

**BEFORE INDEPENDENT HEARING COMMISSIONERS
IN CHRISTCHURCH**

TE MAHERE Ā-ROHE I TŪTOHUA MŌ TE TĀONE O ŌTAUTAHI

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of the hearing of submissions on Plan Change 14 (Housing and Business Choice) to the Christchurch District Plan

**MEMORANDUM OF COUNSEL FOR CHRISTCHURCH CITY COUNCIL
REGARDING PANEL REQUESTS FOR FURTHER INFORMATION**

11 April 2024

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MAY IT PLEASE THE INDEPENDENT HEARINGS PANEL:

1. The Independent Hearings Panel has made various requests for further information from the Christchurch City Council (the **Council**) during the course of the hearing.
2. **Annexure 1** contains a table recording the Panel's requests to date and, where the information has been provided, the relevant details.
3. The information **highlighted in yellow** in the table is new, which primarily relates to the Panel's requests numbered **16, 27, 36, 45, 49, 55, 58, 59, 71, 72, 76, 81, 82, and 84**.
4. **Appendices A to J** to this memorandum contain information in response to various requests.
5. The requests that are yet to be answered are indicated by **green highlighting** in the table. The Council will continue working to respond to those requests as quickly as possible (noting that a number are to be addressed as part of the Council's reply).

Date: 11 April 2024



D G Randal / C O Carranceja
Counsel for Christchurch City Council

ANNEXURE 1 – INFORMATION REQUESTS AND RESPONSES

Version as at 11 April 2024

No.	Panel information request	Document containing response
1.	Advise of specific submission(s) seeking 'full intensification outcome'	Memorandum of counsel dated 26 October 2023. ¹ The submissions seeking removal of all qualifying matters include that of Hamish West (submission #500). Author: Council response.
2.	Provide updated Colonial Vineyard tests reflecting later amendments to the RMA	Appendix to the legal submissions for the Council for the Residential zone hearing dated 26 October 2023. ²
3.	Classification of Residential Hills Zone as a "relevant residential zone"—explain approach, including by reference to Hutt City	Paragraphs 3.5 to 3.8 of the legal submissions for Residential zone hearing dated 26 October 2023. ³
4.	Advise whether other local authorities have joined the Waikanae High Court proceedings	Memorandum of counsel dated 26 October 2023; ⁴ the answer is no (Kāpiti Coast District Council is the appellant in the High Court). Author: Council response.
5.	Update and supplement 'Strategic and Mechanics of PC14' document.	Appendix 1 to memorandum of counsel dated 31 October 2023. ⁵ Author: Council response.
6.	Provide a table showing how the mandatory objectives 1 and 2 and policies 1 to 5 of Schedule 3A are proposed to be incorporated (notified and amended versions of PC14)	Appendix 2 to memorandum of counsel dated 31 October 2023. ⁶ Author: Council response.

¹ <https://chch2023.ihp.govt.nz/assets/Council-Memo/Correspondence/Memorandum-of-counsel-for-Christchurch-City-Council-Panel-information-requests-26-October-2023.pdf>

² <https://chch2023.ihp.govt.nz/assets/Council-Evidence-11-August-2023/Christchurch-City-Council-Legal-submissions-Residential-Zones-Weeks-4-7-hearing-25-October-2023-31-October-2023-.pdf>

³ <https://chch2023.ihp.govt.nz/assets/Council-Evidence-11-August-2023/Christchurch-City-Council-Legal-submissions-Residential-Zones-Weeks-4-7-hearing-25-October-2023-31-October-2023-.pdf>

⁴ <https://chch2023.ihp.govt.nz/assets/Council-Memo/Correspondence/Memorandum-of-counsel-for-Christchurch-City-Council-Panel-information-requests-26-October-2023.pdf>

⁵ <https://chch2023.ihp.govt.nz/assets/Council-Memo/Correspondence/Memorandum-of-counsel-for-Christchurch-City-Council-31-October-2023-Providing-documents-in-response-to-requests-for-further-information.pdf>

⁶ <https://chch2023.ihp.govt.nz/assets/Council-Memo/Correspondence/Memorandum-of-counsel-for-Christchurch-City-Council-31-October-2023-Providing-documents-in-response-to-requests-for-further-information.pdf>

No.	Panel information request	Document containing response
7.	Qualifying matters relating to coastal hazards — provide table showing pre-existing development rights under operative zones, to be retained by operation of these QMs	Appendix 3 to memorandum of counsel dated 31 October 2023. ⁷ Author: Council response.
8.	Explain the qualifying matter for sites of cultural significance	Explained by Ms Hansbury at hearing on Wednesday, 18 October 2023.
9.	Model with more precision the effect of the sunlight access qualifying matter on plan-enabled and feasible capacity, potentially (the Panel is reflecting on this and will advise if it is required). If done, this analysis should include the assumed dimensions of houses (compared with the dimensions assumed by Parliament in enacting the Amendment Act)	This potential task is no longer required as it has been superseded by a subsequent request of David Hattam (item 49 below).
10.	Policy and/or method options for encouraging minimum levels of development	Appendix 4 to memorandum of counsel dated 31 October 2023. ⁸ More broadly, to be addressed in the Council's reply. Author: Response prepared by Mr Kleynbos, Ms Gardiner and Ms Blair.
11.	Advise: <ul style="list-style-type: none"> • how the Operative District Plan enables non-housing activities in areas where intensification would be more appropriate, with such activities, than it is currently; and • whether providing additional enablement has been considered through PC14. 	Appendix 5 to memorandum of counsel dated 31 October 2023. ⁹ Author: Council response.
12.	Provide data held by Council on travel behaviour for different household cohorts, including the proportion of household trips undertaken by public transport. Advise what proportion of trips by an average family in Christchurch is not readily able to be catered for by public transport.	Appendix 6 to memorandum of counsel dated 31 October 2023. ¹⁰ Author: Council response.

⁷ <https://chch2023.ihp.govt.nz/assets/Council-Memo/Correspondence/Memorandum-of-counsel-for-Christchurch-City-Council-31-October-2023-Providing-documents-in-response-to-requests-for-further-information.pdf>

⁸ <https://chch2023.ihp.govt.nz/assets/Council-Memo/Correspondence/Memorandum-of-counsel-for-Christchurch-City-Council-31-October-2023-Providing-documents-in-response-to-requests-for-further-information.pdf>

⁹ <https://chch2023.ihp.govt.nz/assets/Council-Memo/Correspondence/Memorandum-of-counsel-for-Christchurch-City-Council-31-October-2023-Providing-documents-in-response-to-requests-for-further-information.pdf>

¹⁰ <https://chch2023.ihp.govt.nz/assets/Council-Memo/Correspondence/Memorandum-of-counsel-for-Christchurch-City-Council-31-October-2023-Providing-documents-in-response-to-requests-for-further-information.pdf>

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13.	Life in Christchurch surveys — please provide the survey questions / methodology and breakdown of data	Appendix 7 to memorandum of counsel dated 31 October 2023. ¹¹ Author: Council response.
14.	Advise of matters of discretion applying for exceedance of height limits in central city in operative District Plan, including whether the need for building height was a relevant consideration	Memorandum of counsel dated 26 October 2023; ¹² under both the operative Plan and the PC14 framework (as notified), exceeding height limits triggers a consent for a discretionary activity. Author: Council response.
15.	Advise on the influence of the National Policy Statement for Indigenous Biodiversity (NPS-IB) on this IPI process, including in respect of the following matters: <ul style="list-style-type: none"> • In particular, is there an opportunity proactively to implement the NPS-IB by bolstering SES protection through this process? • If a submitter presents evidence that an additional site should be protected as an SES (and therefore be part of the QM), does the Panel have jurisdiction to assess / implement that relief? For a site not currently listed as a SES, would this be a new QM or an existing QM? • Would a 'buffer' added to an existing SES or other existing overlay QM be a new QM as opposed to an existing QM? Alternatively, could it be implemented by the Panel via a matter of discretion that could be considered as part of any relevant non-permitted activity resource consent? 	Provided as Appendix B to memorandum of counsel dated 29 November 2023. ¹³ Author: Council response.
16.	Advise on the appropriate approach to QMs proposed to be carried over from the operative District Plan via existing overlays, in particular in relation to otherwise enabled sites that are largely or totally covered by QM overlays. In particular, the Council is to provide direction on the following matters: <ul style="list-style-type: none"> • Identify relevant properties that are entirely within a QM overlay – at a high-level only as opposed to every title. • For those identified properties, advise on whether the activity status proposed by the QM is appropriate and whether there is a realistic consenting pathway for residential development, taking into account the overlay provisions. 	Preliminary information provided in Table G in Appendix 1 to memorandum of counsel dated 31 October 2023. ¹⁴ An updated response is provided in Attachment G2 to Table G, which is APPENDIX A to this memorandum (as are responses to requests 81 and 82, as noted below).

¹¹ <https://chch2023.ihp.govt.nz/assets/Council-Memo/Correspondence/Memorandum-of-counsel-for-Christchurch-City-Council-31-October-2023-Providing-documents-in-response-to-requests-for-further-information.pdf>

¹² <https://chch2023.ihp.govt.nz/assets/Council-Memo/Correspondence/Memorandum-of-counsel-for-Christchurch-City-Council-Panel-information-requests-26-October-2023.pdf>

¹³ <https://chch2023.ihp.govt.nz/assets/Council-Memo/Correspondence/Memorandum-of-Counsel-for-Christchurch-City-Council-29-November-2023-with-updated-list-of-information-requests-and-providing-info.pdf>

¹⁴ <https://chch2023.ihp.govt.nz/assets/Council-Memo/Correspondence/Memorandum-of-counsel-for-Christchurch-City-Council-31-October-2023-Providing-documents-in-response-to-requests-for-further-information.pdf>

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	<ul style="list-style-type: none"> • If there are properties entirely within a QM overlay and there is no realistic consenting pathway, the Council will advise on whether these properties should be 'downzoned' to give effect to the QM and make clear that the intention not to intensify. • If, following this assessment, the Council wishes to maintain its current overlay approach, Council will direct the Panel to the relevant section 32 analysis and/or supplement that analysis if required. 	<p>Author: Response prepared by Ms Hansbury, Ms Ratka and Ms Oliver.</p> <p>Issues will otherwise be addressed in the Council reply.</p>
17.	<p>With respect to the provisions of the operative District Plan that could restrict residential development that would otherwise be enabled through PC14, and are intended to carry on post-PC14 coming into effect but which are not identified as QMs, the Council will:</p> <ul style="list-style-type: none"> • provide a list of these provisions; • explain the Council's position on those provisions, either: <ul style="list-style-type: none"> ○ explaining why they were not identified as QMs; or ○ confirming that, on reflection, they should have been identified as QMs; • for any matters in the latter category, advise on the implications, considering (for example): <ul style="list-style-type: none"> ○ whether those matters been factored into the capacity analysis; and ○ what scope does the Panel have to retrospectively identify and retain QMs. 	<p>Response provided as Appendix C to memorandum of counsel dated 29 November 2023.¹⁵</p> <p>Author: Council response.</p>
18.	<p>Ms Ratka to provide s32AA analysis to support inclusion of the Mass Movement Management Area 1 as a QM</p>	<p>Provided as Appendix D to memorandum of counsel dated 29 November 2023.¹⁶</p> <p>Author: Ms Ratka.</p>
19.	<p>Advise whether earthquake recovery is relevant to consider in giving effect to policy 3, and whether it can be a QM</p>	<p>The expert planners' conferencing on strategic objectives and other matters, directed by minute 20, is relevant to this query insofar as it will address how to integrate MDRS objectives and policies into the District Plan, which contains provisions relating to Christchurch's recovery.</p> <p>Counsel understand the Panel will advise subsequently if there are</p>

¹⁵ [Memorandum-of-Counsel-for-Christchurch-City-Council-29-November-2023-with-updated-list-of-information-requests-and-providing-info.pdf \(ihp.govt.nz\)](#)

¹⁶ [Memorandum-of-Counsel-for-Christchurch-City-Council-29-November-2023-with-updated-list-of-information-requests-and-providing-info.pdf \(ihp.govt.nz\)](#)

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		any legal matters requiring input.
20.	<p>Advise where the section 32 evaluation considers an option of having unlimited building heights in the city centre</p>	<p>Memorandum of counsel dated 26 October 2023.¹⁷</p> <p>The relevant part of the section 32 evaluation is Part 4, which can be found here. Options 2 and 3 evaluated in the report had unlimited building heights in the city centre; the evaluation begins on page 59 of the PDF. Part 4 of the section 32 report has 11 appendices, almost all of which are relevant to the central city. They include economic cost/benefit analysis and a comprehensive urban design assessment.</p> <p>Author: Response prepared by Ms Gardiner and Mr Willis.</p>
21.	<p>Could Mr Willis:</p> <ul style="list-style-type: none"> • advise what he considers to be the relevant factors of a "well-functioning urban environment" (see also item 29 below); and • explain the evaluation of building heights in the city centre, particularly in relation to quantifying the benefits and disbenefits of intensification as a tool to identify a height limit above which benefits would not be "maximised". 	<p>Planning analysis of Mr Willis provided was Appendix A to the memorandum dated 20 December 2023.¹⁸</p> <p>The issues will otherwise be addressed in the Council's reply.</p> <p>Author: Response prepared by Mr Willis.</p>
22.	<p>Please explain how the heritage rules in PC14 work, including by reference to:</p> <ul style="list-style-type: none"> • the operative rule framework for management and the use of discretionary and non-complying activity status (in light of the <i>Forest & Bird</i> decision encouraging less restrictive status to be applied) — Ms Richmond; and • activity status in the context of Residential Heritage Areas, and any implications of the <i>Waikanae</i> decision — Ms Dixon. 	<p>Initial explanation provided by Ms Dixon on 1 November 2023 (note follow-up requests below, particularly item 42).</p> <p>Ms Dixon's supplementary statement addressing this request was provided as Appendix E to memorandum of counsel dated 29 November 2023.</p> <p>Further explanation was provided by Ms Richmond</p>

¹⁷ <https://chch2023.ihp.govt.nz/assets/Council-Memo/Correspondence/Memorandum-of-counsel-for-Christchurch-City-Council-Panel-information-requests-26-October-2023.pdf>

¹⁸ <https://chch2023.ihp.govt.nz/assets/Council-Memo/Correspondence/MEBAB31.PDF>

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		at the hearing on 28 November 2023 relating to heritage – a link to her summary statement is here .
23.	Advise of the status of the development at 432 Sparks Road (owned by submitter #915, 25 KBR Limited), referred to at paragraph 8.1.62 of Mr Lightbody's section 42A report.	Ms Harte (on behalf of 25 KBR Limited) advised, during her appearance on 9 November 2023, that the relevant resource consent application was lodged in the week of 30 October 2023.
24.	Advise of the Waikanae implications of a landowner agreeing to a reduced development height, less than the status quo	If a landowner agrees to relief that imposes a restriction on <i>status quo</i> rights, no <i>Waikanae</i> issue likely arises. Potential prejudice to landowners was central to the Environment Court's reasoning in that case, and would likely not be at issue if the landowner agrees to development restrictions.
25.	Reconsider definitions of "building base" and "building tower" (including to consider associated rules)	The definitions were considered through expert conferencing of Council planners as recorded in a Joint Witness Statement dated 1 December 2023 (available here).
26.	Explain the residential heritage areas methodology and the 'Site Contributions Maps'	Explained by Ms Dixon when she appeared at the hearing on Wednesday, 1 November 2023. See also paragraphs 5 to 10 of Ms Dixon's hearing summary (here) and paragraphs 6.1 and 6.2 of Ms Dixon's section 42A report (here).
27.	Discuss the potential practical implications of the proposed PC14 provisions regarding wind assessments for tall buildings, including to comment on: <ul style="list-style-type: none"> how the issue could be addressed of a developer providing a wind effects assessment and intervening changes – such as the Council subsequently requesting design changes, or a new building nearby obtaining resource consent – which may alter that assessment; 	The response to request 27 is provided in APPENDIX B to this memorandum.

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	<ul style="list-style-type: none"> the implications of a consented building assumed in that analysis not being built; sequencing of work, such as the Council obtaining its own assessment, then the applicant disagreeing with that and obtaining its own assessment; whether the Council intends to develop its own city- or CBD-wide tool to guide wind assessments; whether a certification process linked with a permitted activity standard is a feasible option, and other pros and cons of certification. 	
28.	<p>Explain the extent of proposed controls requiring wind effects assessments for buildings above 20m in "residential urban environments": just residential zones or also centres?</p> <p>Should the height be 22m (or another height) instead of 21m in the Central City Mixed Use South Frame?</p> <p>Should the height for wind assessments in the city centre be 28m (or another height) instead of 30m?</p>	<p>Addressed by Ms Gardiner (centres) and Mr Kleynbos (residential urban environments) when they appeared at the hearing on 31 October and 1 November 2023 respectively.</p> <p>Updated provisions to be provided in due course will reflect those recommended changes.</p>
29.	<p>Council witnesses to provide updated analysis regarding:-</p> <ul style="list-style-type: none"> A bullet point list of objective elements contributing to an "exemplary" building (Alistair Ray) The meaning, from an urban design perspective, of "high quality" and "good quality" (Alistair Ray) A list of factors understood to contribute to a "well-functioning urban environment" (Alistair Ray, Holly Gardiner, and Nicola Williams, in addition to Andrew Willis (noted at 21 above)) A potential tiered rule framework for assessing tall buildings, with certain criteria (including mass) being applicable between heights of 28m and (say) 45m, and others applying up to a higher height 	<p>Responses were in Appendices A to D to the memorandum dated 20 December.¹⁹</p>
30.	<p>Tall buildings in CCZ — please explain whether a design-led approach has been assessed in the section 32 analysis.</p>	<p>Addressed by Ms Gardiner when she appeared at the hearing on Tuesday, 31 October 2023.</p> <p>Her summary statement (here) notes that: "within the s32 report of relevance to the central city are pages 57 - 66 of the s32 report that considers the options regarding an intensification response for the City Centre Zone, including Option 2 which considers</p>

¹⁹ <https://chch2023.ihp.govt.nz/assets/Council-Memo/Correspondence/MEBAB31.PDF>

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		<i>the option of having no upper height limit, classifying all development as restricted discretionary".</i>
31.	Please provide housing research paper referred to by Nicola Williams	Appendix 8 to memorandum of counsel dated 31 October 2023. ²⁰
32.	Planners to conference regarding provisions for the radiocommunications pathway qualifying matter	The joint witness statement dated 14 November 2023 is here .
33.	Kirk Lightbody to provide rebuttal statement confirming whether or not he agrees with the merits of rezoning requests sought through Foodstuffs' submission	Rebuttal statement supplied to the Panel Secretariat on 9 November 2023 (available here).
34.	Provide a table explaining the Council's position on rezoning requests by submitters	Counsel have outlined the Council's position on rezoning requests, including in presenting legal submissions on the residential topic, and will reiterate this in future legal submissions. Detailed table to be provided with the Council's reply.
35.	Advise of any issues with qualifying matter flow charts provided by Kāinga Ora	By email on 27 November 2023, counsel proposed minor clarifications to counsel for Kāinga Ora. Counsel have since followed up reiterating the request that Kāinga Ora file amended flowcharts.
36.	Provide information held by the Council on demand and feasible development capacity for different housing typologies	A response to request 36 is provided in APPENDIX C to this memorandum.
37.	Explain the operation of the multiple restricted discretionary activities (RD7 and RD8) in rule 14.6.1.3 in Plan Change 14 as notified	A response to requests 37 to 40 was provided as Appendix F to the memorandum of counsel dated 29 November 2023. ²¹
38.	Advise whether the rules in the residential chapter requiring limited or non notification are likely to lead to those outcomes,	

²⁰ <https://chch2023.ihp.govt.nz/assets/Council-Memo/Correspondence/Memorandum-of-counsel-for-Christchurch-City-Council-31-October-2023-Providing-documents-in-response-to-requests-for-further-information.pdf>

²¹ [Memorandum-of-Counsel-for-Christchurch-City-Council-29-November-2023-with-updated-list-of-information-requests-and-providing-info.pdf \(ihp.govt.nz\)](#)

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	notwithstanding other activities requiring consent (such as earthworks).	Responses prepared by Mr Kleynbos and Ms Blair.
39.	Confirm whether various references in the residential chapter to "sunlight" and "daylight" deliberately refer to different things.	
40.	Regarding the sunlight access qualifying matter, advise whether potential health effects associated with sunlight were factored into the Council's section 32 evaluation	
41.	Regarding the Pūtarīngamotu Riccarton Bush qualifying matter, provide a table of submitters opposing the qualifying matter who own a site within the qualifying matter area	This document was provided as Appendix G to memorandum of counsel dated 29 November 2023. ²² Response prepared by Mr Kleynbos.
42.	<p>Provide a table and commentary describing the Residential Heritage Areas (RHAs) and Residential Character Areas (RCAs), to address:</p> <ul style="list-style-type: none"> • The proposed zoning within each area and what the proposed zoning would have been, but for the qualifying matter • The RHAs where an interface area is proposed to apply • The number of properties in each area • Where the RHAs and RCAs overlap • Where officers now recommend a different outcome to the notified version of Plan Change 14 (including any properties proposed to be removed from the RHA interface area) • Any listed heritage sites falling within the RHAs and RCAs • Which provisions in Plan Change 14 are equivalent to or more enabling of development than the status quo, and which are more restrictive (in a Waikanae sense) • Which RCAs were identified as SAMs in the 1995 District Plan [addressed in response to request 50 below] <p>Provide associated mapping showing the different site types (defining, contributory, etc) for each RHA and RCA, including both sets of values where RHAs and RCAs overlap, and including recommended changes.</p> <p>Also address the lawfulness of proposed rules controlling demolition of buildings within RHAs (and associated interface areas) and RCAs.</p>	<p>An initial response was provided as Appendix H to the memorandum of counsel dated 29 November 2023.²³</p> <p>That appendix comprises:</p> <ul style="list-style-type: none"> • H1: An updated summary table of the RHAs and RCAs (updating the previous version provided to the Panel on 7 November 2023), addressing the first six bullets – prepared by Ms Dixon and Ms White • H2: A table comparing the criteria for identifying RCAs and RHAs – prepared by Ms Dixon • H3: A table of the RHA provisions that are equivalent to or more enabling of development than the status quo, and which are more restrictive - prepared by Ms Dixon • H4: The equivalent table for the RCA provisions - prepared Ms White

²² [Memorandum-of-Counsel-for-Christchurch-City-Council-29-November-2023-with-updated-list-of-information-requests-and-providing-info.pdf \(ihp.govt.nz\)](#)

²³ [Memorandum-of-Counsel-for-Christchurch-City-Council-29-November-2023-with-updated-list-of-information-requests-and-providing-info.pdf \(ihp.govt.nz\)](#)

