, Sumner, Colombo/Beaumont, Cranford, Edgware, Fendalton, Beckenham, Lyttelton, Ilam/Clyde, Parklands, Redcliffs, St Martins, Linwood Village, Wairakei/Greers Road, Woolston, Yaldhurst, Hillmorton	LCZ		MRZ	PA 14m building height <ul style="list-style-type: none"> Up to 50% building coverage PA >3 units = RDA, subject to urban design
Any other centre	NCZ		MRZ	

¹¹ Local Centre Intensification Precinct, applied over MRZ areas surround lesser centres and permitting 14m heights.

D. Qualifying Matters

[5] Identify all qualifying matters (QM).

[6] Using a tabular format, for each QM list them and identify for each QM the following matters:

(a) How they qualify and how they have been qualified (i.e. reference the legislation as follows for each QM):

(i) The approach for existing, qualifying matters explicitly listed in s77I(a) to (i) or s77O(a) to (i) and already contained in the operative District Plan when the IPI was notified. Identify whether the 'alternative' evaluation process to justify inclusion as a qualifying matter was undertaken as specified in s77K and s77Q, respectively;

(ii) The approach for new qualifying matters explicitly listed in s77I(a) to (i) or s77O(a) to (i), not already contained in the operative District Plan and proposed to be introduced at the time of the notification of the IPI. Identify whether an evaluation process as specified in s77J and s77P has been undertaken; and

(iii) The approach for 'other' qualifying matters as provided for in s77I(j) and s77O(j). Identify whether an evaluation process described in (ii) above applies, together with 'further' requirements specified in s77L and s77R.

(b) Identify in the relevant s32 report where the above evaluations have been undertaken:

Summary of proposed qualifying matters and required evaluation process

- The identification and evaluation of qualifying matters is set out in Part 2 of the Section 32 evaluation (with 54 supporting appendices inclusive of technical assessments) links as follows:
 - [Plan-Change-14-HBC-NOTIFICATION-Section-32-Qualifying-Matters-Part-1.pdf \(ccc.govt.nz\)](#)
 - [Plan-Change-14-HBC-NOTIFICATION-Section-32-Qualifying-Matters-Part-2.pdf \(ccc.govt.nz\)](#)
 - [Plan-Change-14-HBC-NOTIFICATION-Section-32-Qualifying-Matters-Part-3-15-March.pdf \(ccc.govt.nz\)](#)
- Excerpts from the s32 evaluation are provided below to explain the approach and level of assessment taken in the identification and evaluation of qualifying matters.

QM Name	Existing, New, or 'other'	QM Type – s77I / s77O	QM s77 evaluation	Reference & Approach
Sites of Ecological Significance	Existing	s77I(a) – Section 6 matter	S77K(1)	<p>Link to s32 Report and s77I/s77O evaluation (para 6.2, beginning page 65)</p> <p>QM identifies and protects (ensuring consistency with NZCPS and CRPS) existing Sites of Ecological Significance using the existing controls in the District Plan (non-complying activity status for residential development in the SES)</p>
Outstanding Natural Features and Landscapes	Existing	s77I(a) – Section 6 matter	S77K(1)	<p>Link to s32 Report and s77I/s77O evaluation (para 6.3, beginning page 68)</p> <p>QM identifies and protects (ensuring consistency with NZCPS and CRPS) existing ONF and ONL using the existing controls in the District Plan (contained in Chapter 9) whilst allowing some flexibility where development can be accommodated without detracting from ONF/ONL values that need protection.</p>

QM Name	Existing, New, or 'other'	QM Type – s77I / s77O	QM s77 evaluation	Reference & Approach
Wāhi Tapu; Wāhi Taonga, Silent Files; Ngā Tūranga Tūpuna; Ngā Wai	Existing	s77I(a) – Section 6 matter	S77K(1)	<p>Link to s32 Report and s77I/s77O evaluation (para 6.4, beginning page 71)</p> <p>QM to identify and protect Wāhi Tapu / Wāhi Taonga, Ngā Tūranga Tūpuna, Ngā Wai and Belfast Silent File sites from inappropriate development and ensure effects of activities on these sites are managed appropriately. Ensures direction of higher order docs are given effect to whilst not ruling out development completely.</p>
Scheduled heritage items, areas, settings and trees Heritage items and settings	Existing + New	s77I(a) – Section 6 matter	S77K(1), S77J(3) & (4) for heritage areas	<p>Link to s32 Report and s77I / s77O evaluation (para 6.6, beginning page 76)</p> <p>QM is part of PC13, which was notified at the same time as PC14. Link to PC13 s32 report.</p>
High Flood Hazard Management Area	Existing	s77I(a) – Section 6 matter	S77K(1)	<p>Link to s32 Report and s77I/s77O evaluation (para 6.8, beginning on page 85).</p> <p>QM to give effect to 77I(a) of the Act to identify areas of significant high flood hazard where intensification of development may increase risk of natural hazards, including inundation to people and property.</p>
Flood ponding management area	Existing	s77I(a) – Section 6 matter	S77K(1)	<p>Link to s32 Report and s77I/s77O evaluation (para 6.8, beginning on page 85).</p> <p>QM to give effect to 77I(a) of the Act to identify areas of flood ponding where intensification of development may increase risk of natural hazards, including inundation to people and property.</p>
Slope Instability High Hazard Management Areas	Existing	s77I(a) – Section 6 matter	S77K(1)	<p>Link to s32 Report and s77I/s77O evaluation (Para 6.9 beginning on page 89)</p>