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		<ul style="list-style-type: none"> • H5: Appendix 9.3.7.8 – RHA contributions maps – prepared by Ms Dixon and Council's GIS team • H6: Appendix 9.3.7.9 – RHA and RCA overlap (and RHA interface) maps on aerial bases • H7: maps showing changes to RHAs recommended in s42A report of Ms Dixon. - prepared by Ms Dixon and Council's GIS team • H8: RCA site contributions maps, and 6 contributions maps for the areas where RHAs and RCAs overlap – prepared by Ms Dixon and Council's GIS team <p>A replacement for Appendix H to the memorandum of counsel dated 29 November 2023 was provided as Appendix H to the memorandum dated 20 December 2023,²⁴ which included a replacement cover page that explains what the appendix comprises and some further amendments.</p> <p>A response regarding the lawfulness of demolition rules will be provided in the Council's reply.</p>
43.	<p>In respect of Rule 9.3.6.4, proposed matter of discretion (e) (<i>"whether the site has cultural or spiritual significance to mana whenua or is to be used for Papakāinga/Kāinga Nohoanga and the outcome of any consultation undertaken with Papatipu Rūnanga"</i>), clarify policy and rule linkage and consider splitting into two separate matters.</p>	<p>This document was provided as Appendix I to memorandum of counsel dated 29 November 2023.²⁵</p> <p>Response prepared by Ms Dixon.</p>

²⁴ <https://chch2023.ihp.govt.nz/assets/Council-Memo/Correspondence/MEBAB31.PDF>

²⁵ [Memorandum-of-Counsel-for-Christchurch-City-Council-29-November-2023-with-updated-list-of-information-requests-and-providing-info.pdf \(ihp.govt.nz\)](#)

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44.	<p>Provide a table listing the localities subject to operative Residential New Neighbourhood zoning that is proposed to be amended through Plan Change 14. Note which parts of which areas are proposed to be rezoned Medium Density Residential and which are to be renamed Future Urban Zone.</p>	<p>This document was provided as Appendix J to the memorandum of counsel dated 29 November 2023.²⁶</p> <p>A corrected version was provided as Appendix E to the memorandum dated 20 December 2023.²⁷</p> <p>Author: Council response.</p>
45.	<p>For RCAs, provide a diagram showing the linkage between the policies (including any direction such as avoid / manage / etc), rule triggers (including exceedances of built form standards) and activity status for relevant activities, for both the notified and current recommended versions of Plan Change 14.</p> <p>In the context of Ms Dysart's submission supporting the Beckenham RCA (which excludes backyard areas), explain whether this exclusion:</p> <ul style="list-style-type: none"> • is particular to Beckenham or common to all RCAs; • is given effect through mapping, rules, or both— including to demonstrate whether the RCAs predominantly reflect streetscape matters or broader values. <p>On this latter query, the Council's response is as follows:</p> <p>The exclusion of back sections is context-dependant. The general rule of thumb has been to retain them given they are often visible from the street and development within these sections can impact on (either positively or negatively) the character values of the area. However, where there were large clusters of rear sections that cannot be seen from the street some have been removed, unless they are considered to be part of a consistent, coherent streetscape or sensible grouping overall.</p> <p>In relation to the Beckenham RCA two clusters of back sections have been recommended to be removed, because of the size and shape of this area, noting that many back sections are not visible from the road due to back sections being located off long driveways, and due to the higher proportion of back sections currently included in the RCA (as compared to other RCAs). Because of this context, back sections have been classified as Neutral and do not contribute to the character values of the Area. Removal of the back sections in Beckenham is considered to result in a more cohesive area that has greater integrity. This reflects that within RCAs, greater emphasis is placed on those values that are experienced from public areas (e.g. streets),</p>	<p>This document was provided as Appendix K to memorandum of counsel dated 29 November 2023²⁸, which comprises K1 to K3, being diagrams showing the linkages for the operative, PC14 as notified, and recommended s42A provisions.</p> <p>The response in respect of backyard areas is in the previous cell.</p> <p>Responses prepared by Ms White and Ms Dixon.</p> <p>Replacements for the "As Notified" and the "S42A Recommendations" diagrams that were provided in Appendix K of the Memorandum of Counsel dated 29 November 2023 are provided as APPENDIX D to this memorandum. The replacements have changed information and boxes at the bottom of each diagram to reflect more accurately the applicable provisions.</p>

²⁶ [Memorandum-of-Counsel-for-Christchurch-City-Council-29-November-2023-with-updated-list-of-information-requests-and-providing-info.pdf \(ihp.govt.nz\)](#)

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No.	Panel information request	Document containing response
	<p>rather than internally by a site's occupants (as reflected in the policy direction in 14.2.5.9, particularly a. ii. and v.)</p> <p>The exclusion of back sections has been given effect to in the Beckenham RCA (and also in the Tainui and Francis RCAs where this is also applicable) through mapping — with these sections being removed from the RCA. As such the RCA rules will not apply to those sites no longer included in the RCA.</p>	
46.	<p>Liz White and Kirk Lightbody to liaise and advise of discussions with mana whenua regarding papakāinga housing in Lyttelton.</p> <p>Response: The discussions held with mana whenua (Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga) regarding papakāinga housing in Lyttelton were attended by Mr Kleynbos, Ms Dixon and Ms White, and related to the request by the submitter to vary the RHA and RCA provisions applying within Lyttelton to better enable Rāpaki Rūnanga to develop housing for mana whenua.</p> <p>With respect to RCAs (and noting other changes have been recommended in response to this submission by Mr Kleynbos and Ms Dixon), this resulted in amendment being recommended to the RCA assessment matters in Rule 14.15.27. This is the matter Ms White was referring to when questioned by the Panel.</p> <p>Mr Lightbody was not part of that meeting, and during the meeting the matters on which Mr Lightbody was reporting were not discussed. In response to questions around commercial centres, Mr Lightbody referred to the meeting held with Ngāti Wheke by other reporting officers, but only insofar as noting this had occurred, and not with respect to the meeting traversing the matters on which he was reporting.</p>	<p>Memorandum of counsel dated 10 November 2023 (here) and see response in previous cell.</p> <p>Response prepared by Ms White, Mr Lightbody and Mr Kleynbos.</p>
47.	<p>Carry out further expert planners' conferencing on the most efficient and effective mechanism to give effect to a low public transport accessibility and / or stormwater related qualifying matter (as noted in Mr Langman's summary at the residential hearing)</p>	<p>Conferencing has occurred and a joint witness statement dated 11 December 2023 is available here.</p>
48.	<p>In relation to the Pūtaringamotu / Riccarton Bush qualifying matter, provide a table explaining the key operative provisions, the provisions proposed through Plan Change 14 as notified (including the error regarding St Teresa's School, noted in Mr Langman's summary for the residential hearing), and the current proposal.</p>	<p>This document was provided as Appendix L to the memorandum of counsel dated 29 November 2023.²⁹</p> <p>See also item 41 above, regarding submitters opposing the qualifying matter whose properties are within the qualifying matter area.</p> <p>Response prepared by Mr Kleynbos.</p>
49.	<p>Provide updated sunlight access modelling demonstrating the effect of the proposed qualifying matter planes (compared to</p>	<p>This document was initially provided as Appendix M to</p>

²⁹ [Memorandum-of-Counsel-for-Christchurch-City-Council-29-November-2023-with-updated-list-of-information-requests-and-providing-info.pdf \(ihp.govt.nz\)](#)

No.	Panel information request	Document containing response
	<p>MDRS) during lower sun angles in the early morning and late afternoon/evening</p>	<p>the memorandum of counsel dated 29 November 2023.³⁰</p> <p>The initial response was prepared by Mr Hattam, supported by Mr Liley and Mr Kleynbos.</p> <p>A further supplementary response to this question is provided in APPENDIX E to this memorandum.</p>
50.	<p>In respect of RCAs:</p> <ul style="list-style-type: none"> ● Advise on potential merits of a certification pathway ● Provide clarity on whether the school site in Lyttelton was part of the character assessment for Lyttelton ● Provide 2015 Beca study ● What is the history of the arrival of Special Amenity Areas (SAMs)? How many SAMs were there in the previous 1995 District Plan? How did they transition into the Replacement District Plan, how did it get to that point? ● Whether the RCA policy was developed specifically in relation to the Beca work in the identification of RCAs, or whether that policy existed in relation to SAMs and had evolved? ● Produce information from GIS system to show, as an example, how the list of attributes created were evaluated on the ground ● Advise which provisions in the Plan enable consideration of effects of a proposed building/development on a nearby RCA ● Advise whether any further information provided through the submission and presentation by Ms Susanne Schade (#241), seeking that Scott Street be recognised as an RCA, leads Ms Rennie (and Ms White) to change her view as to the relief sought. <p>Commissioner McMahon also sought an explanation of why the Englefield RCA (CA15) is not recommended to be removed, notwithstanding that it is surrounded by land proposed to be zoned High-Density Residential. That explanation is set out in Ms White's section 42A report (here), at paragraphs 8.2.26 to 8.2.35, and at paragraph 5 of Ms White's summary statement (here). When questioned by the Panel on 1 November 2023, Ms White confirmed that, if the Englefield RCA had not also substantially overlapped with the Englefield Avonville RHA, she would have recommended removal of the RCA.</p>	<p>A supplementary statement from Ms Rennie was provided as Appendix N to the memorandum of counsel dated 29 November 2023.³¹</p> <p>Following discussion with the Panel, a further related request is recorded as request 80 below.</p>

³⁰ [Memorandum-of-Counsel-for-Christchurch-City-Council-29-November-2023-with-updated-list-of-information-requests-and-providing-info.pdf \(ihp.govt.nz\)](#)

³¹ [Memorandum-of-Counsel-for-Christchurch-City-Council-29-November-2023-with-updated-list-of-information-requests-and-providing-info.pdf \(ihp.govt.nz\)](#)

No.	Panel information request	Document containing response
51.	Mr Langman to prepare a table outlining key points raised in Christchurch City Council's submission (#751) addressed in his summary statement, where the relief sought may be contested by other submitters	Provided to Panel Secretariat on 7 November 2023 (available here). Response prepared by Mr Langman.
52.	Ms Blair to consider matters of discretion for design principles and whether the word "includes" should be replaced by "are", and whether it needs to be clearer that some parts are intended to be a guide only	Response was provided in a supplementary brief of evidence of Ms Blair which was Appendix F to the memorandum dated 20 December 2023. ³²
53.	Council planners to prepare updated set of proposed provisions to accompany the Council's reply (and keep track of drafting queries/suggestions of the Panel and origin of any suggested changes (eg witness name, date of questioning, etc))	Updated provisions to be provided with the Council's reply.
54.	Provide link to Greater Christchurch Public Transport Futures Combined Business Case document	The relevant document is here .
55.	Advise on potential refinements to matters of discretion for 4+ unit MDRS developments when located near to centres and/or core public transport routes.	The response to request 55 is provided in APPENDIX F to this memorandum.
56.	In the context of objectives 4 and 5 of the NPS-UD, advise how Plan Change 14 supports equitable outcomes, particularly in relation to the housing needs of urban Māori living in Ōtautahi	This document was provided as Appendix O to memorandum of counsel dated 29 November 2023. ³³ Author: Council response.
57.	Consider whether there are any areas within the airport noise influence area that might warrant a different management approach, due to the suitability of the area otherwise for intensification	To be discussed by Ms Oliver at the hearing regarding the airport noise influence area QM.
58.	Arrange expert planners' conferencing (involving Mr Chilton as necessary) regarding the relief sought by Ravensdown	Counsel understand that a joint witness statement of Ms Ratka (section 42A report author) and Ms Whyte (planning witness for Ravensdown) is to be filed by the experts soon
59.	Advise of the Council's urban design experts' availability to conference with architect submitters	Counsel understand that a joint witness statement is to be filed by the experts soon.

³² <https://chch2023.ihp.govt.nz/assets/Council-Memo/Correspondence/MEBAB31.PDF>

³³ [Memorandum-of-Counsel-for-Christchurch-City-Council-29-November-2023-with-updated-list-of-information-requests-and-providing-info.pdf \(ihp.govt.nz\)](#)

No.	Panel information request	Document containing response
60.	Advise of Council consultation with and notice given, in the context of PC14, to landowners whose properties are within the proposed RHAs and RCAs.	The response was provided in a supplementary brief of evidence of Ms Dixon provided as Appendix G to the memorandum dated 20 December 2023. ³⁴
61.	Advise of what the driver is in either the NPS-UD or the RMA (as amended) for rezoning industrial areas to MUZ (within a walkable distance of the City Centre Zone).	The key driver is policy 3 of the NPS-UD, supported by various other provisions supporting more people living close to centres, including objective 1, objective 3, and policy 1.
62.	Confirm whether Christ College's submission seeking to rezone the alternative zone underlying their specific purpose school zone to HRZ is within scope given the site was inadvertently notified as HRZ and later re-notified as MRZ	This response was provided as Appendix I to the memorandum dated 20 December 2023, ³⁵ authored by Ms Piper.
63.	Confirm whether any of the relief sought by submitters in relation to the Industrial Zone, such as additional landscaping requirements, fall within section 80E as being consequential on intensification in adjoining zones	This response was Appendix J to the memorandum dated 20 December 2023. ³⁶ Author: Council response.
64.	Clarify the driver/scope for the proposed changes to vehicle crossing provisions in PC14 as notified. Is it a consequential change?	The answer is yes, the vehicle crossing provisions are proposed to be amended as a consequence of intensification enabled through PC14.
65.	Confirm why relief sought by submitters to rezone areas to an SPZ are not considered to be in scope.	Where the Council opposes rezoning requests on scope grounds this is generally based on the <i>Clearwater</i> and <i>Motor Machinists</i> principles. Details will be provided as part of the response to request 34 above.
66.	Clarify the driver/scope for the proposed new 60% site coverage rule for the Former Christchurch Women's Hospital site. If 'contextual fit' has been a key consideration, please confirm whether this approach been taken in other instances to limit the application of the MDRS.	This response was in Appendix I to the memorandum dated 20 December 2023, ³⁷ authored by Ms Piper.

³⁴ <https://chch2023.ihp.govt.nz/assets/Council-Memo/Correspondence/MEBAB31.PDF>

³⁵ <https://chch2023.ihp.govt.nz/assets/Council-Memo/Correspondence/MEBAB31.PDF>

³⁶ <https://chch2023.ihp.govt.nz/assets/Council-Memo/Correspondence/MEBAB31.PDF>

³⁷ <https://chch2023.ihp.govt.nz/assets/Council-Memo/Correspondence/MEBAB31.PDF>

No.	Panel information request	Document containing response
67.	<p>A proposed standard may offend against <i>Waikanae</i> that provision but could be redrafted as a matter of discretion or an assessment matter to avoid that potential issue.</p> <p>Can Council suggest to the Panel a process by which provisions identified as potentially offending against <i>Waikanae</i> are redrafted in accordance with the 'cascade'.</p>	<p>On hold pending further consideration of the Panel request (recorded below as request 81) in its minute of 14 December 2023.</p>
68.	<p>Confirm whether or not the Council considered rezoning Sydenham as a residential zone as opposed to MUZ with the Comprehensive Housing Precinct.</p>	<p>This response was provided in Appendix K to the memorandum dated 20 December 2023,³⁸ authored by Mr Lightbody.</p>
69.	<p>Confirm the activity status and consent pathway for developing car parking on a vacant site.</p>	<p>This response was provided in Appendix K to the memorandum dated 20 December 2023,³⁹ authored by Mr Lightbody.</p>
70.	<p>Confirm whether, when subdividing 1 lot with an existing house, there is a minimum lot size requirement for the site with the existing dwelling.</p>	<p>This response was provided in Appendix L to the memorandum dated 20 December 2023,⁴⁰ authored by Mr Kleynbos and Mr Bayliss.</p>
71.	<p>Advise of possible parameters or thresholds that could be drafted into the earthworks chapter to address potential adverse effects and therefore avoid the need for development that would otherwise be non-notified or limited notified under the plan requiring notification for any earthworks consents required.</p>	<p>The response to request 71 is provided in APPENDIX G to this memorandum.</p>
72.	<p>Advise whether a less restrictive controlled activity status involving management plans to control nuisance effects and a certification process would be appropriate rather than a restricted discretionary activity status and a greater risk of notification.</p>	<p>The response to request 72 is provided in APPENDIX H to this memorandum.</p>
73.	<p>Confirm the activity status if the earthworks standards are exceeded.</p>	<p>Generally restricted discretionary – see rule 8.9.2.3 RD1</p>
74.	<p>With respect to Riccarton Bush, the Council is to consider and advise of the option of the 10m setback being a non-prescribed setback, that is, rather than a standard, a matter of discretion for four or more units.</p>	<p>On hold pending clarification from the Panel (as discussed at the hearing on 30 November 2023).</p>
75.	<p>Confirm whether there are any permitted activities in the North Halswell town centres and, if so, whether this a point of difference with other town centres.</p>	<p>This response was provided in Appendix K to the memorandum dated 20</p>

³⁸ <https://chch2023.ihp.govt.nz/assets/Council-Memo/Correspondence/MEBAB31.PDF>

³⁹ <https://chch2023.ihp.govt.nz/assets/Council-Memo/Correspondence/MEBAB31.PDF>

⁴⁰ <https://chch2023.ihp.govt.nz/assets/Council-Memo/Correspondence/MEBAB31.PDF>

No.	Panel information request	Document containing response
		December 2023, ⁴¹ authored by Mr Lightbody.
76.	Provide the results of the upcoming survey concerning e-mobility device ownership once available (data expected in February 2024)	The response to request 76 is provided in APPENDIX I to this memorandum.
77.	Mr Langman to provide larger images of those in his table of relief sought through the Council submission, previously provided to the Panel.	This document was provided as Appendix P to memorandum of counsel dated 29 November 2023. ⁴²
78.	Ms Blair to provide working resource consenting scenarios for an area with a RHA only, RCA only, and both RCA and RHA. Activities for scenario analysis for these areas should be common (e.g. a demolition example for each of these areas, a new addition/dwelling in each of these areas).	Response was provided in a supplementary brief of evidence of Ms Blair provided as Appendix F to the memorandum dated 20 December 2023. ⁴³
79.	For RHAs, provide a diagram showing the linkage between the policies (including any direction such as avoid / manage / etc), rule triggers (including exceedances of built form standards) and activity status for relevant activities, for both the notified and current recommended versions of Plan Change 14.	Response was provided in Appendix M to the memorandum dated 20 December 2023. ⁴⁴ Response prepared by Ms Dixon.
80.	Ms Rennie to consider presentation by Submitter 1054 (Ms Nikolau) and confirm if this changes Ms Rennie's recommendations in relation to the Cashmere View Residential Character Area.	Response was provided in Appendix N to the memorandum dated 20 December 2023. ⁴⁵ Updated district plan mapping to be provided in Council reply. Updated summary table of RCAs/RHAs to be provided in Council reply.
81.	Include in Table G (Sarah Oliver Strategic overview and mechanics document) updated in Appendix 1 to Council Memorandum of 31 October 2023, the following additional matters: (a) Identify any plan provisions proposed in PC 14 as notified, and separately reference any recommended changes in s42A Reports, rebuttal evidence and summaries, of any kind (if any) that have the effect of removing an enablement in the operative district plan or has the effect of making an activity less enabling than it currently is. This includes:	Additional request from Panel Minute 29 dated 14 December 2023. ⁴⁶ The response to request 81 is provided in Attachment G1 to Table G, provided as APPENDIX A to this memorandum.

⁴¹ <https://chch2023.ihp.govt.nz/assets/Council-Memo/Correspondence/MEBAB31.PDF>

⁴² [Memorandum of Counsel for Christchurch City Council - 29 November 2023 with updated list of information requests and providing info.pdf \(ihp.govt.nz\)](https://chch2023.ihp.govt.nz/assets/Council-Memo/Correspondence/MEBAB31.PDF)

⁴³ <https://chch2023.ihp.govt.nz/assets/Council-Memo/Correspondence/MEBAB31.PDF>

⁴⁴ <https://chch2023.ihp.govt.nz/assets/Council-Memo/Correspondence/MEBAB31.PDF>

⁴⁵ <https://chch2023.ihp.govt.nz/assets/Council-Memo/Correspondence/MEBAB31.PDF>

⁴⁶ <https://chch2023.ihp.govt.nz/assets/IHP-Minutes-Directions-Docs/IHP-Minute-29-Hearings-Update-14-December-2023.pdf>

No.	Panel information request	Document containing response
	<p>(i) any additions or changes to existing plan activity status and built form standards, or definitions that would limit what may be undertaken by way of permitted activity or require higher activity status or additional resource consent(s) to be obtained over and above that required in the operative district plan;</p> <p>(ii) any change in applicable resource consent activity status that could be less enabling than at present (including changes from permitted to controlled; permitted and controlled to restricted discretionary; or permitted, controlled or restricted discretionary to discretionary; or permitted, controlled, restricted discretionary, discretionary to non-complying; and/or</p> <p>(iii) any additional reservations of control or matters of discretion that could limit or prevent matters that are not currently within the purview of the Council to reserve, limit or prevent.</p>	
82.	<p>Can the Council please clarify and review the second column of Table G, to ensure that the references to 'existing' are references to qualifying matters in s771(a) to (i) which are subject to s77K evaluations, and do not refer to a proposed s771(j) QM, which are required to be assessed under either s77J or s77L. For example, Residential Character Areas which, may be existing Operative District Plan planning constructs, are proposed under s771(j) which would seem to be correct.</p>	<p>Additional request from Panel Minute 29 dated 14 December 2023.⁴⁷</p> <p>The response to request 82 is provided in the updated version of Table G provided in APPENDIX A to this memorandum.</p>
83.	<p>Arrange quantity surveyors advising the Council and submitter to conference regarding Blue Cottage on Montreal Street.</p>	<p>Site visit undertaken and conferencing is being arranged</p>
84.	<p>Provide information regarding the community wellbeing benefits of heritage (which query arose in relation to the submission seeking delisting of St James Church).</p>	<p>The response to request 84 is provided in APPENDIX J to this memorandum.</p>

⁴⁷ <https://chch2023.ihp.govt.nz/assets/IHP-Minutes-Directions-Docs/IHP-Minute-29-Hearings-Update-14-December-2023.pdf>

APPENDIX A – RESPONSE TO REQUESTS 16, 81 AND 82

Council's response is **overleaf**

Table G: Qualifying Matters Summary of Evaluation Approach, proposed development management method (potentially impacting MDRS and Policy 3 enablement) and Impact on Development Capacity Yield - The following information is a summary only of the impact of proposed qualifying matters on relevant residential and commercial zones to PC14.