QM Name	Existing, New, or 'other'	QM Type – s77I / s77O	QM s77 evaluation	Reference & Approach
				QM to give effect to 77I(a) of the Act to identify areas of slope instability where intensification of development may increase risk of natural hazards to people and property.
Waterbody Setbacks	Existing	s77I(a) and (b – Section 6 matter, NPS-FM	S77K(1)	<p>Link to s32 Report and s77I/s77O evaluation (para 6.10, beginning on page 92)</p> <p>QM to identify existing waterbodies in the District Plan and protect these from undue adverse effects and to do this carries over the existing Plan controls on development within waterbody setbacks.</p>
Riccarton Bush Interface Area	Existing values, new controls	s77I(a) – Section 6 matter	S77J	<p>Link to s32 Report and s77I/s77O evaluation (para 6.11, beginning page 95)</p> <p>QM to identify and protect the Riccarton Bush area by limiting building heights and density in close proximity, transitioning to MRZ thereafter.</p>
Significant and Heritage trees, and other trees	Existing values, new controls	s77I(a) and s77I(j) – Section 6 matter and other matter	S77J and S77K	<p>Link to s32 Report and s77I/s77O evaluation (para 6.7, beginning page 83) – Heritage trees Link to s32 Report and s77I/s77O evaluation (para 6.25, beginning page 192) – Significant and other trees</p> <p>Trees as per the schedule listed in the operative plan have also been sought to be listed as QMs, some of which are considered 'Other Matters'. A new setback method has been proposed, removing the dripline rule approach.</p>
Coastal Hazard Medium and High Risk Management Areas	New	s77I(a) and s77I(b) – Section 6 matter and NZCPS	S77, S77J and S77L	Link to s32 Report and s77I / s77O evaluation (para 6.15, beginning page 113)

QM Name	Existing, New, or 'other'	QM Type – s77I / s77O	QM s77 evaluation	Reference & Approach
				Prior to PC14 being initiated, PC12 had already begun, with draft proposals going out for feedback in early 2022. Given that, in the absence of associated controls, intensification would become permitted in potentially high hazard areas, it was considered appropriate to include QM-related controls as part of PC14.
Tsunami Risk Management Areas	New	s77I(a) and s77I(b) – Section 6 matter and NZCPS	S77, S77J and S77L	<p>Link to s32 Report and s77I / s77O evaluation (para 6.16, beginning page 216)</p> <p>QM gives effect to NZCPS Policy 25. Seeks to change zoning to operative zoning where the hazard covers >30% of a site, whilst more restrictive development controls also apply within the hazard overlay.</p>
Residential Heritage Areas & Residential Heritage Interface Areas and Central City Heritage Interface	New	s77I(a) – Section 6 matter	S77J	<p>Link to s32 Report and s77I / s77O evaluation (para 6.13, beginning page 104); PC13 has its own s32 report, which includes more detail on residential heritage areas (p15-23) and more evaluation in sections 6.2 and 6.3.</p> <p>RHAs introduced through PC13 and include interface areas for residential areas and over central city heritage features. The heritage interface areas are directed at mitigating the contrast between the heritage features (QMs under s6 (f)) and the density and height enabled in the immediately adjoining zone. The interface areas are only apply where the adjoining sites are zoned HRZ.</p>
Lyttelton Commercial Centre Interface Area	Existing values, new controls	s77I(a) – Section 6 matter	S77J and S77K	Link to s32 Report and s77I/s77O evaluation (para 6.26, beginning page 202)

QM Name	Existing, New, or 'other'	QM Type – s77I / s77O	QM s77 evaluation	Reference & Approach
				Responds to the significant heritage status (and associated QM approach) of Lyttelton Township, extending this to apply to the commercial zones as a section 6 matter.
New Regent Street Interface	Existing values, new controls (but applying operative DP heights)	s77I(a) – Section 6 matter	S77J and S77K	<p>Link to s32 Report and s77I/s77O evaluation (para 6.6, beginning page 76)</p> <p>Specifically addresses the heritage status of New Regent street, which is also addressed in the s32 report for Plan Change 13.</p>
Arts Centre Interface	Existing values, new controls (but applying operative DP heights)	s77I(a) – Section 6 matter	S77J and S77K	<p>Link to s32 Report and s77I/s77O evaluation (para 6.6, beginning page 76)</p> <p>Specifically addresses the heritage status of the Arts Centre, which is also addressed in the s32 report for Plan Change 13.</p>
Cathedral Square Interface	Existing values, new controls (but applying operative DP heights)	s77I(a) – Section 6 matter	S77J and S77K	<p>Link to s32 Report and s77I/s77O evaluation (Para 6.14, beginning page 108)</p> <p>Specifically addresses the heritage status of the Cathedral Square by restricting building height to 45m. This is also addressed in the s32 report for Plan Change 13.</p>
Lyttelton Port Influences Overlay	Existing	s77I(e) – Nationally significant infrastructure	s77K	<p>Link to s32 Report and s77I/s77O evaluation (para 6.17, beginning page 126)</p> <p>Adopts the operative controls associated with the overlay. Seek to protect Port operations through limiting density in areas with noise sensitivity and applying acoustic controls.</p>