QM Name	QM Type "Listed" under s771 / s770 "Existing QM" under 77K(3)/77Q(3); "New QM" under s771 (a) to (i); or "Other QM" under s771(j)	QM s77 required evaluation + actual	Spatial extent of QM impact/IHP Task 16 identifying properties "entirely within a QM overlay" see Attachment Table G.2 ¹	Planning map & QM intersects	Underlying Zoning relevant to PC14 only	Activity status - management of QM specific characteristics PA-permitted RD – restricted discretionary D – discretionary NC – non-complying	Reference & Approach	Impacted development capacity	
								Plan-enabled dwellings	Feasible dwellings (full or part of a site)
1. Sites of Ecological Significance (SES)	Listed s771(a) – Section 6 matter Existing QM - SES operative provisions and planning map overlays carried over as a QM	S77K(1) + Impacted Development Capacity	Area-wide and site specific: Partial site impact of QM – 125 properties (predominantly along the edges of water bodies that are also SES) Full (or near to) site impact – estimated three properties, two of which are within a Council owned reserve and will be rezoned to Open Space in due course, one site contains an existing church)	Map 12, 18, 19, 25, 26, 30, 31, 32, 33, 38, 40, 41, 44, 45, 46, 49	MRZ, RS, RSDT, HRZ subject to compliance with existing SES activity/built form standards	PA – indigenous vegetation clearance in limited circumstances; operation, repair and maintenance within 2 metres off access tracks, fences, buildings etc., pest plant removal, improving pasture, conservation, planting and seed gathering; customary harvesting. RD – activities not provided for as a PA or does not meet a PA activity standard. NC – indigenous vegetation clearance not provided for as PA or RD; plantation forestry; clearance of specified indigenous vegetation types. Policy: Avoid clearance or disturbance as far as practicable, then remedy, then mitigate, including offsetting	Link to s32 Report and s771/s770 evaluation (para 6.2, beginning page 65) and s32 Part 2, Appendix 3, section 3, p14 . QM identifies and protects (ensuring consistency with NZCPS and CRPS) existing Sites of Ecological Significance (identified through an overlay) using the existing controls in the District Plan (non-complying activity status for residential development in the SES). One property at 25 Fendalton Road containing an existing church, is located fully within a SES. Due to its existing use, it is not considered necessary to 'spot zone' the site by maintaining the existing RS zone. As buildings are NC in a SES, no zoning will provide for residential development. Two other sites owned by CCC are fully or mostly within a SES and are part of existing open space reserves. These two sites could be rezoned to relevant OS zones as follows: <ul style="list-style-type: none"> • 27A Humphreys Drive – from RS to Open Space Coastal Zone • 220 Rocking Horse Road - from RS to Open Space Coastal Zone. Some private properties have a water body SES running through them. The SES rules are not likely to impact development potential any more than required water body setbacks. No change to the Notified zoning is considered necessary as the area of SES influence is minimal.	520	<100 (This estimate appears fanciful in light of the minimal extent of the SES influence on affected properties)
2. Outstanding Natural Features and Landscapes	Listed s771(a) – Section 6 matter Existing QM - provisions and planning map overlays carried over as a QM	S77K(1) + Impacted Development Capacity	Area-wide and site specific: Largely confined to water bodies (generally smaller area than that affected by water body setbacks), coastal, rural and OS (Open Space zones) areas – residential areas captured along the South Brighton Spit only and the overlap is limited to 18 properties zoned RS principally due to	Map 23, 30, 31 38, 41, 44, 45, 52	All zones but only RS in the residential zones	Non-complying activity to build a residential unit or additions in South Brighton Spit – ONFL Values; Restricted Discretionary Activity in an "identified building area" (means an area identified on an approved plan of subdivision on which a building is anticipated) Avoidance policy	Link to s32 Report and s771/s770 evaluation (para 6.3, beginning page 68) and s32 Part 2, Appendix 3, section 4, p21 . 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 limited flexibility where development can be accommodated without detracting from ONF/ONL values that need protection (generally not residential development unless in an "identified building area").	380	<100 – this is probably over-estimated

¹ Note: Some properties contain multi-unit developments

Table G: Qualifying Matters Summary of Evaluation Approach, proposed development management method (potentially impacting MDRS and Policy 3 enablement) and Impact on Development Capacity Yield - The following information is a summary only of the impact of proposed qualifying matters on relevant residential and commercial zones to PC14.

QM Name	QM Type "Listed" under s771 / s770 "Existing QM" under 77K(3)/77Q(3); "New QM" under s771 (a) to (i); or "Other QM" under s771(j)	QM s77 required evaluation + actual	Spatial extent of QM impact/IHP Task 16 identifying properties "entirely within a QM overlay" see Attachment Table G.2 ¹	Planning map & QM intersects	Underlying Zoning relevant to PC14 only	Activity status - management of QM specific characteristics PA-permitted RD – restricted discretionary D – discretionary NC – non-complying	Reference & Approach	Impacted development capacity	
								Plan-enabled dwellings	Feasible dwellings (full or part of a site)
			hazards overlays affecting the sites.						
3. Sites of Cultural Significance (SCS); Wāhi Tapu; Wāhi Taonga, Ngā Tūranga Tūpuna, Ngā Wai, Silent Files	Listed s771(a) – Section 6 matter Existing QM - provisions and planning map overlays carried over as a QM	S77K(1) + Impacted Development Capacity	Site and area-specific: 12 (out of the total of 25) sites in Wāhi Tapu/Wāhi Taonga areas. 4,778 (out of the total of 4,802 sites) in Ngā Tūranga Tūpuna 1 (out of the total of 243 sites) in Ngā Wai areas 1,122 (out of the total of 1,193 sites) in the Belfast Silent file area	Map 11, 12, 18, 23, 24, 30, 31, 37, 38, 40, 41, 44, 45, 46, 47, 50	All zones	Restricted Discretionary Activity to build – will need to consider effects on and protection of Ngāi Tahu Cultural and Historic/Archaeological Values. Consultation with Ngāi Tahu is required which may identify areas of cultural or natural values. Policy for Wāhi Tapu and Wāhi Taonga – avoid disturbance, protect from inappropriate development, disturbance, damage or destruction. In case of known or accidental archaeological discovery protocols need to be adhered to. Policy for Ngā Tūranga Tūpuna and Ngā Wai - recognise and provide for cultural and natural values, facilitate provision of new information. Avoid damage or destruction of archaeological sites within SCS. Retaining the Notified zoning is most appropriate. While an SCS site overlay may not impact development potential, other QMs may.	Link to s32 Report and s771/s770 evaluation (para 6.4, beginning page 71) and s32 Part 2, Appendix 3, section 10, p66 QM to recognise identified sites of cultural significance to Ngāi Tahu, as identified in the Plan, and to protect Wāhi Tapu / Wāhi Taonga, Ngā Tūranga Tūpuna, Ngā Wai and Belfast Silent File sites from inappropriate development, and to ensure effects of activities on these sites are managed appropriately. This will include avoiding any disturbance of urupā, providing for, managing and enhancing cultural and natural values, following a prescribed protocol in case of archaeological findings and avoiding disturbance, damage or destruction of the SCS. Ensures direction of higher order documents are given effect to whilst not ruling out development completely.	140 (Wāhi Tapu/Wāhi Taonga sites only)	Not assessed
4. Scheduled heritage items and settings,	Listed s771(a), s770(a) – Section 6 matter Existing QM - some operative provisions and planning map overlays carried over as a QM; and New QM heritage items and settings and provisions.	S77K(1), + Impacted Development Capacity	Site-specific: In addition to operative: 44 new heritage items	Most	All zones	Restricted Discretionary Activity – Alterations and new building, relocation within heritage settings – heritage values Discretionary Activity – demolition of Significant items, relocation beyond heritage setting Non-complying Activity – demolition of Highly Significant items	Link to s32 Report and s771 / s770 evaluation (para 6.6, beginning page 76). Link to Appendix 31 - Central City Heritage Height Limits evidence - Christchurch City Council . Link to Appendix 32 - Arts Centre and New Regent Street Modelling and Sun Studies - Christchurch City Council Heritage items and settings also subject of PC13, which was notified at the same time as PC14. Link to PC13 s32 report . Link to PC13 s32 report - Appendix 2 - Table of reasons for rule amendments https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2023/PC13/Plan-Change-13-s32-	3,340	503

Table G: Qualifying Matters Summary of Evaluation Approach, proposed development management method (potentially impacting MDRS and Policy 3 enablement) and Impact on Development Capacity Yield - The following information is a summary only of the impact of proposed qualifying matters on relevant residential and commercial zones to PC14.

QM Name	QM Type "Listed" under s771 / s770 "Existing QM" under 77K(3)/77Q(3) ; "New QM" under s771 (a) to (i)'; or "Other QM" under s771(j)	QM s77 required evaluation + actual	Spatial extent of QM impact/IHP Task 16 identifying properties "entirely within a QM overlay" see Attachment Table G.2 ¹	Planning map & QM intersects	Underlying Zoning relevant to PC14 only	Activity status - management of QM specific characteristics PA-permitted RD – restricted discretionary D – discretionary NC – non-complying	Reference & Approach	Impacted development capacity	
								Plan-enabled dwellings	Feasible dwellings (full or part of a site)
							Appendix-2-Reasons-for-Rule-Amendments-for-notification-2023-03-17.PDF		
5. High Flood Hazard Management Area	Listed s771(a) and s770(a) – Section 6 matter Existing QM - provisions and planning map overlays carried over as a QM	S77K(1) + S77Q(1) + Impacted Development Capacity	Area-wide and site specific: 3,738 sites Note: It is now recommended that the operative residential zoning is retained where the site overlap is 70% or greater, or alternatively where a site is 90-100% impacted.	1, 2, 4, 5, 9 – 13, 15 – 20, 24 – 26, 30 – 34, 39 – 41, 45 – 50, 55, 56	HRZ MRZ RSDT RS FUZ TCZ NCZ LCZ MUZ	PA – Replacement or repair of buildings with floor area no greater than existing and no lower on site than existing building. The replacement and repair of residential units existing as at 4 September 2010 on sites in the Residential Unit Overlay identified in Appendix 5.8.2 (with floor area no greater than existing and no lower on site than existing unit) RD – Residential units within the Residential Unit Overlay identified in Appendix 5.8.2, including: any new residential unit; or any replacement residential unit; or any addition to an existing residential unit. Other than as provided for by Rule 5.4.6.1 P1 or P2. NC – Vacant lot subdivision. – New buildings not specified as a permitted activity. The replacement or repair of buildings that do not meet one or more of the activity specific standards in Rule 5.4.6.1, unless specified in RD2 in Rule 5.4.6.2. Change in use of a site that increases the occupancy of the site, unless specified as a permitted activity.	Link to s32 Report and s771/s770 evaluation (para 6.8, beginning on page 85). QM to give effect to 771(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.	7,000	1,190
6. Flood ponding management area	Listed s771(a) and s770(a) – Section 6 matter Existing QM - provisions and planning map overlays carried over as a QM	S77K(1) + S77Q(1) + Impacted Development Capacity	Area-wide and site specific: 1,630 sites Note: It is now recommended that the operative residential zoning is retained where the site overlap is 70% or greater, or alternatively where a site is 90-100% impacted.	19 25 45 H42	MRZ FUZ NCZ	PA – Replacement or repair of buildings with floor area no greater than existing and no lower on site than existing building. Residential unit either on piles or with 200m2 maximum ground floor area, limited to one per site. Very limited filling NC – Subdivision creating a vacant allotment within the FPMA overlay. New buildings other than that permitted. Replacement or repair of buildings not meeting activity specific standards . Filling beyond that permitted	Link to s32 Report and s771/s770 evaluation (para 6.8, beginning on page 85). QM to give effect to 771(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.	8,990	744

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QM Name	QM Type "Listed" under s771 / s770 "Existing QM" under 77K(3)/77Q(3) ; "New QM" under s771 (a) to (i)'; or "Other QM" under s771(j)	QM s77 required evaluation + actual	Spatial extent of QM impact/IHP Task 16 identifying properties "entirely within a QM overlay" see Attachment Table G.2 ¹	Planning map & QM intersects	Underlying Zoning relevant to PC14 only	Activity status - management of QM specific characteristics PA-permitted RD – restricted discretionary D – discretionary NC – non-complying	Reference & Approach	Impacted development capacity	
								Plan-enabled dwellings	Feasible dwellings (full or part of a site)
<p>7. Slope Instability High Hazard Management Areas</p> <p>Cliff Collapse Management Area 1 (CCMA1)</p> <p>Cliff Collapse Management Area 2 (CCMA2)</p> <p>Rockfall Management Area 1 (RMA1)</p> <p>Rockfall Management Area 2 (RMA2)</p> <p>Mass Movement Area 1 (MMA1)</p> <p>Remainder of Port Hills and Banks Peninsula Slope Instability Management Area (RSIMA)</p>	<p>Listed s771(a) and s770(a) – Section 6 matter</p> <p>Existing QM - provisions and planning map overlays carried over as a QM</p>	<p>S77K(1) + S77Q(1) + Impacted Development Capacity</p>	<p>Area-wide and site specific:</p> <p>CCMA1 134 sites</p> <p>CCMA2 499 sites</p> <p>RMA1 729 sites</p> <p>MMA1 275 sites</p> <p>Note: calculations have not been undertaken for RMA2, MMMA 2 and 3, and RSIMA which are recommended as QM's.</p> <p>Note: Updated s32 recommends the operative zoning is retained for CCMA 1 and 2, RMA1, and MMMA1 overlays where the site overlap is 30% or greater (i.e., 70% of the site is free from impacted area).</p>	<p>CCMA1 48, 58</p> <p>CCMA2 40, 41, 47, 48, 52, 53, 57 – 59</p> <p>RMA1 45, 46, 47, 48, 50 – 53, 56 – 60</p> <p>MMA1 40, 47, 48</p>	<p>CCMA1 RSDT, MRZ, SP(LP)Z</p> <p>CCMA2 MRZ, RS, RSDT, RMD, SP(LP)Z, SP(S)Z</p> <p>RMA1 MRZ, RS, PKNZ, SP(LP)Z</p> <p>MMA1 MRZ, RS, RSDT</p>	<p>CCMA1 NC – subdivision where the new lot is not within the overlay. Any other activity</p> <p>PR – subdivision, earthworks, new buildings</p> <p>CCMA2, RMA1, MMA1 NC – subdivision, earthworks, new building, any other activity</p> <p>Avoidance policy</p> <p>AIFR certificate exemption can apply to RMA1 and CCMA2</p> <p>RMA2, and MMMA 2 & 3 RD – subdivision, earthworks, new buildings, any other activity</p> <p>RSIMA RD – subdivision</p>	<p>Link to s32 Report and s771/s770 evaluation (Para 6.9 beginning on page 89)</p> <p>QM to give effect to 771(a) of the Act to identify areas of slope instability where intensification of development may increase risk of natural hazards to people and property.</p>	6,210	1,310
<p>8. Waterbody Setbacks</p>	<p>Listed s771(a) and (b) – Section 6 matter, NPS-Freshwater Management</p> <p>Existing QM - provisions and planning map overlays carried over as a QM</p>	<p>S77K(1) + Impacted Development Capacity</p>	<p>Area-wide and site-specific: Applies setbacks along the water body (Open Space Water and Margins (OWM) or residential zone where smaller not OWM zoned waterway) where residential development and earthworks are restricted. Can apply within a residential site located along a river or intersected by an</p>	<p>Most</p>	<p>All zones</p>	<p>Within the Setback – Earthworks and Buildings are a Restricted Discretionary Activity – natural hazards and natural values would be a consideration. The status changes to Discretionary where the water body is also a SES.</p> <p>Policy: Manage adverse effects on water bodies and their margins within the water body setbacks to provide a buffer for natural erosion, flood risk etc., maintain and enhance flora and</p>	<p>Link to s32 Report and s771/s770 evaluation (para 6.10, beginning on page 92) and s32 Part 2, Appendix 3, section 8, p55.</p> <p>QM applies to existing waterbodies in the District Plan and aims to protect these from undue adverse effects that may arise from earthworks or buildings near the waterways. The QM carries over the existing Plan controls on development within waterbody setbacks.</p> <p>Applicable setbacks:</p>	20,160	3,743

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								Plan-enabled dwellings	Feasible dwellings (full or part of a site)
			environmental asset, hill or utility waterway. Due to a very large number of properties affected and data needing to be specifically modelled, no exact numbers have been provided. However, refer to supporting Attachment Table G.1, section 8 for examples of water body setbacks.			fauna habitats, provide public access where appropriate. As properties are generally affected by setbacks only in a small part of the site or have existing development on them, no 'down-zoning' is proposed.	Downstream waterway (except Mona Vale) - 30m Downstream waterway (Mona Vale) - 15m Downstream waterway (Christ's College) - See Appendix 6.11.12.1 Upstream waterway - 10m Environmental asset waterway - 7m Network waterway - 5m Hill waterway - 10m Environmental asset standing water body - 7m		
9. Riccarton Bush Interface Area	Listed s771(a) Potentially partially an Existing QM, New QM and Other QM – existing operative building setback requirement and earthworks controls from Riccarton Bush under operative plan, but overall is deemed "new" s6 related matter	S77J	Area and site specific: Impacts 296 properties, either within overlay or as MRZ.	31	RS MRZ	Breach of permitted standard is a Discretionary Activity	Link to s32 Report and s771/s770 evaluation (para 6.11, beginning page 95) QM to identify and protect the Riccarton Bush area by limiting building heights and density in close proximity, transitioning to MRZ thereafter.	970	336
10. Significant and Heritage trees, and other trees	Listed for heritage trees - s771(a) and s770(a) Section 6 matter Existing QM for Heritage trees - provisions and planning map overlays carried over as a QM Other QM for non-heritage trees New QM and Other QM provisions for tree setback provisions	S77J S77K S77L + S77O S77P + S77Q	Site specific: Number of sites containing Heritage QM trees: 310 sites Number of sites containing 'other matter' QM trees: 118 sites Note - The tree protection zone radius measurement is not limited to within property boundaries, so it would also apply over neighbouring properties.	11, 12, 15 – 26, 30 – 33, 35 – 40, 44- 49, 52, 53	RS RSDT SPH SPS MRZ HRZ FUZ NCZ LCZ CCZ MUZ	PA – Pruning (with activity specific standards), Felling (certified by technician arborist), Gardening (with activity specific standards) CA – Comprehensive ongoing maintenance and management in accordance with a Tree Maintenance and Management Plan RD – Pruning (not under P or C); Felling (Not under P or C, or not meeting activity specific standards); Works within dripline, – Works within 10m of the base of any tree in the Significant Trees area at Riccarton Bush DA – Pruning of significant tree identified as having exceptional values not provided for as P, C or RD	Link to s32 Report and s771/s770 evaluation (para 6.7, beginning page 83) – Heritage trees Link to s32 Report and s771/s770 evaluation (para 6.25, beginning page 192) – Significant and other trees 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.	1,670	232
11. Coastal Hazard Medium and High Risk	Listed s771(a) and (b) – Section 6 matter, New Zealand Coastal Policy Statement (NZCPS)	S77J	Area and site specific:	20 26 27	RS RSDT RMD	Defined "residential intensification" – Non-complying	Link to s32 Report and s771 / s770 evaluation (para 6.15, page 113)	25,700	4680

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								Plan-enabled dwellings	Feasible dwellings (full or part of a site)
Management Areas	New QM under s771		CH Medium risk Management Area 9,493 properties; CH High risk Management Area 5,035 properties	33 34 40 41 48 47	TC LC NC SPS				
12. Tsunami Risk Management Areas	Listed s771(a) and s771(b) – Section 6 matter and NZCPS Partially Existing QM in relation to EDM and CHDM not applying with an area defined in Appendix 14.16.5 through rules 14.13.1.4(b)(i)(c) and Appendix 14.16.5 For areas (locations) outside of Appendix 14.16.5 it is a New QM under s771	S77J	Area and site specific: estimated 16,246 properties based on PC14 Amended Proposal spatial extents.	1, 2, 6, 13, 20, 26, 27, 33, 34, 40, 41, 47, 48, 52, 53, 58, 59	RS RSDT RMD TC LC NC SPS	Defined "residential intensification" – Non-complying	Link to s32 Report and s771 / s770 evaluation (para 6.16, beginning page 216) Operative zoning applies where greater than 30% of a site is impacted by the QM, whilst more restrictive development controls also apply within the hazard overlay.	63,880	9,868
13. Residential Heritage Areas (RHA) & Residential Heritage Areas Interface (RHIA) and Central City Heritage Interface	Listed s771(a), s770(a) – Section 6 matter New QM RHAs New Central City Heritage Interface QM for - sites adjoining the Arts Centre (east side of Montreal Street), - sites surrounding but not fronting New Regent Street, Building heights are restricted to 28m for protecting heritage values. The proposed height limit is consistent with the operative District Plan height limit albeit the operative height limit not being to protect heritage values i.e. the height limit of 28m applies across a wide area.	S77J	Residential Heritage Areas impacts a total of 1,347 properties.	25, 31, 32, 38, 52, 58	MRZ (RHAs) HRZ (RHA interface) CCZ (Central City Heritage Interface)	RHAs - Restricted Discretionary Activity – Alterations and new builds, demolition and relocation – Heritage Values RHIA - Restricted Discretionary Activity – Any new building - Heritage Values Central City Heritage Interface (adjoining Arts Centre and sites surrounding but not fronting New Regent Street) - Restricted Discretionary Activity – Any new building over 28 metres - Heritage Values	Link to s32 Report and s771 / s770 evaluation (para 6.12 beginning page 100, 6.13, beginning page 104); Link to Error! Hyperlink reference not valid. Link to Error! Hyperlink reference not valid. RHAs, RHIA and Central City Heritage Interfaces (adjoining Arts Centre and sites surrounding but not fronting New Regent Street) were also introduced through PC13 which was notified together with PC14. PC13 has its own s32 report , which includes more detail on residential heritage areas (p15-23) and more evaluation of residential heritage areas, residential heritage area interfaces and central city heritage interfaces in sections 6.2 and 6.3. The RHIA areas mitigate the contrast between the heritage features (QMs under s6 (f)) and the density and height enabled in the immediately adjoining zone. The RHIA area interfaces only applies where the adjoining sites are zoned HRZ.	RHAs – 3,380 RHIA's - 640	RHAs –1,668 RHIA's - <100

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								Plan- enabled dwellings	Feasible dwellings (full or part of a site)
14. Lyttelton Commercial Centre Area	<i>Potentially partially an Existing QM under 770(a) and Other QM</i> noting that the Operative District Plan contains height limits.	S77J S77K S77L	Area specific – impacts an estimated 77 properties that comprise the Commercial Centre.	52		PA - 65% site coverage; Reduced building height to 12m RD – breach to PA	Link to s32 Report and s771/s770 evaluation (para 6.26, beginning page 202). 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.	N/A	N/A
15. New Regent Street Height QM Site Overlay	Listed s770(a) – Section 6 matter Existing QM – building height carried over as a QM Specified height limit of 8m applies for sites fronting New Regent Street - Refer to the Operative Central City Building Heights Planning Map here https://districtplan.ccc.govt.nz/linked-content/planningmaps/PlanningMaps_CC.pdf	S77J S77K	Site-specific: 26 properties impacted	32		PA: Reduced building height for buildings facing New Regent Street – 8m; breach is Restricted Discretionary Activity	Link to s32 Report and s771/s770 evaluation (para 6.6, beginning page 76). Specifically addresses the heritage status of New Regent street, which is also addressed in the https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2023/PC13/PC13-Section-32-report-for-notification-March-2023.PDF s32 report for Plan Change 13. https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2023/PC13/PC13-Section-32-report-for-notification-March-2023.PDF	<100	<100
16. Arts Centre Height QM (Site Overlay)	Listed s770(a) – Section 6 matter Existing QM – building height carried over as a QM Specified height limit of 16m applies to Arts Centre site consistent with operative District Plan (refer to rule 15.10.2.1)	S77J S77K	Site-specific: 5 properties impacted .	32		PA: Reduced building height within Arts Centre – 16m RD – breach to PA	Link to s32 Report and s771/s770 evaluation (para 6.6, beginning page 76). Specifically addresses the heritage status of the Arts Centre, which is also addressed in the s32 report for Plan Change 13 https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2023/PC13/PC13-Section-32-report-for-notification-March-2023.PDF	450	<100
17. Cathedral Square Interface	Listed s771(a) – Section 6 matter <i>Potentially partially an Existing QM and Other QM</i> noting that the Operative District Plan contains height limits. Refer to the Operative Central City Building Heights Planning Map https://districtplan.ccc.govt.nz/linked-content/planningmaps/PlanningMaps_CC.pdf	S77J S77K	Site-specific: 13 properties impacted	32		Reduced building enable heights for buildings – 45m, breach is Discretionary Activity	Link to s32 Report and s771/s770 evaluation (Para 6.14, beginning page 108). Specifically addresses the heritage status of the Cathedral Square by restricting building height to 45m.	460	<100
18. Lyttelton Port Influences Overlay	Listed s771(e) – Nationally significant infrastructure	s77K	Site-specific: Approximately 30 properties impacted.	52, 58		Extensions limited to 40m ² . 8m height limit	Link to s32 Report and s771/s770 evaluation (para 6.17, beginning page 126). Adopts operative overlay rules to protect Port	<100	<100

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								Plan- enabled dwellings	Feasible dwellings (full or part of a site)
	Existing QM – density controls carried over as a QM					RD - breach to PA	operations through limiting density in areas with noise sensitivity and applying acoustic controls.		
19. NZ Rail Network building setback	Listed s771(e) – Nationally significant infrastructure Existing QM – building setbacks carried over as a QM	s77K	Site-specific but not analysed to any detail.	12, 18, 24, 31, 36, 37, 38, 39, 47, 52		Setback requirement of 4m from rail corridor boundary. RD – breach to PA setback.	Link to s32 Report and s771/s770 evaluation (para 6.18, beginning page 128). Adopts operative controls to protect NZ Rail operations by applying building setbacks from the rail corridor.	560	<100
20. Electricity Transmission and Distribution Corridors	Listed s771(e) – Nationally significant infrastructure for the National Grid (i.e. Transpower) and s771(b) matter required to give effect to the NPS on electricity Transmission. Existing QM – building setbacks carried over as a QM Other QM for 66kV and 33kV electricity distribution lines (i.e. Orion) and the Heathcote to Lyttelton 11kV electricity distribution line, and lower voltage lines.	s77K	Site-specific but not analysed to any detail.	23, 24, 29, 30, 36, 37, 40, 44, 45, 47, 50, 52		NC – Setback of sensitive activities within 5m – 12m depending on the transmission line.	Link to s32 Report and s771/s770 evaluation (para 6.19, beginning page 131). QM to provide for ongoing protection and operation of the National Grid and as other (i.e. not strategic infrastructure by definition) electricity distribution network. Provisions manage dwelling construction within the setbacks from transmission and distribution lines, including all associated structures.	3,290	766
21. Radio Communicatio ns Pathways	Listed s771(e) – Nationally significant infrastructure New QM	S77J S77K S77P	Site-specific: Approximately 31 properties impacted.	39		NC - where height rule is breached: 40m to 79m	Link to s32 Report and s771 / s770 evaluation (para 6.21, beginning page 136). 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.	170	<100
22. Christchurch International Airport Noise Influence Area	Listed s771(e) – Nationally significant infrastructure Existing QM policy, rules and overlay New spatial extent of the overlay (based on updated airport noise contours)	S77J S77P S77L	Area-specific: Updated 50dBA Annual Average impacts approximately 3,170 properties. Updated 50dBA Outer Envelope impacts approximately 5,890 properties.	17, 18, 23, 29, 30, 31, 35, 36, 38, 42		Defaults to operative zone RSZ or RSDTZ– PA – Refer to RS and RSDT zone permitted residential activities. RD – Within the 50 dB Ldn Air Noise Contour as shown on the planning maps, Residential Activities not provided for as a permitted or controlled activity. Any application arising from this rule shall not be publicly notified and shall be limited notified only to	Link to s32 Report and s771/s770 evaluation (para 6.20, page 134). 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 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.	50dBA Ldn OE – 20,350	50dBA Ldn OE – 11,879 50dBA Ldn AA – 6,830

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								Plan- enabled dwellings	Feasible dwellings (full or part of a site)
						Christchurch International Airport Limited (absent its written approval).			
23. Residential Character Areas	Other QM (noting that the Operative District Plan does contain Residential Character Areas with associated provisions)	S77J S77L	Area specific: Residential Character Areas impacts a total of 3,039 properties.	25, 31, 32, 38, 39, 45, 46, 52		Varies based on area – Restricted Discretionary Activity	Link to s32 Report and s771 evaluation (para 6.29, beginning page 237) 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.	11,130	2,897
24. Victoria Street building height	Other QM (noting operative height limits apply within the Victoria Street area)	S77P S77R	Site specific: 57 sites potentially impacted.	32		Reduced building enable heights for buildings – 45m, breach is Discretionary Activity	Link to s32 Report and s771 / s770 evaluation (para 6.27, beginning page 210) 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.	1,260	<100
25. Wastewater constraint	Other QM	S77J S77L	Area specific: 2807 properties in Aranui; 862 properties in Shirley; and estimated 1,685 in Prestons impacted.	12, 19, 20, 25, 26, 32, 33		PA - where the discharge of wastewater is the same or less than the existing maximum sewer flow. RDA – where maximum sewer flow standard is more than existing	Link to s32 Report and s771 / s770 evaluation (para 6.28, beginning page 216). 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.	37,600	2,848
26. Sunlight access	Other QM (noting operative recession planes)	S77J S77L	Site-specific; all MRZ and HRZ sites influenced.	Most	All zones	Recession plane requirements, breach is restricted discretionary	Link to s32 Report and s771 / s770 evaluation (para 6.30, beginning page 354). 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°.	Approx. 5%	Approx. 5%
27. City Spine Transport Corridor setback	Other QM (noting varying setbacks apply dependant on Operative Zone).	S77J S77L S77P	Site specific: Applies to the front boundary of applicable sites- 420 properties impacted.	11, 12, 18, 24, 30, 31, 32, 36, 37, 38, 39	MRZ HRZ TCZ LCZ NCZ LFRZ	4m building setback from road boundary for MRZ and HRZ, height of fencing in the setback and location of outdoor living space; 1.5m setback for Commercial and Mixed-Use Zones	Link to s32 Report and s771 / s770 evaluation (para 6.31, beginning page 387). 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	<100	<100

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								Plan- enabled dwellings	Feasible dwellings (full or part of a site)
					MUZ	(excluding Central City), breach is restricted discretionary	building road setback to operative building road setbacks.		
28. Low Public Transport Accessibility Area	Other QM	S77J S77L	Site-specific: About 21-25% of total plan-enabled capacity (note: s42A recommendations means this figure would reduce).	11, 18, 19, 20, 24, 25, 26, 29, 30, 32, 33, 36, 37, 39, 40, 41, 44, 45, 46, 47, 48, 49, 50, 52, 53, 58	RS RH RBP MRZ	PA – 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	Link to s32 Report and s771 / s770 evaluation (para 6.32, beginning page 401) 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.	143,150	23,990
29. Industrial Interface	Listed QM under s771'1' provide sufficient business land suitable for low density uses to meet expected demand New QM under s771	S77J S77L	Site-specific: Sites within the Industrial Interface 40m buffer: 4,081. There are 240 sites within the proposed 240m Ravensdown buffer. Note – Recommended zoning adjoining Ravensdown is to be confirmed.	12, 18, 23, 24, 25, 30, 31, 33, 36, 37, 38, 39, 40, 44, 47	MRZ HRZ	PA - (Built form standard) maximum height of 8m or two storey (whichever is the lesser) for buildings for a residential activity within the Industrial Interface Qualifying Matter Area D – Buildings for a residential activity which exceed 8m in height or two storey (whichever is the lesser) within the Industrial Interface Qualifying Matter Area Objective seeks to restrict new development of three or more storeys within proximity to industrial zoned sites where it would give rise to reverse sensitivity effects on industrial activities and/or significantly adversely affect the health and safety of residents, unless mitigation addresses the effects. Supporting policy seeks to restrict new residential development of three or more storeys within proximity to industrial zoned sites where it would give rise to reverse sensitivity effects on industrial activities and/or adversely affect the amenity, health	Link to s32 Report and s771 / s770 evaluation (para 6.22, beginning page 146) 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, where controls apply beyond this height. A 240m air discharge buffer is also proposed over residential properties to the south of Ravensdown – the property overlap counts are not included in this table. Refer also to Supplementary Evidence of Ms Ratka.	8,870	1,441

Table G: Qualifying Matters Summary of Evaluation Approach, proposed development management method (potentially impacting MDRS and Policy 3 enablement) and Impact on Development Capacity Yield - The following information is a summary only of the impact of proposed qualifying matters on relevant residential and commercial zones to PC14.

QM Name	QM Type "Listed" under s771 / s770 "Existing QM" under 77K(3)/77Q(3); "New QM" under s771 (a) to (i); or "Other QM" under s771(j)	QM s77 required evaluation + actual	Spatial extent of QM impact/IHP Task 16 identifying properties "entirely within a QM overlay" see Attachment Table G.2 ¹	Planning map & QM intersects	Underlying Zoning relevant to PC14 only	Activity status - management of QM specific characteristics PA-permitted RD – restricted discretionary D – discretionary NC – non-complying	Reference & Approach	Impacted development capacity	
								Plan- enabled dwellings	Feasible dwellings (full or part of a site)
						and safety of residents, unless mitigation sufficiently addresses the effects. Note the recommended activity status may change through pending Joint Witness Statements.			
30. North Halswell ODP Connections	Listed s771(a) – Section 6 matter (waterbodies & heritage item); s771(j) s770(j) Partial Existing QM/Partial Other QM for s770(e) (electricity transmission).	s77K s77Q	Site-specific: Intersecting sites – approximately 6-7 properties	44, 45	MRZ HRZ TCZ	CA– subdivision in accordance with requirements of adjacent ODP	Link to s32 Report and s771 / s770 evaluation (para 6.24, page 190) The QM applies operative ODP (outline development plan) controls from Chapter 8 over greenfield HRZ areas in North Halswell.	No intersect with tested zones	No intersect with tested zones
31. Belfast/Northwood Commercial Centre area adjoining the Styx River	Listed s771(a) – Section 6 matter Existing QM	s77K	Site-specific: Intersecting sites 2 properties	18	TCZ	Building height reduction	Link to s32 Report and s771/s770 evaluation (para 6.5, beginning page 74). 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	No intersect with tested zones	No intersect with tested zones

^[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 includes 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.

Table G1 – Response to IHP Question #81 - Table G1 below provides a response to the IHP's question 81 which requests:

- (a) Identify any plan provisions proposed in PC 14 as notified, and separately reference any recommended changes in s42A Reports, rebuttal evidence and summaries, of any kind (if any) that have the effect of removing an enablement in the operative district plan or has the effect of making an activity less enabling than it currently is. This includes:
- any additions or changes to existing plan activity status and built form standards, or definitions that would limit what may be undertaken by way of permitted activity or require higher activity status or additional resource consent(s) to be obtained over and above that required in the operative district plan;
 - any change in applicable resource consent activity status that could be less enabling than at present (including changes from permitted to controlled; permitted and controlled to restricted discretionary; or permitted, controlled or restricted discretionary to discretionary; or permitted, controlled, restricted discretionary, discretionary to non-complying; and/or
 - any additional reservations of control or matters of discretion that could limit or prevent matters that are not currently within the purview of the Council to reserve, limit or prevent.

QM Name	Activity status - management of QM specific characteristics PA-permitted; RD – restricted discretionary; D – discretionary; NC – non-complying	i. Changes to Operative District Plan provisions (activity and built form standards) to limit permitted activity	ii. Change to activity status to be less enabling than Operative District Plan	iii. Changes to matters of control and/or discretion that could limit or prevent matters currently enabled
1. Sites of Ecological Significance (SES)	PA – indigenous vegetation clearance in limited circumstances; operation, repair and maintenance within 2 metres off access tracks, fences, buildings etc., pest plant removal, improving pasture, conservation, planting and seed gathering; customary harvesting. RDA – activities not provided for as a PA or does not meet a PA activity standard. NCA – indigenous vegetation clearance not provided for as PA or RD; plantation forestry; clearance of specified indigenous vegetation types.	No proposed change to Operative District Plan standards	No proposed change to activity status	No proposed change to matters of control and/or matters of discretion
2. Outstanding Natural Features and Landscapes	Non-complying activity to build a residential unit or additions in South Brighton Spit – ONFL Values; Restricted Discretionary Activity in an “identified building area” (means an area identified on an approved plan of subdivision on which a building is anticipated)	No proposed change to Operative District Plan standards	No proposed change to activity status	No proposed change to matters of control and/or matters of discretion
3. Sites of Cultural Significance (SCS): Wāhi Tapu; Wāhi Taonga, Ngā Tūranga Tūpuna, Ngā Wai, Silent Files	Restricted Discretionary Activity to build – will need to consider effects on and protection of Ngāi Tahu Cultural and Historic/Archaeological Values. Consultation with Ngāi Tahu is required which may identify areas of cultural or natural values. Policy for Wāhi Tapu and Wāhi Taonga – avoid disturbance, protect from inappropriate development, disturbance, damage or destruction. In case of known or accidental archaeological discovery protocols need to be adhered to. Policy for Ngā Tūranga Tūpuna and Ngā Wai - recognise and provide for cultural and natural values, facilitate provision of new information. Avoid damage or destruction of archaeological sites within SCS. The Notified zoning is most appropriate. While an SCS site overlay may not impact development potential, other QMs may.	No proposed change to Operative District Plan standards	No proposed change to activity status	No proposed change to matters of control and/or matters of discretion
4. Scheduled heritage items and settings	RDA – Alterations and new buildings, relocation within heritage settings – heritage values DA – demolition of Significant items, relocation beyond heritage setting NCA – demolition of Highly Significant items	Removal of some activity standards for earthworks and signage making these activities more enabling, but additional built form standards for repair, heritage investigative and temporary works, and service systems. Refer to updated Ch 9.3 provisions: https://chch2023.ihp.govt.nz/assets/Council-Provision-Update-18-August/PC14-for-s42A-Sub-Chapter-9.3-Historic-Heritage-.pdf	Some less enabling activity statuses proposed. Amended definitions of Repair and Heritage Building Code works makes some building code related works which are currently permitted proposed to be subject to activity standards or if not met then RDA. Other building code related works currently permitted are now defined as Heritage Building Code works proposed to be RDA. Heritage Building Code works, Reconstruction and Restoration currently CA where do not meet activity standard now RDA proposed. Removal	Matters of Control removed (CA activity status removed) and various minor amendments to Matters of Discretion. Refer to updated Ch 9.3 provisions in 9.3.6.1: https://chch2023.ihp.govt.nz/assets/Council-Provision-Update-18-August/PC14-for-s42A-Sub-Chapter-9.3-Historic-Heritage-.pdf

QM Name	Activity status - management of QM specific characteristics PA-permitted; RD – restricted discretionary; D – discretionary; NC – non-complying	i. Changes to Operative District Plan provisions (activity and built form standards) to limit permitted activity	ii. Change to activity status to be less enabling than Operative District Plan	iii. Changes to matters of control and/or discretion that could limit or prevent matters currently enabled
			<p>of some non-notification clauses. Permitted removal of earthquake damaged buildings in heritage settings now proposed to be RDA.</p> <p>Refer to updated Ch 9.3 provisions: https://chch2023.ihp.govt.nz/assets/Council-Provision-Update-18-August/PC14-for-s42A-Sub-Chapter-9.3-Historic-Heritage-.pdf</p> <p>See Appendix 6 (less enabling activities marked in red): https://chch2023.ihp.govt.nz/assets/Council-Evidence-11-August-2023/07-Suzanne-Richmond-Summary-Statement-with-appendices-and-addendum-Hearings-28-November-2023.pdf</p>	
5. High Flood Hazard Management Area	<p>PA – Replacement or repair of buildings with floor area no greater than existing and no lower on site than existing building. The replacement and repair of residential units existing as at 4 September 2010 on sites in the Residential Unit Overlay identified in Appendix 5.8.2 (with floor area no greater than existing and no lower on site than existing unit)</p> <p>RD – Residential units within the Residential Unit Overlay identified in Appendix 5.8.2, including: any new residential unit; or any replacement residential unit; or any addition to an existing residential unit. Other than as provided for by Rule 5.4.6.1 P1 or P2.</p> <p>NC – Vacant lot subdivision. – New buildings not specified as a permitted activity. The replacement or repair of buildings that do not meet one or more of the activity specific standards in Rule 5.4.6.1, unless specified in RD2 in Rule 5.4.6.2. Change in use of a site that increases the occupancy of the site, unless specified as a permitted activity.</p>	No proposed change to Operative District Plan standards	No proposed change to activity status	No proposed change to matters of control and/or matters of discretion
6. Flood ponding management area	<p>PA – Replacement or repair of buildings with floor area no greater than existing and no lower on site than existing building. Residential unit either on piles or with 200m2 maximum ground floor area, limited to one per site. Very limited filling</p> <p>NC – Subdivision creating a vacant allotment within the FPMA overlay. New buildings other than that permitted. Replacement or repair of buildings not meeting activity specific standards . Filling beyond that permitted</p>	No proposed change to Operative District Plan standards	No proposed change to activity status	No proposed change to matters of control and/or matters of discretion
7. Slope Instability High Hazard Management Areas	<p>Cliff Collapse Management Area 1 (CCMA1) NC – subdivision where the new lot is not within the overlay. Any other activity PR – subdivision, earthworks, new buildings</p> <p>Cliff Collapse Management Area 2 (CCMA2), Rockfall Management Area 1 (RMA1), Mass Movement Area 1 (MMA1) NC – subdivision, earthworks, new building, any other activity</p> <p>Avoidance policy</p>	No proposed change to Operative District Plan standards	No proposed change to activity status	No proposed change to matters of control and/or matters of discretion

QM Name	Activity status - management of QM specific characteristics PA-permitted; RD – restricted discretionary; D – discretionary; NC – non-complying	i. Changes to Operative District Plan provisions (activity and built form standards) to limit permitted activity	ii. Change to activity status to be less enabling than Operative District Plan	iii. Changes to matters of control and/or discretion that could limit or prevent matters currently enabled
	<p>AIFR certificate exemption can apply to RMA1 and CCMA2</p> <p>Rockfall Management Area 2 (RMA2), and Mass Movement Management Areas 2 and 3 (MMMA 2 & 3) RD – subdivision, earthworks, new buildings, any other activity</p> <p>Remainder of Port Hills and Banks Peninsula Slope Instability Management Area (RSIMA) RD – subdivision</p>			
8. Waterbody Setbacks	<p>Within the Setback – Earthworks and Buildings are a Restricted Discretionary Activity – natural hazards and natural values would be a consideration. The status changes to Discretionary where the water body is also a SES.</p>	No proposed change to Operative District Plan standards	No proposed change to activity status	No proposed change to matters of control and/or matters of discretion
9. Riccarton Bush Interface Area	Breach of permitted standard is a Discretionary Activity	Side yard setbacks within the overlay are proposed to be increased to 3m, whereas 1m is currently permitted under operative zoning (PC14 rule 14.5.3.2.8.d, Operative rule 14.4.2.7).	<p>The following activity standards are more restrictive than the operative RS Zone controls:</p> <p>Building height (operative activity rule 14.4.1.3 RD19; PC14 activity rule 14.5.3.1.4 D3) – Operative RDA breach; DA breach proposed. Setbacks (front and side, operative activity rule 14.4.1.3 RD26/RD28; PC14 activity rule 14.5.3.1.4 D3) – Operative RDA breach; DA proposed.</p> <p>Site coverage (operative activity rule 14.4.1.3 RD21/RD22 [$\leq 40\%$] and 14.4.1.5 NC4 [$>40\%$]; PC14 activity rule 14.5.3.1.4 D3 [$>35\%$]) – only interim measure at RDA is less restrictive under operative rules.</p>	For the those mentioned in previous column, the activity standard is increased to DA, making compliance more restrictive. Other standard are as per MRZ or RS (as operative).
10. Significant and Heritage trees, and other trees	<p>PA – Pruning (with activity specific standards), Felling (certified by technician arborist), Gardening (with activity specific standards)</p> <p>CA – Comprehensive ongoing maintenance and management in accordance with a Tree Maintenance and Management Plan</p> <p>RD – Pruning (not under P or C); Felling (Not under P or C, or not meeting activity specific standards); Works within dripline, – Works within 10m of the base of any tree in the Significant Trees area at Riccarton Bush</p> <p>DA – Pruning of significant tree identified as having exceptional values not provided for as P, C or RD</p>	Change of measurement around scheduled trees from ‘dripline’ to ‘tree protection zone radius’. This results in a potentially larger area of protection around scheduled trees (up to 15m). Refer to Part 2 - Qualifying Matters (District Plan Chapters 6, 8, 9, 13, 14, 18) (Part 3) [PDF, 4.1 MB] section 6.25 paragraphs 6.25.10 and 6.25.11, as well as 14-Andrew-Benson-Statement-of-evidence-final.PDF (ihp.govt.nz)	No proposed change to activity status	No proposed change to matters of control and/or matters of discretion
11. Coastal Hazard Medium and High Risk Management Areas	Defined “residential intensification” – Non-complying	No proposed change to Operative District Plan standards – Council’s Amended Proposal	No proposed change to activity status – Council’s Amended Proposal	No proposed change to matters of control and/or matters of discretion – Council’s Amended Proposal

QM Name	Activity status - management of QM specific characteristics PA-permitted; RD – restricted discretionary; D – discretionary; NC – non-complying	i. Changes to Operative District Plan provisions (activity and built form standards) to limit permitted activity	ii. Change to activity status to be less enabling than Operative District Plan	iii. Changes to matters of control and/or discretion that could limit or prevent matters currently enabled
		Refer to 01-Sarah-Oliver-Section-42A-report-With-corrections-10-October-2023.pdf (ihp.govt.nz) paragraph 13.26	Refer to 01-Sarah-Oliver-Section-42A-report-With-corrections-10-October-2023.pdf (ihp.govt.nz) paragraph 13.26	Refer to 01-Sarah-Oliver-Section-42A-report-With-corrections-10-October-2023.pdf (ihp.govt.nz) paragraph 13.26
12. Tsunami Risk Management Areas	Defined “residential intensification” – Non-complying	No proposed change to Operative District Plan standards – Council’s Amended Proposal Refer to 01-Sarah-Oliver-Section-42A-report-With-corrections-10-October-2023.pdf (ihp.govt.nz) paragraph 13.44	No proposed change to activity status – Council’s Amended Proposal Refer to 01-Sarah-Oliver-Section-42A-report-With-corrections-10-October-2023.pdf (ihp.govt.nz) paragraph 13.44	No proposed change to matters of control and/or matters of discretion – Council’s Amended Proposal Refer to 01-Sarah-Oliver-Section-42A-report-With-corrections-10-October-2023.pdf (ihp.govt.nz) paragraph 13.44
13. Residential Heritage Areas (RHA) & Residential Heritage Areas Interface (RHIA); and Central City Heritage Interface	RHAs - Restricted Discretionary Activity – Alterations and new builds, demolition and relocation – Heritage Values RHIA - Restricted Discretionary Activity – Any new building - Heritage Values Central City Heritage Interface (adjoining Arts Centre and New Regent Street) - Restricted Discretionary Activity – Any new building over 28 metres - Heritage Values	There are no RHAs or associated rules in the operative DP. The proposed RHAs and associated rules impose restrictions on the <i>status quo</i> (i.e pre-existing development rights) by changing the operative PA status for all new buildings, and the alteration and demolition of defining and contributory buildings, to RD under the notified proposal. RHA proposed rules include new building height, density and subdivision requirements, therefore development rules are generally less enabling than under the operative residential zones. See Appendix H3 for more detail. Central City Heritage Interface – proposed height built form standard 15.11.2.11 a. vi. retains operative height limit of 28 metres on these sites.	RHAs: Change in activity status from permitted to RD for most activities. In RHIA, new buildings only become RD. Refer to: https://chch2023.ihp.govt.nz/assets/Council-Evidence-11-August-2023/06-Glenda-Dixon-Section-42A-Report-FINAL.PDF Central City Heritage Interface - where proposed height built form standard 15.11.2.11 a. vi. is not met RDA consent needed under 15.11.1.3 RD11. Retains operative height limit of 28 metres on these sites.	New matters of discretion for both RHAs and RHIA. Refer to: https://chch2023.ihp.govt.nz/assets/Council-Evidence-11-August-2023/06-Glenda-Dixon-Section-42A-Report-FINAL.PDF Additional matters of discretion for Central City Heritage interface relating to heritage values and potential visual dominance - 15.11.1.3 RD11.
14. Lyttelton Commercial Centre Area	PA - 65% site coverage; Reduced building height to 12m RD – breach to PA	No proposed change to Operative District Plan standards	No proposed change to activity status	No proposed change to matters of control and/or matters of discretion
15. New Regent Street Height QM (Site Overlay)	PA built form standard: Reduced building height for buildings facing New Regent Street in the heritage setting – 8m; RDA - breach to PA built form standard.	No proposed change to Operative District Plan standards	No proposed change to activity status - retains operative height limit.	New matters of discretion proposed that apply only to breaches of height for this QM (15.11.1.3 RD11 a) – c) relating to heritage values and potential visual dominance.
16. Arts Centre Height QM (Site Overlay)	PA built form standard: Reduced building height within Arts Centre site/heritage setting – 16m RDA – breach to PA built form standard.	No proposed change to Operative District Plan standards	No proposed change to activity status - retains operative height limit.	New matters of discretion proposed that apply only to breaches of height for this QM (15.11.1.3 RD11 a) – c) relating to heritage values and potential visual dominance.