QM Name	Existing, New, or 'other'	QM Type – s77I / s77O	QM s77 evaluation	Reference & Approach
NZ Rail Network building setback	Existing	s77I(e) – Nationally significant infrastructure	s77K	<p>Link to s32 Report and s77I/s77O evaluation (para 6.18, beginning page 128)</p> <p>Adopts operative controls to protect NZ Rail operations by applying a bespoke building setback from the rail corridor.</p>
Electricity Transmission and Distribution Corridors	Existing	s77I(e) – Nationally significant infrastructure	s77K	<p>Link to s32 Report and s77I/s77O evaluation (para 6.19, beginning page 131)</p> <p>QM to provide for ongoing protection and operation of the nationally significant electricity transmission and distribution network. Provisions manage dwelling construction within the setbacks from transmission and distribution lines, including all associated structures.</p>
Radio Communications Pathways	New	s77I(e) – Nationally significant infrastructure	S77J, S77K and S77P	<p>Link to s32 Report and s77I / s77O evaluation (para 6.21, beginning page 136)</p> <p>Work was already underway through (then) PC9, which was being led by the Ministry of Justice. Given that all proposed controls could be categorised as a QM, it was considered more efficient for the issue to be considered as part of PC14.</p>
Christchurch International Airport Noise Influence Area	Existing, with new spatial extent	s77I(e) – Nationally significant infrastructure	S77J, S77L and S77P	<p>Link to s32 Report and s77I/s77O evaluation (para 6.20, beginning page 134)</p> <p>QM to provide for the revised 50dBA Air Noise Contour for the Christchurch International Airport and ensure alignment with the CRPS to manage noise sensitive activities and protect the long-term operation of this nationally significant</p>

QM Name	Existing, New, or 'other'	QM Type – s77I / s77O	QM s77 evaluation	Reference & Approach
				infrastructure. The contour is identified as a QM overlay with underlying zonings and development controls stay the same as those within the operative District Plan.
Residential Character Areas	Existing & New	s77I(j) – Other Matter	S77J and S77L	<p>Link to s32 Report and s77I evaluation (para 6.29, beginning page 237)</p> <p>New character areas have been added, as raised through submissions and public feedback. Methodology is consistent with approach for operative character area evaluation; 80% threshold must be met to qualify, 50% 'primary' and 30% 'contributory', as per site-specific evaluation.</p>
Victoria Street building height	New	s77I(j) – Other Matter	S77P and S77R	<p>Link to s32 Report and s77I / s77O evaluation (para 6.27, beginning page 210)</p> <p>Applies a building height restriction of 45m, rather than the CCZ 90m enabled limit, over the Victoria Street part of CCZ. The QM response to the structural differences of CCZ here, being a singular linear projection of the zone into residential zones.</p>
Vacuum sewer wastewater constraint	New	s77I(j) – Other Matter	S77J and S77L	<p>Link to s32 Report and s77I / s77O evaluation (para 6.28, beginning page 216)</p> <p>Identified as an infrastructure-constrained area under the 2018 and 2021 Greater Christchurch Housing Capacity Assessments. Restricts development so as to not further increase wastewater flows in the vacuum sewer network.</p>
Sunlight access	New	s77I(j) – Other Matter	S77J and S77L	<p>Link to s32 Report and s77I / s77O evaluation (para 6.30, beginning page 354)</p>

QM Name	Existing, New, or 'other'	QM Type – s77I / s77O	QM s77 evaluation	Reference & Approach
				An alternative height in relation to boundary control has been proposed in recognition of the latitudinal and climatic difference of Christchurch, when compared to other MDRS-influenced cities and towns. The QM reduces the approach height by 1m, introduces an orientation-based approach to recession planes, reducing E/W angles by 5° and S angle by 10°.
City Spine Transport Corridor setback	New, applying operative DP setbacks	s77I(j) – Other Matter	S77J, S77L and S77P	<p>Link to s32 Report and s77I / s77O evaluation (para 6.31, beginning page 387)</p> <p>The importance of this corridor is highlighted within the Christchurch Transport Plan, Our Space 2018-2048, and the draft Greater Christchurch Spatial Plan. The QM restricts building road setback to operative building road setbacks.</p>
Low Public Transport Accessibility Area	New	s77I(j) – Other Matter	S77J and S77L	<p>Link to s32 Report and s77I / s77O evaluation (para 6.32, beginning page 401)</p> <p>Restricts the application of MDRS to only those areas which are easily accessible to core public transport routes and where no obvious water servicing issues are apparent. This does not influence HRZ. A pathway has been recommended through the s42A reporting, whereby three two-storey units on a single site is able to be developed as an RD activity, when within a walking distance to a public transport stop and able to be serviced by three waters.</p>
Industrial Interface	New	s77I(j) – Other Matter	S77J and S77L	<p>Link to s32 Report and s77I / s77O evaluation (para 6.22, beginning page 146)</p>

QM Name	Existing, New, or 'other'	QM Type – s77I / s77O	QM s77 evaluation	Reference & Approach
				Applies a 40m buffer around Industrial General, Industrial Heavy, and Industrial Park zoned sites, where they interface with residential zones. The overlay is an acoustic effects response designed to protect industrial occupation by restricting building height to two storeys within the buffer.
North Halswell ODP Connections	Existing	s77I(a) – Section 6 matter (waterbodies & heritage item); s77I(j) s77O(j) – Other Matter; s77O(e) (electricity transmission).	s77K and s77Q	<p>Link to s32 Report and s77I / s77O evaluation (para 6.24, page 190)</p> <p>The QM applies operative ODP (outline development plan) controls from Chapter 8 over greenfield HRZ areas in North Halswell.</p>
Belfast/Northwood Commercial Centre area adjoining the Styx River	Existing	s77I(a) – Section 6 matter	s77K	<p>Link to s32 Report and s77I/s77O evaluation (para 6.5, beginning page 74).</p> <p>Relates to the Styx River and margins noting that the Act does not preclude managing the use, development and protection of natural and physical resources of land that adjoins or surrounds a site of national importance</p>

Qualifying matter types and evaluation approach – refer to Section 32, Part 2, paragraph 2.3.15