QM Name	Activity status - management of QM specific characteristics PA-permitted; RD – restricted discretionary; D – discretionary; NC – non-complying	i. Changes to Operative District Plan provisions (activity and built form standards) to limit permitted activity	ii. Change to activity status to be less enabling than Operative District Plan	iii. Changes to matters of control and/or discretion that could limit or prevent matters currently enabled
17. Cathedral Square QM	Reduced building enable heights for buildings – 45m, breach is Discretionary Activity	No proposed change to Operative District Plan standards	No proposed change to activity status	Additional matters of discretion to assess buildings that do not comply with the height limit where exceeding 45m in height. Refer to paragraphs 121 to 128 1https://chch2023.ihp.govt.nz/assets/Council-Evidence-11-August-2023/02-Andrew-Willis-Section-42A-Report-final.PDF
18. Lyttelton Port Influences Overlay	Extensions limited to 40m ² . 8m height limit RD - breach to PA	No proposed change to Operative District Plan standards	No proposed change to activity status	No proposed change to matters of control and/or matters of discretion
19. NZ Rail Network building setback	Setback requirement of 4m from rail corridor boundary. RD – breach to PA setback.	No proposed change to Operative District Plan standards	No proposed change to activity status	No proposed change to matters of control and/or matters of discretion
20. Electricity Transmission and Distribution Corridors	NC – Setback of sensitive activities within 5m – 12m depending on the transmission line.	No proposed change to Operative District Plan standards	No proposed change to activity status	No proposed change to matters of control and/or matters of discretion
21. Radio Communications Pathways	NC - where height rule is breached: 40m to 79m	New provisions and overlay proposed. Refer https://chch2023.ihp.govt.nz/assets/Council-Evidence-11-August-2023/02-Andrew-Willis-Section-42A-Report-final.PDF	RD in operative plan for buildings over 17m high. In Council’s Amended Proposal within Radio Communication Pathways: RC - for buildings 17m - 32m high NC in Council’s Amended Proposal for buildings over: - 21m – South Frame - 32m – Mixed Use Zone. Refer https://chch2023.ihp.govt.nz/assets/Council-Evidence-11-August-2023/02-Andrew-Willis-Section-42A-Report-final.PDF	No specific matters of discretion proposed. Relies on Objective 6.12.2.1 and Policy 6.12.2.1.1 Refer https://chch2023.ihp.govt.nz/assets/Council-Evidence-11-August-2023/02-Andrew-Willis-Section-42A-Report-final.PDF
22. Christchurch International Airport Noise Influence Area	Defaults to operative zone RSZ or RSDTZ– PA – Refer to RS and RSDT zone permitted residential activities. RD – Within the 50 dB Ldn Air Noise Contour as shown on the planning maps, Residential Activities not provided for as a permitted or controlled activity. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Christchurch International Airport Limited (absent its written approval).	No proposed change to Operative District Plan standards – Council’s Amended Proposal Refer to 01-Sarah-Oliver-Section-42A-report-With-corrections-10-October-2023.pdf (ihp.govt.nz) paragraphs 12.67 to 12.70. Noting also discussion in paragraph 12.65 recommending the deletion of the “Airport Noise Influence Area” references and clarification of that the noise sensitive rules only apply to properties located within the operative 50dBA Ldn Noise Contour.	No proposed change to activity status – Council’s Amended Proposal Refer to 01-Sarah-Oliver-Section-42A-report-With-corrections-10-October-2023.pdf (ihp.govt.nz) paragraphs 12.67 to 12.70.	No proposed change to matters of control and/or matters of discretion – Council’s Amended Proposal Refer to 01-Sarah-Oliver-Section-42A-report-With-corrections-10-October-2023.pdf (ihp.govt.nz) paragraphs 12.67 to 12.70.

QM Name	Activity status - management of QM specific characteristics PA-permitted; RD – restricted discretionary; D – discretionary; NC – non-complying	i. Changes to Operative District Plan provisions (activity and built form standards) to limit permitted activity	ii. Change to activity status to be less enabling than Operative District Plan	iii. Changes to matters of control and/or discretion that could limit or prevent matters currently enabled
23. Residential Character Areas	RCAs- most activities now Restricted Discretionary Activity Alterations and new builds, demolition and relocation	RD for most activities and for demolition. Built form standards specific to RCAs to control design.	Change from C to RD for most activities. Change from P to RD for demolition. Built form standards are in some cases less enabling than operative DP and in some cases more enabling (eg deletion of outdoor living space standard). Refer to: https://chch2023.ihp.govt.nz/assets/Council-Evidence-11-August-2023/08-Liz-White-section-42A-report-final.PDF	Some editing of existing matters of discretion in 14.15.27 to make them more specific as to outcomes sought. Within the same matters of discretion topics as in operative DP.
24. Victoria Street building height	Reduced building enable heights for buildings – 45m, breach is Discretionary Activity	No proposed change to Operative District Plan standards	No proposed change to activity status.	Additional matters of discretion to assess buildings that do not comply with the height limit where exceeding 45m in height. Refer to paragraphs 113 to 120 https://chch2023.ihp.govt.nz/assets/Council-Evidence-11-August-2023/02-Andrew-Willis-Section-42A-Report-final.PDF
25. Wastewater constraint	PA - where the discharge of wastewater is the same or less than the existing maximum sewer flow. RDA – where maximum sewer flow standard is more than existing	No proposed change to Operative District Plan standards	No proposed change to activity status.	No proposed change to matters of control and/or matters of discretion
26. Sunlight access	Recession plane requirements, breach is restricted discretionary	The standards are proposed to be modified but are no more restrictive than recession planes prescribed under the Operative Plan.	No proposed change to activity status.	Associated matter of discretion has been modified to a minor degree, largely making this more enabling due to changes in the preamble (see 14.15.4).
27. City Spine Transport Corridor setback	4m building setback from road boundary for MRZ and HRZ, height of fencing in the setback and location of outdoor living space; 1.5m setback for Commercial and Mixed-Use Zones (excluding Central City), breach is restricted discretionary	No proposed change to Operative District Plan standards for existing RS and RSDT zoned properties, except for those properties proposed to be zoned MRZ but currently zoned Residential Medium Zone where the operative road boundary setback (Chapter 14, Rule 14.5.2.9) is 2m or for buildings with garage doors is either 4.5m or 5.5m dependant on the garage door mechanism. Commercial	No proposed change to activity status as breaches with road boundary setbacks will continue to be an RDA.	A new matter of discretion is proposed as rule 14.15.1.j as a sub-set of Residential Design Principles. The QM originates from operative road boundary setbacks, which reference operative matter of discretion 14.15.17. This operative matter is considered more restrictive than the proposed QM matter of discretion.
28. Low Public Transport Accessibility Area	PA – one site per 400m 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	No changes have been proposed to built form standards that are more restrictive than operative zone standards.	No changes have been proposed to activity status that are more restrictive than operative controls.	No changes have been proposed to matters of discretion than place greater restrictions on development.
29. Industrial Interface	7m / two storey permitted height, breach is Discretionary Activity.	Under Amended proposal – 8m / two storey permitted height (rather than 7m), breach is Discretionary Activity. Refer to 09 Brittany Ratka Section 42A report final paragraph 7.7.57 .	This QM would result in a discretionary activity status for development above 8m/two storey whereas within the	No proposed change to matters of control and/or matters of discretion

QM Name	Activity status - management of QM specific characteristics PA-permitted; RD – restricted discretionary; D – discretionary; NC – non-complying	i. Changes to Operative District Plan provisions (activity and built form standards) to limit permitted activity	ii. Change to activity status to be less enabling than Operative District Plan	iii. Changes to matters of control and/or discretion that could limit or prevent matters currently enabled
		<p>This QM would result in District Plan building height standard being more onerous for sites (some 350) within the Residential Medium Density Zone (currently 11m building height permitted would be reduced to 8m/ two storey under Amended proposal).</p> <p>Note the recommended standards are proposed to change when supplementary evidence and a Joint Witness Statement is submitted to the Panel.</p>	<p>existing Residential Medium Density Zone this height would be permitted.</p> <p>Note the recommended activity status is proposed to change when supplementary evidence and a Joint Witness Statement is submitted to the Panel.</p>	
30. North Halswell ODP Connections	CA– subdivision in accordance with requirements of adjacent ODP	No proposed change to Operative District Plan standards	No proposed change to activity status	No proposed change to matters of control and/or matters of discretion
31. Belfast/Northwood Commercial Centre area adjoining the Styx River	Building height reduction	No proposed change to Operative District Plan standards	No proposed change to activity status	No proposed change to matters of control and/or matters of discretion

Attachment G2 - IHP Minute 4 Response and Specific Response to IHP Question 16 – Supporting analysis for qualifying matters and impacted properties

In their Question 16, the IHP are seeking advice on the appropriate approach to QMs proposed to be carried over from the operative District Plan via existing overlays, particularly in relation to otherwise enabled sites that are largely or totally covered by QM overlays. In particular, the Council was asked to provide direction on the following matters:

- Identify relevant properties that are entirely within a QM overlay – at a high-level only as opposed to every title.
- For those identified properties, advise on whether the activity status proposed by the QM is appropriate and whether there is a realistic consenting pathway for residential development, taking into account the overlay provisions.
- If there are properties entirely within a QM overlay and there is no realistic consenting pathway, the Council will advise on whether these properties should be 'downzoned' to give effect to the QM and make clear that the intention not to intensify.
- If, following this assessment, the Council wishes to maintain its current overlay approach, Council will provide direction to the Panel to the relevant section 32 analysis (see Table G – Reference and Approach column) and/or supplement that analysis if required.

Overview – Preliminary information and background on qualifying matters has been provided in Table G in Appendix 1 to memorandum of counsel on behalf of the Council, dated 31 October 2023 and updated on 11 April 2024. Information under Table G has been repeated in the following table titled “Item 16 QM Table” as it addresses Question 16 of the IHP. The officer recommendations under “Item 16 QM Table” are based upon the law as it currently stands and does not take account of zone changes that may result from amendments to the RMA relating to MDRS optionality. Within the tables below, some instances have been identified where the Council considers a revised position from the notified zoning of these specific sites is justified, which is where the site/property:

- i. was notified as MRZ or HDZ but has a lower density zoning under the Operative District Plan (i.e. Residential Suburban or Residential Hills zoning); **and**
- ii. is over 70% impacted, but erring towards a 90-100% impacted extent (this criterium is based upon an assumption that for an average site or approximately 700m², where 70% or greater of the site is impacted by a QM, this would leave 280m² of a property of this size, in theory, developable for multi-unit development such as two three-storey townhouses); **and**
- iii. the nature of the management control (policy and rules) would have the effect of significantly impacting the ability to develop to a medium or high density, such to bring into question the appropriateness of MDRS or Policy 3 enablement beyond the status quo.

As set out in the table below, there are a number of instances in which it is now recommended that operative zoning is retained instead of being altered (as notified in PC14). The purpose of these changes is to remove any impression of 'upzoning' on sites on which development is unrealistic, given the qualifying matters present. Updated mapping reflecting these recommendations will be provided with the Council's reply. It is not considered this gives rise to any issues of natural justice, as reverting to operative zoning would not have any tangible effect on the development potential of a site, but rather serves to avoid any false impressions of 'upzoning'.

Item 16 Qualifying Matter Table

QM name	No. of sites substantially or entirely impacted by QM overlay – see also detailed analysis	Zone	PC14 activity status and consenting pathway for development? (Refer also to Table G)	Officer recommendation to retain overlay and proposed zoning/or modify proposed zoning	Justification and supporting analysis
Sites of Ecological Significance (SES)	a. 25 Fendalton Road b. 27A Humphreys Drive c. 220 Rocking Horse Road Detailed analysis in section 1(a) and (b) below.	Operative: a. RS b. RS c. RS PC14 notified: a. MRZ b. RS or OC c. RS or OC	NCA for new buildings in SES. NCA status will still apply and any consent applications would need to prove that adverse effects on SES are avoided or remedied or mitigated.	a. Retain MRZ as notified and recommended in s42A if MRZ (and MDRS) is retained by IHP. b. and c. – Retain RS or, more appropriately, rezone to OC as both sites are CCC coastal reserves adjacent to existing OC zone.	a. Avoid spot zoning and use the same zoning as applied to the surrounding zone/adjacent sites. b. and c. The residential zone is a legacy zone but the land is now part of coastal reserves. The sites should be zoned OC, and the Panel could utilise Clause 99(2)(B) of Schedule 1 to make this correction. Link to s32 Report and s771/s770 evaluation (para 6.2, beginning page 65) and s32 Part 2, Appendix 3, section 3, p14
Outstanding Natural Landscapes (ONL) and Features (ONF)	a. 169A - 179C Rocking Horse Road b. 220 Rocking Horse Road Detailed analysis in section 2 below.	Operative: a. RS b. RS PC14 notified: a. RS b. RS or OC for 220 Rocking Horse Road (also see SES c. above)	RDA with potential conditions	Retain the RS zoning as the sites are subject to multiple natural hazards. RS or OC recommended for 220 Rocking Horse Rd (refer to SES c. above)	Link to s32 Report and s771/s770 evaluation (para 6.3, beginning page 68) and s32 Part 2, Appendix 3, section 4, p21 . ONL/ONF generally confined to Open Space and Rural zones. 220 Rocking Horse Rd - the ONL overlaps in part with SES and is a coastal reserve in CCC ownership.

ATTACHMENT Table G.2

QM name	No. of sites substantially or entirely impacted by QM overlay – see also detailed analysis	Zone	PC14 activity status and consenting pathway for development? (Refer also to Table G)	Officer recommendation to retain overlay and proposed zoning/or modify proposed zoning	Justification and supporting analysis
Sites of Cultural Significance (SCS)	Mahaanui Iwi Management Plan 2013 Silent Files (Belfast) – 1122 Ngā Tūranga Tūpuna – 4778 Ngā Wai – 1 Wāhi Tapu/Wāhi Taonga – 12	Operative: RS, RSDT, RMD, RH PC14 notified: MRZ, HRZ, RSDT	RDA - On consultation, the relevant rūnanga and Heritage NZ will confirm or otherwise if development on the site affects cultural values and if any mitigation/avoidance measures are required.	Retain MRZ and HRZ as notified and recommended in s42A if MRZ (and MDRS) is retained by IHP. Retain RSDT as notified or recommended in s42A where sites affected by other QMs.	Link to s32 Report and s771/s770 evaluation (para 6.4, beginning page 71) and s32 Part 2, Appendix 3 , section 10, p66. It is not considered necessary to limit intensification on these sites by retaining the operative District Plan zoning as few properties are likely to yield archaeological discoveries and be subject to restrictions because of the applicable SCS classification.
Scheduled Heritage Items and Settings	Refer to Table G responses in line 4. and PC13 documents itemised in the table.				
High Flood Hazard Management Area	3738	Operative: RS, RSDT, CL, CMU PC14 notified: HRZ, MRZ, RSDT, RS, FUZ, TCZ, NCZ, LCZ, MUZ	PA – Replacement or repair of buildings with floor area no greater than existing and no lower on site than existing building. The replacement and repair of residential units existing as at 4 September 2010 on sites in the Residential Unit Overlay identified in Appendix 5.8.2 (with floor area no greater than existing and no lower on site than existing unit) RDA – Residential units within the Residential Unit Overlay identified in Appendix 5.8.2, including: any new residential unit; or any replacement residential unit; or any addition to an	Existing overlay rules apply and properties with an overlap of 70% or greater (i.e., 30% of the site is free from impacted area) recommended to retain operative zoning. Refer to the table in section 5 below for the property intersect analysis.	Retaining the current zoning on these high hazard sites provides certainty to the community and developers that intensification is not appropriate in these areas due to significant risk of natural hazards. Link to s32 Report and s771/s770 evaluation (para 6.8, page 85).

ATTACHMENT Table G.2

QM name	No. of sites substantially or entirely impacted by QM overlay – see also detailed analysis	Zone	PC14 activity status and consenting pathway for development? (Refer also to Table G)	Officer recommendation to retain overlay and proposed zoning/or modify proposed zoning	Justification and supporting analysis
			<p>existing residential unit. Other than as provided for by Rule 5.4.6.1 P1 or P2.</p> <p>NC – Vacant lot subdivision. – New buildings not specified as a permitted activity. The replacement or repair of buildings that do not meet one or more of the activity specific standards in Rule 5.4.6.1, unless specified in RD2 in Rule 5.4.6.2. Change in use of a site that increases the occupancy of the site, unless specified as a permitted activity.</p> <p>Where sites have 70% + overlap with this overlay, the consenting pathway for greater intensification is complex and obtaining consent challenging due to risk avoidance policy.</p>		
Flood Ponding Management Area	1630	<p>Operative: RNN, RS, CL</p> <p>PC14 notified: MRZ, FUZ, NCZ</p>	<p>PA – Replacement or repair of buildings with floor area no greater than existing and no lower on site than existing building. Residential unit either on piles or with 200m2 maximum ground floor area, limited to one per site. Very limited filling</p> <p>NCA – Subdivision creating a vacant allotment within the FPMA overlay. New buildings other than that permitted. Replacement or repair of buildings not</p>	Existing overlay rules apply and properties with an overlap of 70% or greater recommended to retain operative zoning.	<p>Retaining the current zoning on high hazard sites provides certainty to the community and developers that intensification is not appropriate in these areas as significant risk from flood inundation.</p> <p>Link to s32 Report and s771/s770 evaluation (para 6.8, page 85).</p> <p>Refer to the table in section 6 below for the property intersect analysis.</p>

ATTACHMENT Table G.2

QM name	No. of sites substantially or entirely impacted by QM overlay – see also detailed analysis	Zone	PC14 activity status and consenting pathway for development? (Refer also to Table G)	Officer recommendation to retain overlay and proposed zoning/or modify proposed zoning	Justification and supporting analysis
			meeting activity specific standards. Filling beyond that permitted. Where sites have 70% + overlap with this overlay, the consenting pathway for greater intensification is complex and obtaining consent challenging due to risk avoidance policy.		
Slope Instability High Hazard Management Areas	<p>Cliff Collapse Management Area 1 – 128</p> <p>Cliff Collapse Management Area 2 – 444</p> <p>Rockfall Management Area 1 – 488</p> <p>Rockfall Management Area 2 – Not calculated</p> <p>Mass Movement Management Area 1 – 271</p> <p>Mass Movement Management Areas 2 and 3 – Not calculated</p> <p>Remainder of Port Hills and Banks Peninsula</p>	<p>Operative: RS, RH, RMD</p> <p>PC14 notified: <i>CCMA1</i> RSDT, MRZ, SP(LP)Z</p> <p><i>CCMA2</i> MRZ, RS, RSDT, RMD, SP(LP)Z, SP(S)Z</p> <p><i>RMA1</i> - MRZ, RS, PKNZ, SP(LP)Z</p> <p><i>RMA2</i> - RS, RH</p> <p><i>MMA1</i> - MRZ, RS, RSDT</p> <p><i>MMA2&3</i> - RH, RS</p>	<p><i>CCMA1</i> NC – subdivision where the new lot is not within the overlay. Any other activity</p> <p>PR – subdivision, earthworks, new buildings</p> <p><i>CCMA2, RMA1, MMA1</i> NC – subdivision, earthworks, new building, any other activity</p> <p><i>RMA2, MMMA2&3</i> RD - subdivision, earthworks, new buildings, and any other activities</p> <p><i>RSIMA</i> RD – subdivision</p> <p>AIFR certificate exemption can apply to <i>RMA1</i> and <i>CCMA2</i></p> <p>Where sites have 30% + overlap with <i>CCMA1&2, RMA1, and MMMA1</i> overlays, the consenting pathway is</p>	<p>Recommend operative zoning within the following overlays be retained as greater intensification challenging due to level of risk:</p> <p>(a) Cliff Collapse Management Areas 1 and 2;</p> <p>(b) Rockfall Management Area 1; and</p> <p>(c) Mass Movement Management Area 1.</p> <p>With respect to the above, existing overlay rules apply and properties with an overlap of 30% or greater (i.e., 70% of the site is free from impacted area) recommended to retain operative zoning.</p>	<p>Retaining operative zoning for high slope instability hazards provides certainty to the community and developers that intensification is not appropriate due to significant risk.</p> <p>Link to s32 Report and s771/s770 evaluation (Para 6.9 page 89)</p> <p>Refer to the supplementary evidence of Brittany Ratka (dated 29 November 2023).</p> <p>Refer to the table in section 7 below for the property intersect analysis.</p>

ATTACHMENT Table G.2

QM name	No. of sites substantially or entirely impacted by QM overlay – see also detailed analysis	Zone	PC14 activity status and consenting pathway for development? (Refer also to Table G)	Officer recommendation to retain overlay and proposed zoning/or modify proposed zoning	Justification and supporting analysis
	Slope Instability Management Area – Not calculated	RS/IMA - RH, RS, CC	complex and challenging due to avoidance policy. The RMA2, MMMA2&3 and RSIMA overlays are less onerous as risk mitigation may reduce risk to acceptable levels.		
Waterbody setback	Refer to point 8 below for details of sample property data.	Operative: RS, RSDT, MDR, RCC, RH PC14 notified: All zones	RD – earthworks and buildings D – where also subject to natural hazards or SES classification. Allows consideration of adverse effects on water bodies and their margins, and appropriate mitigation.	It is not considered necessary to retain the less enabling operative zoning unless other QMs, e.g. flood hazard, also apply. It is considered that the s42A recommended zoning should apply.	Link to s32 Report and s771/s770 evaluation (para 6.10, beginning on page 92) and s32 Part 2, Appendix 3 , section 8, p55. The QM carries over the existing Plan controls on development within waterbody setbacks. As properties are generally affected by setbacks only in a small part of the site, no ‘down-zoning’ is considered necessary.
Significant and Other Trees	266	Operative: RS, RSDT, RMD, CC, CB, CCMU PC14 notified: RS, RSDT, SPH, SPS, MRZ, HRZ, FUZ, NCZ, LCZ, CCZ, MUZ	PA – Pruning (with activity specific standards), Felling (certified by technician arborist), Gardening (with activity specific standards) CA – Comprehensive ongoing maintenance and management in accordance with a Tree Maintenance and Management Plan RDA – Pruning (not under P or C); Felling (Not under P or C, or not meeting activity specific standards); Works within dripline, – Works within 10m of the base of any tree in the Significant Trees area at Riccarton Bush	It is not considered necessary to retain the operative zoning where a QM tree is present.	Provided tree protection measures are in place intensification can be supported. Retaining the operative zoning would be unnecessarily restrictive. Link to s32 Report and s771/s770 evaluation (para 6.7, page 83) – Heritage trees Link to s32 Report and s771/s770 evaluation (para 6.25, page 192) – Significant and other trees. Refer to the table in section 10 below for the property intersect analysis.