Type	Description & approach
Area specific	<ul style="list-style-type: none"> • Qualifying matters that capture specific spatial features, such as flood hazard extent, ecological areas, railway setbacks. • A geospatial intersect is undertaken of where sites overlap with specific features and captures the area of overlap with the site in square metres and as a percentage. This included proposed zoning and existing site size. • All area specific types were s77K or s77Q matters, including: <ul style="list-style-type: none"> ○ Sites of ecological significance ○ High flood hazard management area ○ High risk slope hazard areas (multiple Plan layers) ○ Outstanding natural landscapes and features ○ Transmission line and structures setbacks ○ Railway setbacks ○ Waterway setbacks ○ Coastal hazards (inundation, erosion, and tsunami) ○ Airport noise contours ○ Lyttelton Port Influences layer ○ Wāhi Tapu / Wāhi Taonga
Site specific	<ul style="list-style-type: none"> • Qualifying matters that relate to specific sites, rather than spatial areas, such as Wāhi Tapu sites and Character Areas. • A geospatial output was provided of intersecting sites, showing the proposed zoning and site area. • These were all ‘other’ matters under s77L, including Character Areas, Vacuum sewer constraint area and Low Public Transport Accessibility Area.
Bespoke approach	<ul style="list-style-type: none"> • Qualifying matters that are unique in their spatial configuration or type of development controls. This captures the schedule of significant trees, and heritage sites, features, and areas.

Type	Description & approach
	<ul style="list-style-type: none"> • A bespoke model was developed for each of these qualifying matters, factoring in what would otherwise be enabled over intersecting sites/areas verses what the proposed control for the qualifying matter is. • These involved a combination of 77J, 77K, 77L, and 77P matters, as follows: <ul style="list-style-type: none"> ○ Schedule of Significant and Other Trees (minority are ‘other’ under s77L) ○ Heritage areas, settings, items, and features ○ Radio communication pathways (‘other’ under s77L) ○ ODPs and Residential New Neighbourhood zones (‘other’ under s77L)

(c) What effect does each QM have on density and height (explain how it operates) i.e.

- The table below combines the information provided in Section 32, Part 2 – section 2.3 discusses the impact of each qualifying matter on development capacity with Tables 3 (consenting requirements) and 6 (impact on development capacity) copied below.

Table 6 – Evaluated (plan-enabled) development and feasible dwelling capacity overlap with proposed qualifying matter extents

Modelling approach:

Sub-totals below are provided for plan-enabled only, grouping some similar types of qualifying matters.

Qualifying matter overlap areas are as a proportion of total plan-enabled capacity estimated at ~875,000 dwellings

The below captures the recommendations for QM and underlying zonings as s42A reports.

Qualifying Matter Name	Proposed underlying zoning	Activity status – density	Activity status – height	Assessed ‘Plan Enabled’ capacity for sites or part of sites within the QM extent (reported as Dwellings Gross) ^[1]	Assessed ‘feasible’ capacity for sites or portion of sites that are within the QM extent ^[2] (reported as Dwellings Net gain of existing dwellings) ^[3]	
Sites of Ecological Significance	Medium/High Residential Zone	Restricted Discretionary Activity to build - Indigenous Biodiversity clearance standards	Restricted Discretionary Activity to build - Indigenous Biodiversity clearance standards	500	<100	Existing qualifying matters (excluding trees) – 37,940 overlap (plan-enabled) development capacity.
Outstanding Natural features and Landscapes	Medium/High Residential Zone	Restricted Discretionary Activity to build – ONFL Values	Restricted Discretionary Activity to build – ONFL Values	550	<100	
Wāhi Tapu / Wāhi Taonga	Medium/High Residential Zone	Restricted Discretionary Activity to build – Cultural Values	Restricted Discretionary Activity to build – Cultural Values	140	No feasibility assessment undertaken	

Qualifying Matter Name	Proposed underlying zoning	Activity status - density	Activity status - height	Assessed 'Plan Enabled' capacity for sites or part of sites within the QM extent (reported as Dwellings Gross) ^[1]	Assessed 'feasible' capacity for sites or portion of sites that are within the QM extent ^[2] (reported as Dwellings Net gain of existing dwellings) ^[3]
Heritage items and settings	Medium/High Residential Zone	Restricted Discretionary Activity - Alterations and new builds - Heritage Value	Restricted Discretionary Activity - Alterations and new builds - Heritage Value	3,150	570
High Flood Hazard Management Area	Medium Residential Zone (isolated areas)	High Flood Hazard Management Area - Restricted Discretionary any residential unit	High Flood Hazard Management Area - Restricted Discretionary - Flooding risk.	6,860 (7,410 FUZ at 80HH/Ha)	1,050
Flood ponding management area	Medium/High Residential, Future Urban Zones	Flooding Ponding Management Area Permitted Activity - 200m ² maximum floor area for a residential unit and one per site.	Flooding Ponding Management Area - Medium/High residential standards	8,130 (11840 FUZ at 80HHpHa)	300
Slope Instability High Hazard Management Areas	Medium Density Zone and Residential Hills	Restricted discretionary or Non-complying	Restricted discretionary or Non-complying	7,050	1,370

Qualifying Matter Name	Proposed underlying zoning	Activity status - density	Activity status - height	Assessed 'Plan Enabled' capacity for sites or part of sites within the QM extent (reported as Dwellings Gross) ^[1]	Assessed 'feasible' capacity for sites or portion of sites that are within the QM extent ^[2] (reported as Dwellings Net gain of existing dwellings) ^[3]	
Waterbody Setbacks	All residential zones	Within Setback - Restricted Discretionary Activity - Natural Hazard and Natural Values	Within Setback - Restricted Discretionary Activity - Natural Hazard and Natural Values	18,470 (20,390 including Future Urban Zone at 80HHpHa)	2,280	
Building height for properties adjoining Riccarton Bush	Residential Suburban and Medium Density Residential Zone	Breach of permitted standard is a Discretionary Activity	Breach of permitted standard is a Discretionary Activity	1,220	300 (<100 two storey limit)	
Significant and Heritage trees	All residential zones	Restricted Discretionary Activity - Alterations and new builds - Heritage Value	Restricted Discretionary Activity - Alterations and new builds - Heritage Value	680	180	Significant and Heritage trees - 680 impacted (plan-enabled) development capacity
Coastal Hazard Medium and High Risk Management Areas ^[5] -	Residential Suburban and Residential Suburban Density Transition Zone	Defined "residential intensification" - Non-complying	Defined "residential intensification" - Non-complying	25,400	3,900	Proposed new coastal hazard management areas have significant overlap of

Qualifying Matter Name	Proposed underlying zoning	Activity status - density	Activity status - height	Assessed 'Plan Enabled' capacity for sites or part of sites within the QM extent (reported as Dwellings Gross) ^[1]	Assessed 'feasible' capacity for sites or portion of sites that are within the QM extent ^[2] (reported as Dwellings Net gain of existing dwellings) ^[3]	
	/Local Centre Zone					spatial extents – combined extent is
Tsunami risk management area	Residential Suburban, Residential Suburban Density Transition and Medium Density, Local Centre Zone	Defined “residential intensification” - Non-complying	Defined “residential intensification” Non-complying	73,100	9,500	73,300 overlap (plan-enabled) development capacity
Residential Heritage Areas	Residential Suburban, Residential Suburban Density Transition and Medium Density	Restricted Discretionary Activity – Alterations and new builds – Heritage Value	Restricted Discretionary Activity – Alterations and new builds – Heritage Value	6,410 ^[6]	1,500	Proposed new heritage areas and heritage interface areas but excluding New Regent Street Interface as minor – 7,760 overlap (plan-enabled)

Qualifying Matter Name	Proposed underlying zoning	Activity status - density	Activity status - height	Assessed 'Plan Enabled' capacity for sites or part of sites within the QM extent (reported as Dwellings Gross) ^[1]	Assessed 'feasible' capacity for sites or portion of sites that are within the QM extent ^[2] (reported as Dwellings Net gain of existing dwellings) ^[3]	
						development capacity
Residential Heritage Interface Areas	High Density Zone	Restricted Discretionary Activity - Alterations and new builds - Heritage Value	Restricted Discretionary Activity - Alterations and new builds - Heritage Value	580	<150	
Residential Heritage Interface Areas	High Density Zone	Restricted Discretionary Activity - Any new building - Heritage Value	Restricted Discretionary Activity - Any new building - Heritage Value			
Lyttelton Commercial Centre Interface Area	Local Centre Zone	65% site coverage - PA; breach is Restricted Discretionary Activity	Reduced building height 12m - PA	Not applicable	Not applicable	
New Regent Street Interface	Central City zone	New buildings are a Restricted Discretionary Activity	PA: Reduced building height for buildings facing New Regent Street - 8m; breach is Restricted Discretionary Activity	<100	<100	

Qualifying Matter Name	Proposed underlying zoning	Activity status - density	Activity status - height	Assessed 'Plan Enabled' capacity for sites or part of sites within the QM extent (reported as Dwellings Gross) ^[1]	Assessed 'feasible' capacity for sites or portion of sites that are within the QM extent ^[2] (reported as Dwellings Net gain of existing dwellings) ^[3]	
Arts Centre Interface	Central City Zone	Restricted Discretionary Activity	PA: Reduced building height within Arts Centre - 16m	330	<100	
Cathedral Square Interface	Central City Zone	As per underlying CCZ controls	Reduced building enable heights for buildings - 45m, breach is Discretionary Activity	340	<100	
Lyttelton Port Influences Overlay	Medium Density and Local Centre Zone	Extensions limited to 40m ² - breach is a Restricted Discretionary activity	As per underlying RBP zone - 8m height limit	160	<100	Nationally Significant Infrastructure - new and proposed matters - 3,960 overlap (plan-enabled) development capacity
NZ Rail Network building setback	All residential zones	N/A Permitted setbacks of 4m from rail corridor boundary.	N/A - as per zone	520	<100	

Qualifying Matter Name	Proposed underlying zoning	Activity status - density	Activity status - height	Assessed 'Plan Enabled' capacity for sites or part of sites within the QM extent (reported as Dwellings Gross) ^[1]	Assessed 'feasible' capacity for sites or portion of sites that are within the QM extent ^[2] (reported as Dwellings Net gain of existing dwellings) ^[3]
Electricity Transmission and Distribution Corridors	Residential Suburban, Residential Suburban Density Transition, Medium Density Residential Zone, Residential Hills Zone, Future Urban Zone, Town Centre Zone, Local Centre Zone, Mixed Use Zone	Non Complying - Setback of sensitive activities within 5m - 12m depending on the transmission line.	N/A	3,120 (3,310 FUZ at 80HH/Ha) ^[7]	400
Radio Communications Pathways -	Central City zone	N/A - as per underlying zone	Non Complying where height rule is breached: 40m to 79m	160	Not assessed as requires a site specific assessment for design approach to address partial