ATTACHMENT Table G.2

QM name	No. of sites substantially or entirely impacted by QM overlay – see also detailed analysis	Zone	PC14 activity status and consenting pathway for development? (Refer also to Table G)	Officer recommendation to retain overlay and proposed zoning/or modify proposed zoning	Justification and supporting analysis
			<p>DA – Pruning of significant tree identified as having exceptional values not provided for as P, C or RD</p> <p>Resource consent will be limited to the extent development is proposed to impact the tree protection zone radius or directly impacts on a QM tree (such as felling or pruning).</p>		
Coastal Hazards	<p>Coastal Medium Risk – 9493 Coastal High Risk – 5035</p> <p>Coastal Medium and High Risk – 14,528 Tsunami Risk – 16,246</p>	<p>NB: No coastal hazard overlays within Operative plan</p> <p>Operative: RS, RSDT, RMD, TC, LC, NC, SPS</p> <p>PC14 notified: RS, RSDT, RMD, MRZ, TC, LC, NC, SPS</p>	<p>Amended Proposal includes a definition of “residential intensification” to only manage intensification provided through MDRS and NPS-UD Policy 3 enablement.</p> <p>CA or RDA - the construction and replacement of buildings and accessory buildings, earthworks and stormwater management areas associated with these buildings.</p> <p>DA - the addition of a new building if located within the Coastal Hazard Medium Risk Management Area</p> <p>NCA - the addition of a new building if located within the Coastal Hazard High Risk Management Area.</p>	<p>Properties with an overlay overlap of 70% or greater recommended to retain operative zoning.</p>	<p>Link to s32 Report and s771 / s770 evaluation (para 6.15, page 113)</p> <p>Link to s32 Report and s771 / s770 evaluation (para 6.16, page 216)</p>
Airport Influence	Annual Average 50dBa Contour – 2732	Operative:	Refer to Response to IHP Question 7 - Memorandum-of-counsel-for-Christchurch-City-Council-31-October-	Link to s32 Report and s771/s770 evaluation (para 6.20, page 134).	QM to provide for the updated 50dBa Air Noise Contour for the Christchurch International Airport and ensure

ATTACHMENT Table G.2

QM name	No. of sites substantially or entirely impacted by QM overlay – see also detailed analysis	Zone	PC14 activity status and consenting pathway for development? (Refer also to Table G)	Officer recommendation to retain overlay and proposed zoning/or modify proposed zoning	Justification and supporting analysis
	Updated Outer Envelope – 5225	RS, RSDT, RMD, RNN, TC, LC, NC, SPS, SPT PC14 notified: RS, RSDT, RMD, FUZ, MRZ, HRZ, TC, LC, NC, SPS, SPT	<p>2023-Providing-documents-in-response-to-requests-for-further-information.pdf (ihp.govt.nz) – Refer to Page 70 - Table “PC14 – Overview of Operative District Plan Residential (lower density) Zones and existing residential intensification enablement”.</p> <p>RS – PA - Min. net site - 450m, RD 400m²-450m² DA: >400m²</p> <p>RSDT – PA - Min. net site - 330m², RDA 300m²-330m² DA: >300m²</p> <p>RMD – PA Min. net site - 200m²</p> <p>RNN – Minimum density 15hh/ha and range of section sizes.</p> <p>SPS and SPT – dependent on alternative zoning.</p> <p>TC, LC, NC – PA above ground floor and dependent on permitted heights.</p> <p>All zones impacted by the 50dBA Ldn airport noise contour – RDA - residential activities which are not provided for as a permitted or controlled activity; any application arising from this rule shall not be publicly notified and shall be</p>	<p>S42A Report of Sarah Oliver specifically sections 12.7 to 12.70 – Link 01-Sarah-Oliver-Section-42A-report-With-corrections-10-October-2023.pdf (ihp.govt.nz)</p> <p>Rebuttal of Sarah Oliver sections 14 to Link 01.-Rebuttal-Evidence-Sarah-Oliver.pdf (ihp.govt.nz)</p>	<p>alignment with the CRPS to manage noise sensitive activities and protect the long-term operation of this asset. It is proposed that all properties located within the Updated Outer Envelope 50dBA Noise Contour retain the operative zoning in the interim until the CRPS review re-evaluates the appropriateness of CRPS Policy 6.5.3 Chapter 6 Map A.</p>

ATTACHMENT Table G.2

QM name	No. of sites substantially or entirely impacted by QM overlay – see also detailed analysis	Zone	PC14 activity status and consenting pathway for development? (Refer also to Table G)	Officer recommendation to retain overlay and proposed zoning/or modify proposed zoning	Justification and supporting analysis
			limited notified only to CIAL (absent its written approval).		

Detailed analysis for specific QMs

The information below provides a detailed analysis of the city-wide QMs and their potential impact on intensification potential.


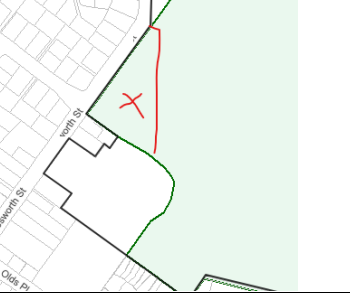


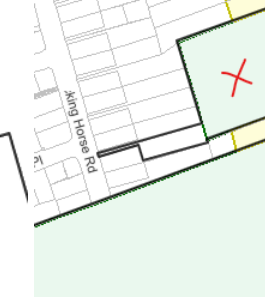
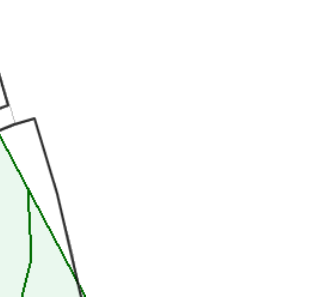
The following analysis considers the spatial extent of properties potentially impacted by selected qualifying matters with a particular focus on those which give effect to section 6 matters and predominantly are already managed under the Operative District Plan.

- Sites of Ecological Significance (SES) overlays** - Three properties, tabled below, are located fully within an SES (100% site impact). The planning map notation for SES is as follows:

Site of Ecological Significance

A Site of Ecological Significance (Appendix 9.1.6.1 Schedule A)

Street Address	% of site affected	Map No.	Zone	Zone's Status	Should the operative zoning be retained?
25 Fendalton Road (contains an existing church)	100%	31	RS MRZ	Operative PC14 Notified and s42A recommended	No, as it would create a spot RS zone within the proposed MRZ surrounding the site. Buildings in SES are a NCA.
27A Humphreys Drive	100%	40	RS RS	Operative PC14 Notified and s42A recommended	No. The SES site is part of a CCC reserve and should be zoned Open Space Coastal (OC). Clause 99(2)(B) of Schedule 1 provides that IHP are not limited by the scope of submissions in their recommendations where the related amendment is consequential on MDRS (s80E(1)(b)(iii) and 80E(2)(e)).

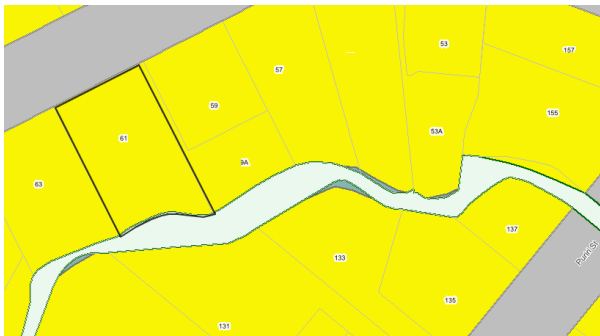
Street Address	% of site affected	Map No.	Zone	Zone's Status	Should the operative zoning be retained?
	100%	41	RS RS	Operative PC14 Notified and s42A recommended	
220 Rocking Horse Road	100%	41	RS RS	Operative PC14 Notified and s42A recommended	No. This site is part of the CCC coastal reserve and that part which is also a SES should be zoned OC. See the line above re Cl.99.
					

A number of residential properties have a waterbody SES running through them (refer to the examples below) which, in the case of larger waterways zoned Open Space Water and Margins Zone (OWM), may overlap with the OWM zone and may also overlap in small parts with adjacent residential zones. No SES influence was greater than a few percent except for the sites specified above. The SES rules are not likely to affect residential development capacity as the area of SES influence is minimal. No 'downzoning' is considered necessary in the case of waterbody related SES. Other SES sites are in the rural or open space zones and are not relevant to PC14.

Example 1 – Kotare Street, e.g. No. 53A to 63



Map 31



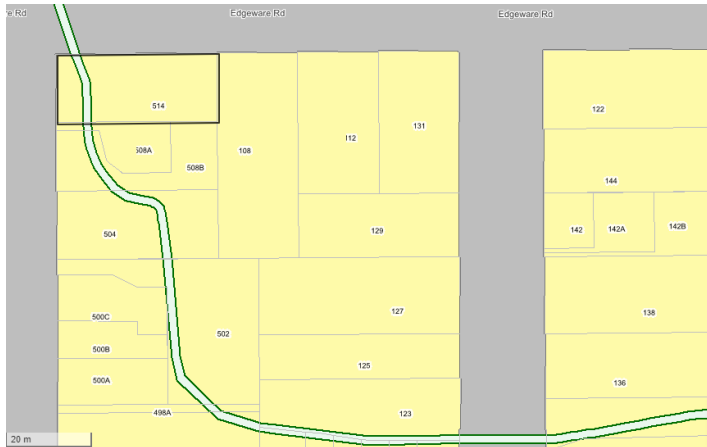
Site of Ecological Significance

- A Site of Ecological Significance (Appendix 9.1.6.1 Schedule A)

Example 2 – No. 498 to 514 Manchester Street



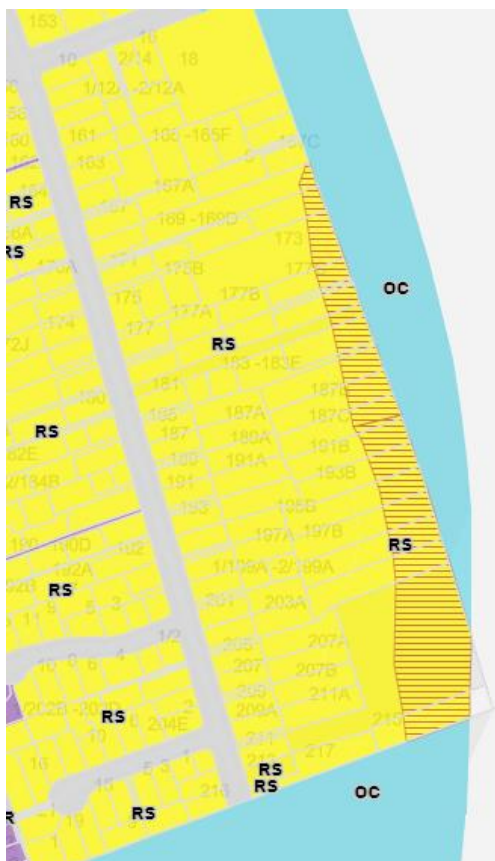
Map 32



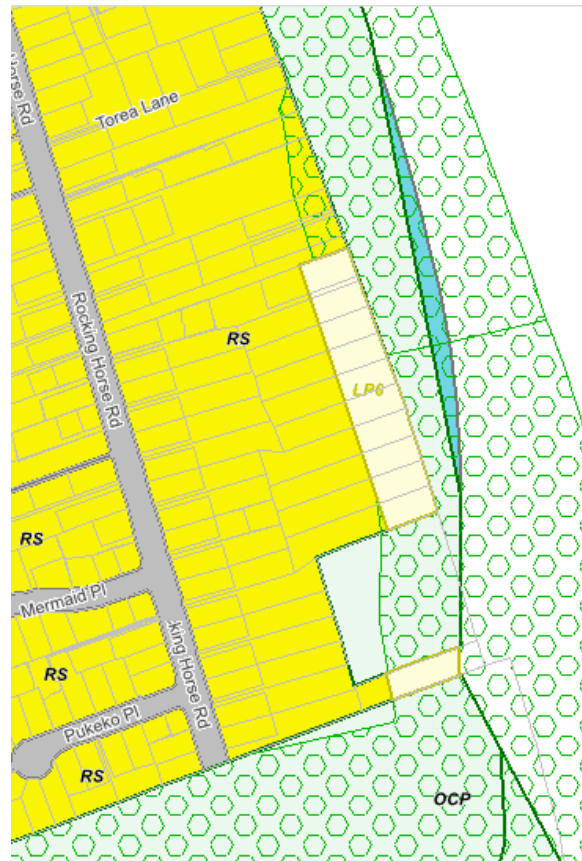
Site of Ecological Significance

A Site of Ecological Significance (Appendix 9.1.6.1 Schedule A)

2. **Outstanding Natural Landscapes (ONL) and Features (ONF)** – These are generally confined to Open Space and Rural zones. One example of overlap with a residential zone is found in the South Brighton Spit/coastal area where 18 existing residential properties have ONL/ONF overlay intersecting with the sites in part. The properties have operative and s42A recommended zoning of RS due to hazards affecting the sites.



Proposed PC14 map #41 (hatching = ONL); e.g. 169A - 179C Rocking Horse Road



Operative DP map #41 of the same area (green circles = ONL)

3. Sites of Cultural Significance (SCS) overlays - Intersecting (% of site area overlap) with properties in relevant PC14 residential zones in the Christchurch area:

Mahaanui Iwi Management Plan 2013 Silent Files (Belfast)		
MRZ - overlap %	No of properties affected	Map No.
90-100%	1097	11, 12, 19
80-90%	18	11, 12, 19
70-80%	7	11, 12
<70%	71	11, 12, 19
TOT:	1193	
Ngā Tūranga Tūpuna		
MRZ - overlap %	No of Properties affected	Map No.
90-100%	4219	20, 26, 40, 47, 48, 53
80-90%	28	20, 26, 47, 48, 53
70-80%	23	20, 26, 47, 48, 53
<70%	175	20, 26, 47, 48, 53
HRZ - overlap %	No of Properties affected	Map No.
90-100%	182	32
80-90%	6	32
70-80%	1	32
<70%	24	32
RSDD - overlap %	No of Properties affected	Map No.
90-100%	143	48
80-90%	1	48
70-80%	-	
<70%	-	
TOT:	4802	
Ngā Wai		
MRZ - overlap %	No of Properties affected	Map No.
90-100%	1	31
80-90%	-	
70-80%	-	
<70%	239	11, 12, 18, 23, 24, 30, 31, 37, 38, 44, 45, 46, 50
HRZ - overlap %	No of Properties affected	Map No.
90-100%	-	
80-90%	-	
70-80%	-	
<70%	3	45
TOT:	243	
Wāhi Tapu/Wāhi Taonga		
MRZ - overlap %	No of Properties affected	Map No.
90-100%	9	48
80-90%	1	48

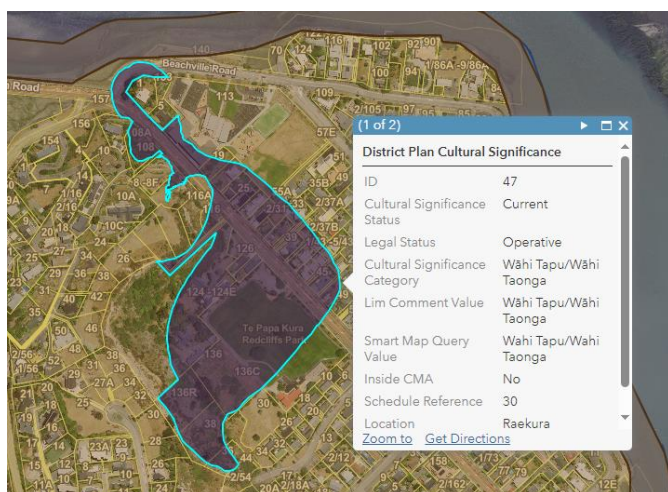
	70-80%	2	48
	<70%	12	48
HRZ - overlap %		No of Properties affected	Map No.
	90-100%	-	
	80-90%	-	
	70-80%	-	
	<70%	1	32
	TOT:	25	

3.1 Brief summary of the SCS sites and their influence

Within all SCS, any building is a restricted discretionary activity that needs to be notified to relevant rūnanga and Heritage NZ¹. Explanations for each type of SCS below provides further details. Chapter 8 Subdivision and Earthworks contain additional RDA rules with respect to subdivision and earthworks activities within SCS.

On consultation, the relevant rūnanga will confirm or otherwise if development on the site would affect any particular cultural values that it wishes to protect or acknowledge, or whether only an accidental archaeological discovery would trigger the need for such protection. As, in reality, not many properties are likely to yield archaeological discoveries in the approximate area of historical rūnanga activity the SCS indicates and be subject to development restrictions because of the applicable SCS classification, and/or any potential archaeological finds, it is not considered necessary to limit intensification on these sites by retaining the operative District Plan zoning.

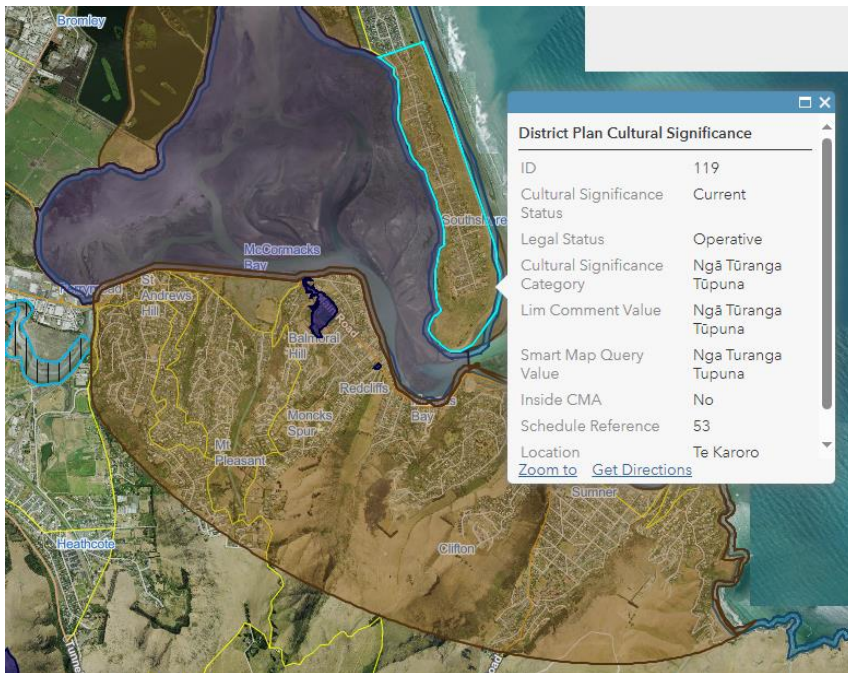
Wāhi Tapu/Wāhi Taonga – many residential sites overlap entirely with this SCS (purple colour on the picture below). Any building is a Restricted Discretionary activity that needs to be notified to relevant rūnanga and Heritage NZ. Matters of discretion focus on known or accidental archaeological discovery, “The potential adverse effects, including on sensitive tangible and/or intangible Ngāi Tahu values as identified by engagement with the relevant Papatipu Rūnanga” and “The effects of the proposed activity on Ngāi Tahu values and the appropriateness of any mitigation measures, including cultural monitoring”.



Map 48

¹ Rule 9.5.4.1.3 RD1

Ngā Tūranga Tūpuna – Comprises very large areas (yellow-orange colour on the map below) with large parts of or whole residential sites being affected, e.g. maps 26, 41 and 48. No specific rules apply or restrict development but consultation with Ngāi Tahu and the NZ Archaeological Association is encouraged, as well as enhancement of the natural character and appropriate management of cultural values. Policy 9.5.2.2.2 - Ngā Tūranga Tūpuna seeks to “Recognise the historic and contemporary relationship of Ngāi Tahu with the areas and landscapes” and lists a number of ways of achieving that, e.g. facilitating cultural information and/or representation provision, maintaining or restoring natural features with cultural values, enhancing the natural character and cultural values of water bodies.