Qualifying Matter Name	Proposed underlying zoning	Activity status - density	Activity status - height	Assessed 'Plan Enabled' capacity for sites or part of sites within the QM extent (reported as Dwellings Gross) ^[1]	Assessed 'feasible' capacity for sites or portion of sites that are within the QM extent ^[2] (reported as Dwellings Net gain of existing dwellings) ^[3]	
					height restrictions on only a few sites.	
Christchurch International Airport Noise Influence Area	Residential Suburban, Residential Suburban Density Transition and Medium Density, Local and Town Centre Zones	Defaults to operative zone – Breach is Restricted Discretionary Activity	Defaults to operative zone – Breach is Restricted Discretionary Activity	29,860 (3,010 FUZ at 80HHpHa)	9,000	Airport Noise Influence Area - 29,860 impacted (plan-enabled)
Residential Character Areas	Residential Suburban, Residential Suburban Density Transition and Medium Density	Varies based on area – Restricted Discretionary Activity	Varies based on area – Restricted Discretionary Activity	13,700 (10,700 dwellings ^[8] less other enablement)	2,900	Residential Character Areas (note significant overlap with Residential Heritage Areas) –

Qualifying Matter Name	Proposed underlying zoning	Activity status - density	Activity status - height	Assessed 'Plan Enabled' capacity for sites or part of sites within the QM extent (reported as Dwellings Gross) ^[1]	Assessed 'feasible' capacity for sites or portion of sites that are within the QM extent ^[2] (reported as Dwellings Net gain of existing dwellings) ^[3]	
						10,700 impacted (plan-enabled)
Victoria Street building height	City Centre	As per underlying CCZ controls	Reduced building enable heights for buildings – 45m, breach is Discretionary Activity	257,050sqm	<100	Victoria Street Height - 257,059sqm
Vacuum sewer wastewater constraint	Residential Suburban Zone	Permitted Activity where the discharge of wastewater is the same or less than the existing maximum sewer flow. Restricted Discretionary Activity where maximum sewer flow standard is more than existing	N/A	20,400 34,340 including Prestons	2,840	Prestons reported separately as this is a recently developed (and developing) greenfield area therefore unlikely to realise plan-enabled

Qualifying Matter Name	Proposed underlying zoning	Activity status - density	Activity status - height	Assessed 'Plan Enabled' capacity for sites or part of sites within the QM extent (reported as Dwellings Gross) ^[1]	Assessed 'feasible' capacity for sites or portion of sites that are within the QM extent ^[2] (reported as Dwellings Net gain of existing dwellings) ^[3]	
						capacity for decades.
Sunlight Access	Medium Density Residential Zone and High Density Residential Zone	N/A	Permitted standard, breach is restricted discretionary	Less than 5% change.	<5%	Impact is on design and layout rather impacting density and yield of units on a site.
City Spine Transport Corridor setback	Medium Density Residential Zone, High Density Residential Zone, Mixed Use Zone, Town Centre Zone	Permitted standard, breach is restricted discretionary	N/A	Less than 100 dwellings	<100	For MDRS for most sites 50% of the site will remain developable. Reduction in capacity will be more for the greater enablement in the HRZ, and then only

Qualifying Matter Name	Proposed underlying zoning	Activity status - density	Activity status - height	Assessed 'Plan Enabled' capacity for sites or part of sites within the QM extent (reported as Dwellings Gross) ^[1]	Assessed 'feasible' capacity for sites or portion of sites that are within the QM extent ^[2] (reported as Dwellings Net gain of existing dwellings) ^[3]	
						for some sites.
Low Public Transport Accessibility Area (with hills precinct applied) -	Residential Suburban and Medium Density and Residential Hills Zones	Permitted standard one site per 450m ² or 650 ² at 35% site coverage, breach is Restricted Discretionary Activity up to 3 units per site and 50% site coverage; further breach is Discretionary Activity.	8m permitted height, breach is Restricted Discretionary Activity	188,970	26,400	This number is based on hills precinct applying which sets a minimum subdivision allotment size of 650m ² which equates to a maximum yield of 46hh/ha, and has been filtered by dwelling age and LVR
Low Public Transport	Residential Suburban and	Permitted standard one site per 450m ² or 650 ² at 35% site	8m permitted height, breach is Restricted Discretionary Activity	216,280	34,100	This number is based on

Qualifying Matter Name	Proposed underlying zoning	Activity status - density	Activity status - height	Assessed 'Plan Enabled' capacity for sites or part of sites within the QM extent (reported as Dwellings Gross) ^[1]	Assessed 'feasible' capacity for sites or portion of sites that are within the QM extent ^[2] (reported as Dwellings Net gain of existing dwellings) ^[3]	
Accessibility Area (no hills precinct applied)	Medium Density Zones	coverage, breach is Restricted Discretionary Activity up to 3 units per site and 50% site coverage; further breach is Discretionary Activity.			(for reference: unfiltered yield is 70,800)	hills precinct applying MDRS and yield of 80hh/ha, and has been filtered by dwelling age and LVR (with unfiltered in brackets). Actual capacity will likely be significantly less than reported as the feasibility model has not taken account of site

Qualifying Matter Name	Proposed underlying zoning	Activity status - density	Activity status - height	Assessed 'Plan Enabled' capacity for sites or part of sites within the QM extent (reported as Dwellings Gross) ^[1]	Assessed 'feasible' capacity for sites or portion of sites that are within the QM extent ^[2] (reported as Dwellings Net gain of existing dwellings) ^[3]	
						geotechnical constraints.
Industrial Interface	Residential Suburban and Medium Density and Residential Hills Zones	N/A – as per underlying zone	Permitted 8m height limit, breach is Discretionary Activity	8,300	1,150	Plan-enabled and feasible development to two storey maximum not affected
North Halswell ODP Connections - existing	Medium and High Density Zones and Future Urban Zone	Controlled Activity – subdivision in accordance with requirements of adjacent ODP		No appreciable impact on development density		

^[1] Assesses overlap of QM extent on urban block. Actual capacity loss may be subject to site specific considerations or avoided with use of a resource consent to mitigate adverse effects or demonstrate that they are avoided (in particular for sites with a partial overlap with a QM extent). Dwelling totals based a narrow set of potential development outcomes. Total yield may increase or decrease if different development typologies are tested.

- ^[2] Estimated feasible development for sites where QM extent intersects site and potentially impacts on capacity. Sites where the QM extent overlap is partial or insignificant can be feasible for development (e.g. overlap is with access driveway or within required street/boundary setback; i.e. not affecting buildable area). Feasible dwelling totals are from all the development typologies tested for feasibility (with the most feasible determining the measured yield).
- ^[3] Feasible capacity estimates are reported as net totals of existing development except where the capacity is from infill development outcomes where the original dwelling is retained on site (i.e. the total is a mix of gross and net depending on the development outcome).
- ^[4] The estimate excludes areas currently zoned Residential New Neighbourhood (i.e. greenfield) but does include some large areas just to south of QE2 drive which are zoned Residential Suburban under the operative plan but still show as undeveloped and/or are now open space, for example Buller Stream.
- ^[5] Combines Medium and High risk areas.
- ^[6] Based on full site redevelopment potential. The proposed rules do allow for a minor dwelling unit which could reduce this total.
- ^[7] Includes some sites zoned for residential activity that are currently in use as electricity supply infrastructure.
- ^[8] Total is net of additional dwellings that may be provided for within the proposed Character Area rules. The proposed rules do also allow for a minor dwelling unit, which could reduce this total further.

(i) Are they plan making (i.e. effectively changing zoning);

- The following proposed qualifying matters impact the underlying zoning and propose to retain the Operative District Plan zoning:
 - Airport Noise
 - Coastal Hazard Management Areas
 - Tsunami Risk Management Areas
 - [proposed through rebuttal] Port Hills Stormwater QM

(ii) Resource consent focused (i.e. overlay or precinct); and

(iii) How they are affected by QM (i.e. how do the provisions in the overlays control height and density); and

- [Plan-Change-14-HBC-NOTIFICATION-Section-32-Qualifying-Matters-Part-1.pdf \(ccc.govt.nz\)](#) refer to section 2.3.4 and 2.3.5 including Table 3 for an explanation of how the proposed QM's impact level of enablement – Table 3 is copied in Attachment B of this summary.

(iv) (to the extent possible), provide a factual presentation of the effect of each QM on capacity (possibly in terms of dwelling numbers).

- Please see [Appendix A](#) Table 6, pages 3-7, of the s42A report from Ms Oliver

E. Plan Change 14 Mechanics

[7] A 'road map' of how the provisions in PC 14 work across the whole of the district plan.

Intensification direction is given effect to along four fronts: Policy 3(a), Policy 3(c), Policy 3(d), and MDRS. Beginning with the largest Central City centre has a height response to deliver on the direction to **realise as much development capacity as possible, to maximise benefits of intensification**. To this end, the benefits have been determined to maximise at a permitted height of 90m, subject to building form controls (base and tower) to ensure a well-functioning urban environment is provided. Buildings greater than 90m are provided for as a discretionary activity, acknowledging that such buildings may be appropriate where they are well designed.

In the Christchurch context, Policy 3(c) directs that 'at least six storeys' must be enabled from a walkable catchment from the edge of CCZ. A walking catchment of at least 1.2km has been considered as appropriate, which is extended at the extremities where greater accessibility to features identified in Policy 1 are present. The ubiquitous effect of Policy 3(c) means that numerous zones within catchments are influenced, over and above core commercial zones and relevant residential zones.

Paragraph 6.1.6 of the s42A report from Mr Kleynbos details the full effect of zones influenced:

- a. RSDT – Residential suburban density transition zone (**whole**)
- b. RMD – Residential medium density zone (**whole**)
- c. RCC – Residential city centre zone (**whole**)
- d. Residential guest accommodation zone (**within Policy 3 areas only**)
- e. RNN – Residential new neighbourhood zone (**within Policy 3 areas only**)
- f. Commercial retail park zone (**whole**)
- g. Commercial Mixed use zone (**within Policy 3 areas only**)
- h. Commercial Core zone (**whole**)
- i. Commercial Local zone (**whole**)
- j. Commercial Central City Business Zone (**whole**)
- k. Commercial Central City Mixed Use Zone (incl. South Frame) (**whole**)
- l. Industrial General Zone (**within Policy 3 areas only**)
- m. Specific Purpose sub-zones: Schools; Hospitals; Tertiary; Cemetery; Ōtākaro Avon River Corridor (**within Policy 3 areas only**)
- n. Open Space sub-zones: Community Parks; Water and Margins; Avon River Precinct (Te Papa Ōtākaro); Metropolitan Facilities; Natural (**QM response required within Policy 3 areas**)

In all instances, development directed to be enabled has been provided as a **permitted activity**.

As above, giving effect has also influenced Industrial zones located with relevant Policy 3(c) and (d) catchments. In instances where industrial areas are in close proximity to CCZ, PC14 proposes to re-zone these areas to Mixed Use Zone (MUZ), also applying a Comprehensive Housing Precinct to ensure a suitable transition of established industrial areas. Industrial areas around other commercial centres have sought to

have a Brownfield Precinct apply, which is essentially an extension of the operative Brownfield Overlay. The overlay/precinct provides a consenting pathway for mixed use development.

Giving effect to Policy 3(d) as required an evaluation of the centres hierarchy already contained within the District Plan, as to ensure their alignment with National Planning Standards. This is detailed in **Appendix 2** to the Commercial s32 evaluation.