Maps 48, 41, 40, 47

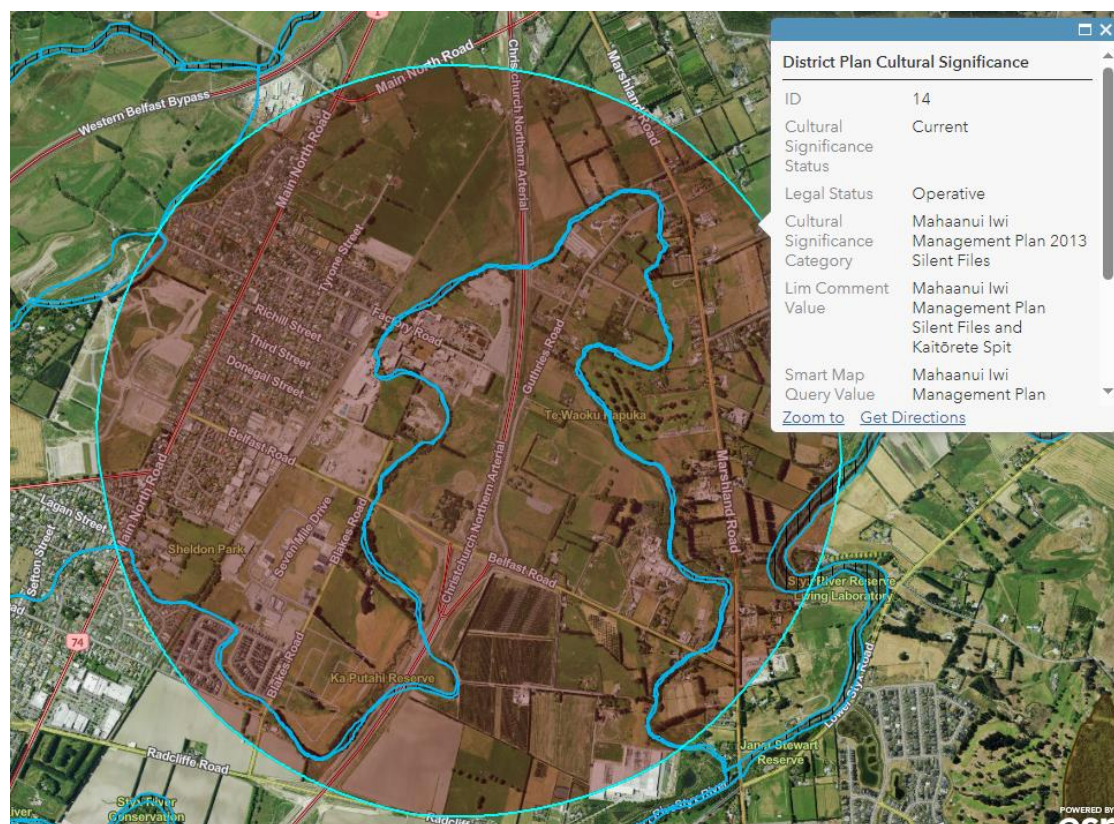
Ngā Wai – Shown in purple colour for the estuary on the above map, and as brown-red dots along other Ngā Wai such as rivers and lakes (see below). Policy 9.5.2.2.3 seeks to recognise the importance of water bodies, springs and wetlands to Ngāi Tahu through protection of the natural character of these water bodies and coastal waters by maintaining their natural character where it is high and enhancing it where it is degraded. The policy also seeks to ensure new land uses do not create an additional demand to discharge sewage or stormwater directly into Ngā Wai.



Map 12

Mahaanui Iwi Management Plan 2013 silent files – Only one such site (Belfast silent file) (Map 12 below)

affects Christchurch relevant urban zones and intersects with entire residential properties as shown below. Consultation/ engagement with Ngai Tahu/relevant rūnanga is required (Policy 9.5.2.2.5) to identify/alert the applicant to the potential location of site/s of cultural significance to Ngai Tahu and the need to protect it/them.



Map 12

- 4. **Scheduled Heritage items and settings** - Refer to Table G responses in line 4. and PC13 documents itemised in the table.
- 5. **High Flood Hazard Management Area; and**
- 6. **Flood Ponding Management Area** - Intersecting (%) with properties in PC14 zones in the Christchurch area. The percentages shown in the table are percentage of the land parcel affected by the overlay.

5. High Flood Hazard Management Area			
Zone	Site impact	No of Properties affected	Retain operative zoning?
MRZ	90-100%	50	Yes
	80-90%	16	Yes
	70-80%	20	Yes
	<70%	666	No
HRZ	90-100%	-	Yes
	80-90%	-	Yes
	70-80%	-	Yes
	<70%	14	No

RSDT	90-100%	120	N/A (No zone change proposed)
	80-90%	6	N/A (No zone change proposed)
	70-80%	6	N/A (No zone change proposed)
	<70%	52	N/A (No zone change proposed)
RS	90-100%	1348	N/A (No zone change proposed)
	80-90%	108	N/A (No zone change proposed)
	70-80%	100	N/A (No zone change proposed)
	<70%	1110	N/A (No zone change proposed)
FUZ	90-100%	-	N/A
	80-90%	-	N/A
	70-80%	-	N/A
	<70%	90	No
LCZ	90-100%	-	N/A
	80-90%	-	N/A
	70-80%	-	N/A
	<70%	10	No
NCZ	90-100%	6	No (additional heights not a concern)
	80-90%	-	N/A
	70-80%	-	N/A
	<70%	4	No
TCZ	90-100%	-	N/A
	80-90%	-	N/A
	70-80%	-	N/A
	<70%	2	No
MUZ	90-100%	-	N/A
	80-90%	-	N/A
	70-80%	-	N/A
	<70%	10	No
	TOTAL:	3,738	
6. Flood Ponding Management Area			
Zone	Site impact	No of Properties affected	Retain operative zoning?
MRZ	90-100%	842	Yes
	80-90%	62	Yes
	70-80%	50	Yes
	<70%	536	No

FUZ	90-100%	34	No
	80-90%	6	No
	70-80%	2	No
	<70%	96	No
NCZ	90-100%	-	N/A
	80-90%	-	N/A
	70-80%	-	N/A
	<70%	2	No
	TOT:	1630	

7. Slope Instability High Hazard Management Areas

Cliff Collapse Management Area 1			
Zone	Site impact	No of Properties affected	Retain operative zoning?
MRZ	90-100%	3	Yes
	80-90%	3	Yes
	70-80%	4	Yes
	<70%	100	No
RSDT	90-100%	1	N/A(No zone change proposed)
	80-90%	1	N/A (No zone change proposed)
	70-80%	1	N/A (No zone change proposed)
	<70%	11	N/A (No zone change proposed)
	TOT:	124	
Cliff Collapse Management Area 2			
MRZ	90-100%	26	Yes
	80-90%	5	Yes
	70-80%	6	Yes
	<70%	336	No
RMD	90-100%	-	N/A
	80-90%	-	N/A
	70-80%	-	N/A
	<70%	2	No
RSDT	90-100%	2	N/A (No zone change proposed)
	80-90%	1	N/A(No zone change proposed)
	70-80%	-	N/A
	<70%	28	N/A(No zone change proposed)

RS	90-100%	-	N/A
	80-90%	-	N/A
	70-80%	1	N/A (No zone change proposed)
	<70%	18	N/A (No zone change proposed)
SP(S)Z	90-100%	-	N/A
	80-90%	-	N/A
	70-80%	-	N/A
	<70%	1	N/A (No zone change proposed)
	TOT:	426	
Rockfall Management Area 1			
Zone	Site impact	No of Properties affected	Retain operative zoning?
MRZ	90-100%	73	Yes
	80-90%	7	Yes
	70-80%	19	Yes
	<70%	273	No
RS	90-100%	13	N/A (No zone change proposed)
	80-90%	4	N/A (No zone change proposed)
	70-80%	4	N/A (No zone change proposed)
	<70%	43	N/A (No zone change proposed)
PKNZ	90-100%	10	N/A (No zone change proposed)
	80-90%	3	N/A (No zone change proposed)
	70-80%	1	N/A (No zone change proposed)
	<70%	25	N/A (No zone change proposed)
SP(S)Z	90-100%	-	N/A
	80-90%	-	N/A
	70-80%	-	N/A
	<70%	1	N/A(No zone change proposed)
	TOT:	476	
Mass Movement Management Area 1			
Zone	Site impact	No of Properties affected	Retain operative zoning?
MRZ	90-100%	12	Yes
	80-90%	5	Yes
	70-80%	5	Yes
	<70%	220	No
RSDT	90-100%	1	N/A (No zone change proposed)
	80-90%	1	N/A (No zone change proposed)
	70-80%	-	N/A (No zone change proposed)
	<70%	12	N/A (No zone change proposed)
RS	90-100%	-	N/A
	80-90%	-	N/A
	70-80%	-	N/A
	<70%	11	N/A (No zone change proposed)

	TOT:	266	
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8. WATERBODY SETBACK QM – sample data on setback effects on residential properties

The number of properties affected by various waterbody setbacks QM is very large and modelling of all this data would be a huge and time-consuming undertaking. In order to provide relevant information to the IHP in good time, only samples of each type of waterbody setbacks were modelled and are shown below. These are considered to be representative of other properties affected by waterbody setbacks in the relevant category. The images below are a desktop representation of the applicable setbacks, measured from the banks of the waterway in accordance with Appendix 6.11.5.2, however, in-situ measurements may vary slightly.

Where a property is subject to other hazards, e.g. High Flood Hazard Management Area, or Tsunami Management Area, and the s42A report recommends a change of zoning to the operative zoning, it is considered that the recommended zoning should apply. Where, on the other hand, PC14 proposed the operative zoning to be retained for properties subject to other QMs, e.g. Low Public Transport Accessibility Area or flood hazards, and that/these QMs are recommended to be removed in the s42A report, the zoning may be recommended to be changed to higher density zoning such as MRZ.

a. **Downstream Waterway (Except Mona Vale) – 30m setback** - sample data:

Street Address	Setback (m)	% of site affected	Affected % bracket	Zone	Status	Map #	Retain operative zoning?
21 Owles Terrace	30m	83%	80-90%	RSDT	Operative	33	
				MRZ	PC14	33	Yes - s42A already recommends to retain operative zoning due to other QM
2/23 Owles Terrace	30m	1%	<70%	RSDT	Operative	33	
				MRZ	PC14	33	Yes - s42A already recommends to retain operative zoning due to other QM
19 Owles Terrace	30m	32%	<70%	RSDT	Operative	33	
				MRZ	PC14	33	Yes - s42A already recommends to retain operative zoning due to other QM
125 Beresford Street	30m	57%	<70%	RSDT	Operative	33	
				MRZ	PC14	33	Yes - s42A already recommends to retain operative zoning due to other QM
15 Owles Terrace	30m	44%	<70%	RSDT	Operative	33	
				MRZ	PC14	33	Yes - s42A already recommends to retain operative zoning due to other QM
15A Owles Terrace	30m	7%	<70%	RSDT	Operative	33	
				MRZ	PC14	33	Yes - s42A already recommends to retain operative zoning due to other QM
25 Owles Terrace	30m	52%	<70%	RSDT	Operative	33	
				MRZ	PC14	33	Yes - s42A already recommends to retain operative zoning due to other QM)
27 Owles Terrace	30m	4%	<70%	RSDT	Operative	33	
				MRZ	PC14	33	Yes - s42A already recommends to retain operative zoning due to other QM
1/29 Owles Terrace	30m	22%	<70%	RSDT	Operative	33	
				MRZ	PC14	33	Yes - s42A already recommends to retain operative zoning due to other QM

ATTACHMENT Table G.2

Street Address	Setback (m)	% of site affected	Affected % bracket	Zone	Status	Map #	Retain operative zoning?
51 Owles Terrace	30m	40%	<70%	RS	Operative	33	
				MRZ	PC14	33	Yes - s42A recommends to retain operative zoning due to other QM
55 Collingwood Street	30m	30%	<70%	RS	Operative	33	
				MRZ	PC14	33	Yes - s42A recommends to retain operative zoning due to other QM
317 New Brighton Road	30m	21%	<70%	RS	Operative	26	
				RS	PC14	26	Yes - retain operative zoning due to other QMs.
313B New Brighton Road	30m	3%	<70%	RS	Operative	26	
				RS	PC14	26	Yes - retain operative zoning due to other QMs.
313A New Brighton Road	30m	2%	<70%	RS	Operative	26	
				RS	PC14	26	Yes - retain operative zoning due to other QMs.
311B New Brighton Road	30m	30%	<70%	RS	Operative	26	
				RS	PC14	26	Yes - retain operative zoning due to other QMs.
315 New Brighton Road	30m	3%	<70%	RS	Operative	26	
				RS	PC14	26	Yes - retain operative zoning due to other QMs.
126 Beresford Street	30m	33%	<70%	RS	Operative	33	
				MRZ	PC14	33	Yes - s42A recommends to retain operative zoning due to other QMs.
5 Owles Terrace	30m	22%	<70%	RS	Operative	33	
				MRZ	PC14	33	Yes - s42A recommends to retain operative zoning due to other QM
311A New Brighton Road	30m	24%	<70%	RS	Operative	26	
				MRZ	PC14	26	s42A recommends MRZ as another relevant QM was removed and waterbody setback influence is minor
1/311 New Brighton Road	30m	43%	<70%	RS	Operative	26	
				RS	PC14	26	Yes - retain operative zoning due to other QMs.

ATTACHMENT Table G.2

Street Address	Setback (m)	% of site affected	Affected % bracket	Zone	Status	Map #	Retain operative zoning?
2/311 New Brighton Road	30m	39%	<70%	RS	Operative	26	
				RS	PC14	26	Yes - retain operative zoning due to other QMs.
309C New Brighton Road	30m	2%	<70%	RS	Operative	26	
				RS	PC14	26	s42A recommends MRZ as no relevant QMs apply other than to access strip
1/309B New Brighton Road	30m	3%	<70%	RS	Operative	26	
				RS	PC14	26	s42A recommends MRZ as no relevant QMs apply other than to access strip
2/309A New Brighton Road	30m	3%	<70%	RS	Operative	26	
				RS	PC14	26	s42A recommends MRZ as no relevant QMs apply other than to access strip
4 Bassett Street	30m	31%	<70%	RS	Operative	26	
				RS	PC14	26	s42A recommends MRZ as other QMs were removed and waterbody setback influence is minor
309 New Brighton Road	30m	33%	<70%	RS	Operative	26	
				RS	PC14	26	s42A recommends MRZ as other QMs were removed and waterbody setback influence is minor
1 Lake Terrace Road	30m	41%	<70%	RS	Operative	26	
				RS	PC14	26	s42A recommends MRZ as other QMs were removed and waterbody setback influence is minor
1/243 New Brighton Road	30m	48%	<70%	RS	Operative	26	
				RS	PC14	26	s42A recommends MRZ as other QMs were removed and waterbody setback influence is minor
307 New Brighton Road	30m	13%	<70%	RS	Operative	26	
				RS	PC14	26	s42A recommends MRZ as other QMs were removed and waterbody setback influence is minor
5A Bassett Street	30m	4%	<70%	RS	Operative	26	

Street Address	Setback (m)	% of site affected	Affected % bracket	Zone	Status	Map #	Retain operative zoning?
				RS	PC14	26	s42A recommends MRZ as other QMs were removed and waterbody setback influence is minor
241 New Brighton Road	30m	21%	<70%	RS	Operative	26	
				RS	PC14	26	s42A recommends MRZ as other QMs were removed and waterbody setback influence is minor
1/239 New Brighton Road	30m	47%	<70%	RS	Operative	26	
				RS	PC14	26	Yes - retain operative zoning due to other QMs.
237 New Brighton Road	30m	22%	<70%	RS	Operative	26	
				RS	PC14	26	Yes - retain operative zoning due to other QMs.
235 New Brighton Road	30m	8%	<70%	RS	Operative	26	
				RS	PC14	26	Yes - retain operative zoning due to other QMs.
233 New Brighton Road	30m	3%	<70%	RS	Operative	26	
				RS	PC14	26	Yes - retain operative zoning due to other QMs.

Visual examples of the 30m setback²:

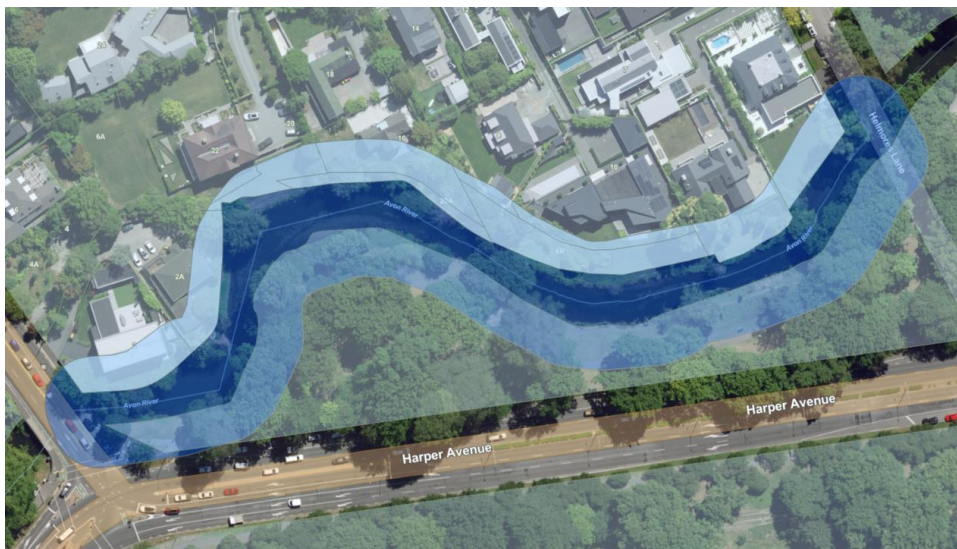


² Note: the darker blue colour represent the Open Space Water and Margins (OWM) Zone, which may include esplanade reserves/strips, while the lighter blue represents the applicable waterbody setback from the river banks.

b. Downstream Waterway (Mona Vale) – 15m setback - sample data

Street Address	Setback (m)	% of site affected	Affected % bracket	Zone	Status	Map #	Retain operative zoning?
1 Helmores Lane	15m	24%	<70%	RS	Operative	31, CC	
				HRZ	PC14	31, CC	No
3 Helmores Lane	15m	20%	<70%	RS	Operative	31, CC	
				HRZ	PC14	31, CC	No
8 Desmond Street	15m	6%	<70%	RS	Operative	31, CC	
				HRZ	PC14	31, CC	No
10 Desmond Street	15m	10%	<70%	RS	Operative	31, CC	
				HRZ	PC14	31, CC	No
16 Desmond Street	15m	44%	<70%	RS	Operative	31, CC	
				HRZ	PC14	31, CC	No
20 Desmond Street	15m	24%	<70%	RS	Operative	31, CC	
				HRZ	PC14	31, CC	No
22 Desmond Street	15m	3%	<70%	RS	Operative	31, CC	
				HRZ	PC14	31, CC	No
2A Fendalton Road	15m	31%	<70%	RS	Operative	31, CC	
				HRZ	PC14	31, CC	No

Example of the 15m setback (Downstream Waterway (Mona Vale)):



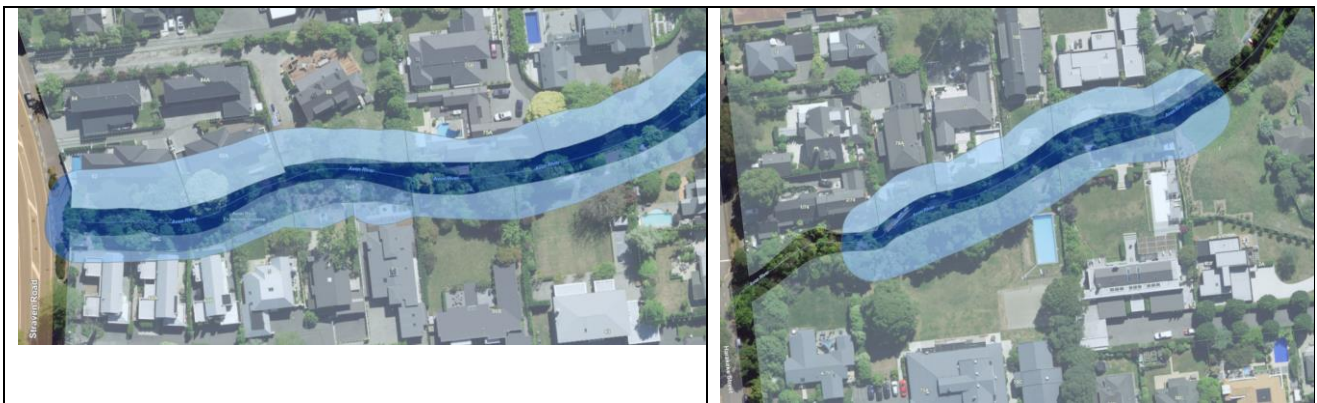
c. Upstream Waterway – 10m setback - sample data

Street Address	Setback (m)	% of site affected	Affected % bracket	Zone	Status	Map #	Retain operative zoning?
10 Daresbury Lane	10m	14%	<70%	RS	Operative	31	
	10m			MRZ	PC14	31	No
16 Daresbury Lane	10m	17%	<70%	RS	Operative	31	
				MRZ	PC14	31	No
16A Daresbury Lane	10m	11%	<70%	RS	Operative	31	

ATTACHMENT Table G.2

				MRZ	PC14	31	No
16B Daresbury Lane	10m	17%	<70%	RS	Operative	31	
				MRZ	PC14	31	No
49 Harakeke Street	10m	11%	<70%	RS	Operative	31	
				HRZ	PC14	31	No
53 Harakeke Street	10m	21%	<70%	RS	Operative	31	
				HRZ	PC14	31	No
70 Harakeke Street	10m	6%	<70%	RS	Operative	31	
				HRZ	PC14	31	No
73 Harakeke Street	10m	22%	<70%	RS	Operative	31	
				MRZ	PC14	31	No
2/74 Harakeke Street	10m	29%	<70%	RS	Operative	31	
				MRZ	PC14	31	No
75A Harakeke Street	10m	35%	<70%	RS	Operative	31	
				MRZ	PC14	31	No
76A Harakeke Street	10m	20%	<70%	RS	Operative	31	
				MRZ	PC14	31	No
3 Kereru Lane	10m	8%	<70%	RS	Operative	31	
				HRZ	PC14	31	No
60 Straven Road	10m	13%	<70%	RS	Operative	31	
				HRZ	PC14	31	No
60A Straven Road	10m	8%	<70%	RS	Operative	31	
				HRZ	PC14	31	No
60B Straven Road	10m	7%	<70%	RS	Operative	31	
				HRZ	PC14	31	No
62 Straven Road	10m	61%	<70%	RS	Operative	31	
				MRZ	Notified	31	s42A recommends RS operative zoning as other relevant QMs apply
62A Straven Road	10m	61%	<70%	RS	Operative	31	
				MRZ	Notified	31	s42A recommends RS operative zoning as other relevant QMs apply
66 Straven Road	10m	20%	<70%	RS	Operative	31	
				MRZ	PC14	31	s42A recommends RS operative zoning as other relevant QMs apply
4 Kahikatea Lane	10m	12%	<70%	RS	Operative	31	
				HRZ	PC14	31	No
3 Kahikatea Lane	10m	11%	<70%	RS	Operative	31	
				HRZ	PC14	31	No
5 Kahikatea Lane	10m	8%	<70%	RS	Operative	31	
				HRZ	PC14	31	No
86B Matai Street West	10m	12%	<70%	RS	Operative	31	
				HRZ	PC14	31	No

Visual examples of the 10m setback:



d. Environmental Asset Waterway – 7m setback - sample data

Street Address	Setback (m)	% of site affected	Affected % bracket	Zone	Status	Map #	Retain operative zoning?
40 Guild Street	7m	2%	<70%	RSDT	Operative	32	
				MRZ	PC14	32	No
84 Slater Street	7m	1%	<70%	RS	Operative	32	
				MRZ	PC14	32	No
84A Slater Street	7m	14%	<70%	RS	Operative	32	
				MRZ	PC14	32	No
84B Slater Street	7m	49%	<70%	RS	Operative	32	
				MRZ	PC14	32	No
86 Slater Street	7m	51%	<70%	RS	Operative	32	
				MRZ	PC14	32	No
1/88 Slater Street	7m	16%	<70%	RS	Operative	32	
				MRZ	PC14	32	No
2/88 Slater Street	7m	14%	<70%	RS	Operative	32	
				MRZ	PC14	32	No
10 Shelley Street	7m	3%	<70%	RMD	Operative	39	
				MRZ	PC14	39	No
14 Shelley Street	7m	50%	<70%	RMD	Operative	39	
				MRZ	PC14	39	No
16 Shelley Street	7m	12%	<70%	RMD	Operative	39	
				MRZ	PC14	39	No

Visual examples of the 7m setback:



e. **Utility waterway – 5m setback** - sample data

Street Address	Setback (m)	% of site affected	Affected % bracket	Zone	Status	Map #	Retain operative zoning?
19 Marion Street	5m	22%	<70%	RS	Operative	45	
				MRZ	PC14	45	No
6 Victors Road	5m	14%	<70%	RS	Operative	45	
				MRZ	PC14	45	No
6A Victors Road	5m	6%	<70%	RS	Operative	45	
				MRZ	PC14	45	No
163 Sparks Road	5m	43%	<70%	RS	Operative	45	
				MRZ	PC14	45	No
1/163 Sparks Road	5m	54%	<70%	RS	Operative	45	
				MRZ	PC14	45	No
165 Sparks Road	5m	8%	<70%	RS	Operative	45	
				MRZ	PC14	45	No
165A Sparks Road	5m	36%	<70%	RS	Operative	45	
				MRZ	PC14	45	No
21 Salmond Street	5m	10%	<70%	RS	Operative	45	
				MRZ	PC14	45	No
23 Salmond Street	5m	0%	<70%	RS	Operative	45	
				MRZ	PC14	45	No
11 Callan Place	5m	2%	<70%	RS	Operative	45	
				MRZ	PC14	45	No
13 Callan Place	5m	10%	<70%	RS	Operative	45	
				MRZ	PC14	45	No

Visual examples of the 5m setback:



10. Significant and Other Trees Qualifying Matter - Intersecting (%) with properties in PC14 zones in the Christchurch area. The percentages shown in the table are percentage of the land parcel affected by the overlay.