Building heights and densities respond to their respective zoning, except for the 'larger Town Centres' (Riccarton, Hornby, and Papanui) and 'larger' Local Centres (Church Corner, Merivale, Sydenham North, Ferrymead). In these instances, a greater height limit has been enabled in response to the commensurate direction of Policy 3(d).

The residential response cascades from commercial centres. HRZ has been applied around all larger commercial centres (being 'larger' Local Centres, or greater). The 'baseline' building height enabled for the zone is 22m (6-storeys), with the Central City Residential Precinct also being applied around CCZ, which enables buildings of up to 39m (12-storeys) as a Permitted Activity, subject to building form controls.

Lesser commercial centres with an intensification response (LCZ) are also further enabled through applying the Local Centre Intensification Precinct over MRZ. The Precinct permits development of up to 14m (4-storeys), whilst also permitting perimeter block development through the same mechanism provided for in HRZ.

MRZ has been applied across MDRS-only affected areas, applying to all relevant residential zones. The only exception to this is where there are scale QMs that have been applied, where instead operative zones are held as part of the QM response.

The rule framework across MRZ and HRZ is very similar due to the application of MDRS across both zones. This means that all enabled building heights are a permitted activity and any development greater than three units is an RD activity, in accordance with clause 4 of MDRS (Schedule 3A). The RD status is the highest activity status for any residential development not influenced by QMs.

A new sub-chapter has been proposed in response to the QM framework direction through s771 and s770 of the Act, and clause 3.32 of the NPS-UD. Sub-chapter 6.1A provides a comprehensive overview of all of the QMs that have been proposed across the District Plan. It provides the Plan user a direct reference to rules that each QM influences. A variety of new overlays and precincts have also been proposed across planning maps to ensure clarity is provided to Plan users for when QMs apply across a site/area.

Related provisions have also been updated in support of the over-arching intensification direction. This is predominantly found within residential provisions (e.g. minimum unit sizes, fencing, water supply for fire fighting, etc.), but has also resulted in changes being made to Chapter 7 – Transport (e.g. pedestrian access, cycle parking, high trip generators, etc.) and Chapter 6 – General Rules and Procedures (e.g. Wind effects).

The **table on the follow page** seeks to detail how key commercial and residential zones have been enabled as part of PC14.

The below table provides a high-level overview of how building form is enabled through PC14 across key zones.

Locality:	Central City Commercial			Suburban Commercial					Residential			
Zone:	CCZ	CCMU	CCMU(SF)	TCZ	LCZ	NCZ	MUZ	Industrial	HRZ	MRZ	FUZ	RS/RSDT
Permitted development:	90m, building base at 28m Residential above ground floor only if in active frontage area. Small buildings up to 21m	32m with building base at 17m. Residential	21m, building base at 17m. Residential Small buildings up to 21m	32m in Large TCZ, 22m in TCZ Residential above ground floor	22m in Large LCZ, 14m in LCZ Residential above ground floor	32/20m in Central City 14m outside Central City Residential above ground floor	Outside CHP 15m Residential above ground floor	Unlimited Height	22m residential / 39m in CCRP	12m residential / 14m in LLCP	8m residential / 11m for specific comprehensive developments (< six beds)	8m residential (< six beds)
Controlled activity	Urban design certification pathway buildings – to 28m	N/A	Urban design certification pathway buildings up to 17m	Urban Design 15.4.1.2/15.4.2.1	Urban Design 15.5.1.2/15.5.2.1	N/A	N/A	N/A	N/A	N/A	Comprehensive developments / >6 beds	Comprehensive developments / >6 beds
Restricted discretionary activity	Urban design for buildings 28-90m MOD: 15.14/15.14.2.6 Urban design	>17m MOD: 15.14.3.35 and 15.14.3.36 4 or more residential units MODs: 15.14	Urban design for buildings 17 – 21m MOD: 15.4.2.11 Residential where does not meet standards	>22m/32m MOD: 15.14 / NC Urban Design	>14m/22m MOD: 15.14 / NC Urban Design	>14/20/32m MOD:15.14	CHP 22m	Residential RD within Brownfield overlay	>22m/39m MODs: 14.15	>14m MODs: 14.15	NC Comprehensive developments / NC building height	NC Comprehensive developments / NC building height
Discretionary or non-complying activity	DA - >90m DA – for max road wall height NC	DA - >17m building base	DA - >17m building base	N/A	N/A	N/A	N/A	Residential outside brownfield overlay	N/A	N/A	N/A	N/A

Note:

The following zones simply seek to apply building heights and density as per HRZ as they spatially relate to the zone and any relevant precinct, as per Policy 3:

- RGA – Residential Guest / Visitor Accommodation Zone
- SP (Schools) – Specific Purpose Schools
- SP (Hospitals) - Specific Purpose Hospitals

In all instances, QMs apply to zones, in accordance with their application in Chapter 6.1A – Application of Qualifying Matters.

Note, ‘MODs’ means Matters of Discretion.

Zone Codes:

CCZ – City Centre Zone CCMU – Central City Mixed Use CCMU(SF) - Central City Mixed Use (South Frame) TCZ – Town Centre Zone LCZ – Local Centre Zone NCZ – Neighbourhood Centre Zone MUZ – Mixed Use Zone CHP – Comprehensive Housing Precinct IGZ – Industrial General Zone HRZ – High Density Residential Zone	MRZ - Medium Density Residential Zone FUZ – Future Urban Zone RS/RSDT – Residential Suburban Zone / Residential Suburban Density Transition Zone [operative] CCRP – Central City Residential Precinct LLCP – Local Centre Intensification Precinct
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