Significant and Other Trees			
Zone	Site impact	No of Properties affected	Retain operative zoning?
MRZ		174	No
HRZ		68	No
RSMT		1	N/A (No change to zoning proposed in PC14)
FUZ		4	No
MUZ		2	No
CCZ		9	No
LCZ		7	No
NCZ)		1	No
	TOT:	266	

11. Coastal Hazards Qualifying Matters (Coastal Medium Risk, Coastal High Risk, and 12. Tsunami Management Areas):- Intersecting (%) with properties in relevant PC14 residential zones in the Christchurch area. It is noted that the Amended Proposal already seeks to retain the Operative District Plan zoning for properties located within the Coastal Hazard Qualifying Matters. On this basis the analysis has not been

produced at a zoning level as MDRS and NPS-UD Policy 3 greater enablement is not provided for, therefore, Council's recommended position is not proposed to change from the Notified Proposal.

11.a Coastal Medium Risk QM		11.b Coastal High-Risk QM		
	Site impact	No of Properties affected	Site impact	No of Properties affected
	100%	714	100%	1040
	90-100%	980	90-100%	471
	80-90%	397	80-90%	139
	70-80%	378	70-80%	124
	<70%	7024	<70%	3261
	Total	9,493	Total	5,035
12. Tsunami Risk QM				
	100%	11,039		
	90-100%	710		
	80-90%	401		
	70-80%	291		
	<70%	3805		
	Total	16,246		

12. Airport Influence Qualifying Matter – This QM proposes to retain land within the impacted area as the operative zone and manage noise sensitive activities including residential. Due to the number of different operative and National Planning Standards zones being utilised under the qualifying matter, the zones have been grouped as either commercial or residential only. Where the qualifying matter covers more than 70% of the site has been noted. The PC 14 proposed extent of the qualifying matter in the notified plan change was the Annual Average 50DbA Contour, Christchurch International Airport requested via submission that the Updated Outer Envelope be the extent utilised for the qualifying matter, both being included for comparison below.

Parcels within Annual Average 50DbA Contour with 70+ of site impacted	
Zone	Parcels
Commercial	51
Residential	2,681
Total	2,732
Parcels within Updated Outer Envelope and 70%+ of site impacted	
Zone	Parcels
Commercial	238
Residential	4,987
Total	5,225

APPENDIX B – RESPONSE TO REQUEST 27

Council's response is **overleaf**

Council Response to IHP Information Request #27:

The practical implications of the proposed PC14 provisions regarding wind assessments for tall buildings.

Authors: Holly Gardiner, Ike Kleynbos, Hermione Blair, Mike Green

How could the issue be addressed of a developer providing a wind effects assessment and intervening changes being made that may alter that assessment?

This is an aspect that would need to be managed on a case-by-case basis within the resource consent process, as with any project that needs both resource and building consent. It is anticipated that a response will differ depending on what the intervening change is, how it arose, and how it might alter the original wind effects assessment.

For example, if a resource consent is granted and then changes are required to respond to issues identified during the detailed design phase as part of the building consent process, then how that issue might be addressed will depend on how significant the change is as follows:

1. If amendments to a building design are within scope of the resource consent, then no further wind assessment is required.
2. If amendments to the building design would fall outside the scope of the resource consent, then an application for a change of conditions to the resource consent needs to be made via s127. In assessing the application, the processing planner would need to decide whether the proposed building changes might change the outcomes of the original wind assessment such that a new or updated wind assessment is required. The receiving environment would also be re-evaluated and considered at the time of decision-making.
3. If the change was beyond a s127 change of conditions, a new resource consent may be required to re-evaluate the proposal due to the significance of the change. The receiving environment would also be re-evaluated and considered at the time a s95/s104 decision was made.

As another example, a resource consent application accompanied by a wind effects assessment may have been put on hold for a long period at the applicant's request or whilst an applicant obtains other types of further information or assessments, and in the intervening period, there have been some significant changes to the receiving environment. In such cases the planner needs to make a judgement call as to whether the wind effects assessment that was supplied at the beginning of the process accurately assesses the environment at the time the s95/s104 decision is being made, or whether the receiving environment has changed since the application was made. In such a case, the Council would need to carefully consider whether to make a further information request, or to commission a report under section 92(2).

The implications of a consented building assumed in that analysis not being built.

The implications of a consented building assumed in a wind effects assessment to form part of the "environment", but which is ultimately not built, is difficult to manage but a line must be drawn somewhere. It is still considered more appropriate for any wind assessment to be required at the

resource consent stage. When assessing a resource consent application consideration needs to be given to what both the permitted baseline and the receiving environment is, and the potential adverse effects a proposed building may have on that receiving environment. The receiving environment is that which is existing, including the future state of the environment as it may be modified by permitted activities and by implementing granted resource consents that appear likely to be implemented at the time the application is assessed.

As discussed above, there may be some cases where the receiving environment has changed while an application has been on hold. However, a change to the environment will not necessarily require a further wind assessment. A planner needs to make a judgement call as to whether the wind effects assessment that was supplied at the beginning of the process accurately assesses the environment at the time the s95/s104 decision is being made. Furthermore, unimplemented resource consents typically remain valid for five years after which time they expire, and a new resource consent would be required, meaning any consented but unconstructed development has a limited lifespan. Therefore, consented buildings would need to be taken into consideration as a part of the environment for any new proposed building for at least the five-year duration of any existing resource consent.

Sequencing of work, such as the Council obtaining its own assessment, then the applicant disagreeing with that and obtaining its own assessment

In Mr Green's experience of undertaking wind assessments across the country, developers will usually engage a wind specialist to complete an assessment which is then submitted to the Council. This is typically done so that developers can consider and integrate recommended wind mitigation measures whilst the building design is still at a conceptual stage and before required resource consent applications are lodged. Mr Green's experience is that Councils then require a peer review of wind assessments provided with a resource consent application to ensure the methodology is robust and relevant datasets have been used. It is noted that Mr Green's comments provide general insight on what is a typical process across the country.

In discussing the potential approach for the Christchurch context, the authors consider the anticipated approach is like that already undertaken when experts are engaged on topics such as acoustic engineering and contaminated land. In these cases, a 'peer-review' where Council engages another suitably qualified expert is not usually needed; rather if the processing planner is satisfied that the expert is suitably qualified and the appropriate methods have been used, then a peer-review would not be needed. Peer-review would be sought in instances where there is uncertainty regarding the expertise or methodology that is used to prepare an assessment. There is potential for streamlining this process (e.g. a preferred list or other methods) but this would be anticipated to be outside the District Plan.

If an applicant does not provide a wind assessment with their application, then the Council could either require an applicant to obtain an assessment as part of a request for further information, or commission its own wind assessment. In both cases the application would need to be placed on hold whilst the assessment was obtained. The applicant may also refuse the commissioning of a report under s92B and Council would then have to publicly notify the application under s95C and may decline the application if, consequently, it is considered that there is insufficient information to determine the application (s104(6)).

Depending on the outcome of the wind assessment and recommendations contained in the further information response or commissioned report, changes to the building design may need to be made and these changes could involve substantial rework to the plans, e.g. shifting of building location on site, introducing architectural features, or changing the materials used that would then add more time and cost to the project. Further, if an applicant disagrees with the Council-obtained wind assessment (in the commissioned report) they may choose to obtain their own assessment, adding further delays and costs. In this scenario, inefficiencies arise where an applicant needs to factor in the time and costs associated with obtaining up to two wind assessments and peer-reviews of these assessments. However, if the applicant is satisfied with the Council-obtained wind assessment then this could result in efficiencies and cost-savings as only one assessment would need to be obtained.

Overall, the implications of requiring wind assessments upon the sequencing of work will depend on the degree to which the applicant has designed the building to mitigate wind effects using a wind expert. This is enhanced through clear annotation within District Plan standards as to when Council considers there is potential for adverse wind effects. This process is similar to other technical elements that input into planning processes, such as contaminated land or acoustic assessments.

Whether the Council intends to develop its own city- or CBD- wide tool to guide wind assessments

The Council is intending to investigate options to provide applicants with access to a central city built environment model and wind data to guide wind assessments. However, until investigations are complete, the Council is not in a position to confirm what option it intends to develop. We are aware that there are a range of approaches that could be taken, and the Council would need to step through the usual procurement processes including testing, funding, licences, formats etc. With any approach we would be aiming to ensure the process is easy to implement, wind data is accessible e.g., open-sourced in multiple formats, with regularly updated models, so there is consistency but also not a monopoly. The Council would also seek to learn how other authorities implement their wind provisions, namely Auckland and Wellington Councils, and develop guidance and/or practice notes to support the provisions.

Whether a certification process linked with a permitted activity standard is a feasible option, and other pros and cons of certification.

In proposed PC14 residential and commercial zones across the wider city (outside the City Centre zone), the wind provisions are contained in the Chapter 6.13 General plan provisions. In these zones, a permitted activity standard to manage wind effects has been proposed and an assessment of new buildings would be needed against the standards set out in the rule. An application would need to include a report that assesses how the building performs against the wind standards to demonstrate compliance. If the report confirms that the standards are met, then it would be a permitted activity and no further review would be needed. If an application does not meet standards, then the application would be classed as a restricted discretionary activity and further assessment of the proposed building would be required.

In the central city, an activity specific standard does not apply, rather assessment of wind effects is required as a part of the urban design matters of discretion for applications for new buildings over

28m in height. This approach is proposed for the central city as the District Plan enables significantly higher buildings than the wider residential and commercial zones, and the risk of adverse wind effects increases the taller a building is. Further, the wider city including residential areas are likely to experience the greatest degree of change from the status quo and therefore greater control by way of specific rules is warranted, (e.g., wind thresholds are more stringent). In addition, if measures are needed to reduce a building's impact on the environment as a consequence of wind in the central city, such changes are closely linked to building design, e.g. the use of verandas to provide shelter at street level, and such features could affect urban design assessments.

The suitability of the permitted pathway certification has been re-evaluated as part of this information request. The following modifications to sub-chapter [6.13 Wind](#) and [Chapter 2](#) Definitions are considered necessary to remove any ambiguity and remove the potential for any subjective judgements as to avoid invalidity of the standard.

1. Update reference within the subchapter 6.13 P1 standard from 'suitably qualified professional' with 'suitably qualified wind expert'.
2. Insert a new definition in Chapter 2 for 'suitably qualified wind expert' as follows:

Suitably qualified wind expert

In relation to sub-chapter 6.13 Wind, means a person who:

- a. has been awarded a recognised science degree, with a specialisation in, or understands, meteorology; and*
- b. has experience in the application of fluid dynamics and/or wind tunnel modelling in urban environments; and*
- c. is competent in the application of recognised wind comfort and safety standards such as Lawson, London LDDC, NEN 8100 Danger standard, or similar.*

APPENDIX C – RESPONSE TO REQUEST 36

Council's response is **overleaf**

IHP Question #36 – Provide information held by the Council on demand and feasible development capacity for different housing typologies

Housing demand

- [01-Sarah-Oliver-Section-42A-report-With-corrections-10-October-2023.pdf \(ihp.govt.nz\)](#) paragraphs 10.27 to 10.30. Paragraph 10.28 noting that *...demand is comparatively even for two-bedroom dwellings at 17,160 dwellings compared to three-bedroom dwellings at 18,440.* This 30yr demand can be met through either standalone dwellings (typically delivered through infill (backyard) and greenfield developments, or through multi-unit developments including townhouse, terrace and apartment typologies, noting that townhouse typologies are the dominant supply of housing within current medium and high density areas.
- Greater Christchurch Housing Capacity Assessment supporting Livingston and Associates research report [Housing-Demand-and-Need-in-Greater-Christchurch-prepared-by-Livingston-and-Associates-2021-Report.pdf \(greaterchristchurch.org.nz\)](#) – refer to paragraph 1.1.2 and section 3.5 of this report.

Housing supply by typology

- Greater Christchurch Housing Capacity Assessment 2021 [Housing-Demand-and-Need-in-Greater-Christchurch-prepared-by-Livingston-and-Associates-2021-Report.pdf \(greaterchristchurch.org.nz\)](#). This includes supply figures at an aggregate level but this evaluation also provides information as to yields expected for each residential zone – refer specifically to section 6.4. Section 6.5.1 and Table 46 describe the range of typologies tested through the feasibility model, reporting to be counted towards the overall aggregate capacity number, the most profitable typology for each site (property).
- As concluded under the Greater Christchurch Housing Capacity Assessment 2021 [Housing-Demand-and-Need-in-Greater-Christchurch-prepared-by-Livingston-and-Associates-2021-Report.pdf \(greaterchristchurch.org.nz\)](#) section 1.2 Table 2, for Christchurch under the Operative District Plan zoned enablement, there is a surplus housing capacity (within a 30 year growth scenario) of some 83,000 dwellings. This number will more adequately meet the projected demand for standalone and multi-unit dwellings, also providing homes with a range of bedroom numbers but predominantly 2-3 bedroom homes being the most profitable across all residential areas.
- The Updated Christchurch Housing Capacity Assessment provided as part of the PC14 s32 evaluation [PC14-S32-Part-1-Appendix-1-Updated-Housing-Capacity-Assessment-14-March-2023.pdf \(ccc.govt.nz\)](#) takes account of the additional housing capacity that may be achieved through the implementation of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 and the National Policy Statement on Urban Development 2020. This evaluation includes a Table 4.1.2 and Table 4.1.3 (pages 11-12) setting out the range of density yields achievable within each residential and mixed use zone. Inherent within these yields is a range of housing typologies with different bedroom numbers being achievable. As discussed on page 15 *“...a townhouse typology of two storey, two/three bedroom, multi-unit homes is currently the most common development outcome for medium density zones, and is also currently a typical development in the central city (albeit at a higher density) density outcomes do tend to increase where larger and/or amalgamated sites are developed, however the development typology outcomes are broadly the same.”*

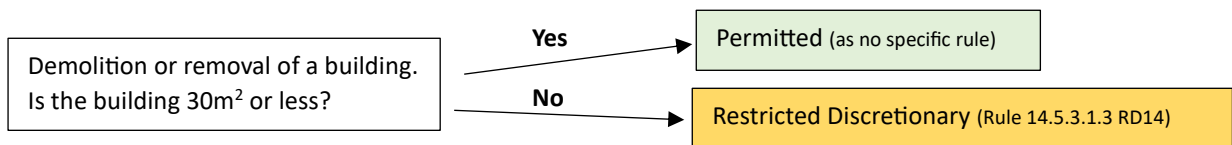
APPENDIX D – RESPONSE TO REQUEST 45

Council's response is **overleaf**

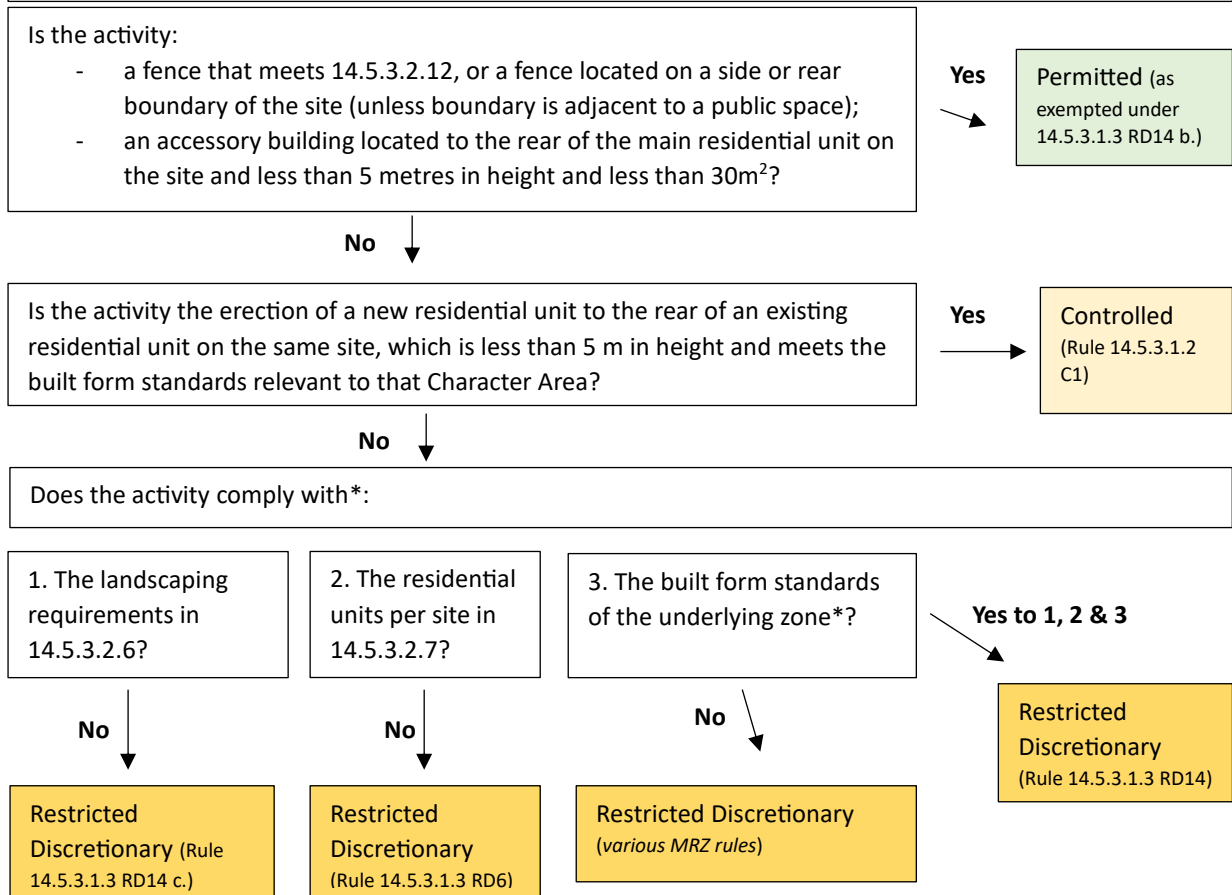
PLAN CHANGE 14 – AS NOTIFIED

14.2.5.9 Policy - Residential character areas in Christchurch City, Akaroa and Lyttelton

- a. Maintain and enhance the identified special character values of residential areas arising from the following elements:
 - i. the continuity or coherence of the character;
 - ii. the pattern of subdivision, open space, buildings and streetscape;
 - iii. the landforms or features that contribute to the qualities of the landscape and built form;
 - iv. the scale, form and architectural values of buildings and their landscape setting;
 - v. the qualities of the streetscape; and
- b. Within the Lyttelton and Akaroa Character Areas:
 - i. maintains and enhances the relationship to historic heritage;
 - ii. retains buildings and settings of high character value;
 - iii. retains important views from public places;
 - iv. reflects the existing small scale of development and integration with the landscape.



Relocations, new buildings, alterations and additions to existing buildings, accessory buildings, and fences and walls associated with development.



* Note – As notified, there is no explicit requirement for the activity to meet the built form standards set out in 14.5.3.2 for each Character Area (Except 14.5.3.2.6 and 14.5.3.2.7)

PLAN CHANGE 14 – S42A RECOMMENDATIONS *(recommended changes shown in red)*

14.2.5.9 Policy - Residential character areas in Christchurch City, Akaroa and Lyttelton

- a. Maintain and enhance the identified special character values of residential areas arising from the following elements:
 - i. the continuity or coherence of the character;
 - ii. the pattern of subdivision, open space, buildings and streetscape;
 - iii. the landforms or features that contribute to the qualities of the landscape and built form;
 - iv. the scale, form and architectural values of buildings and their landscape setting;
 - v. the qualities of the streetscape; and
- b. Within the Lyttelton and Akaroa Character Areas:
 - i. maintains and enhances the relationship to historic heritage;
 - ii. retains buildings and settings of high character value;
 - iii. retains important views from public places;
 - iv. reflects the existing small scale of development and integration with the landscape.

Demolition or removal of a building.
Is the building 36m² or less?

Yes

Permitted (as no specific rule)

No

Restricted Discretionary (Rule 14.5.3.1.3 RD14)

Relocations, new buildings, alterations and additions to existing buildings, accessory buildings, and fences and walls associated with development.

Is the activity:

- a fence that meets 14.5.3.2.12, or a fence located on a side or rear boundary of the site (unless boundary is adjacent to a public space);
- an accessory building located to the rear of the main residential unit on the site and less than 5 metres in height and less than 30m²?
- **Alterations to existing buildings which are not visible from the street and do not involve changes to the front façade of the main residential unit on the site.**

Yes

Permitted
(as exempted under 14.5.3.1.3 RD14 b.)

No

Is the activity the erection of a new residential unit to the rear of an existing residential unit on the same site, which is less than 5 m in height and meets the built form standards relevant to that Character Area? **Or, an addition to an existing building which is:**

- **Not visible from the not visible from the street and which does not involve changes to the front façade of the main residential unit of the site; and**
- **less than 30m² in area 5 metres in height; and**
- **meet the built form standards applicable to the Character Area within which it is located?**

Yes

Controlled
(Rule 14.5.3.1.2 C1)

No

Does the activity comply with:

1. The landscaping requirements in 14.5.3.2.6?

No

Restricted Discretionary (Rule 14.5.3.1.3 RD14 c.)

2. The residential units per site in 14.5.3.2.7?

No

Restricted Discretionary (Rule 14.5.3.1.3 RD6)

3. The built form standards of the underlying zone?

No

Restricted Discretionary (various MRZ rules)

4. **The built form standards of the Character Area in 14.5.3.2?**

No

Restricted Discretionary (Rule 14.5.3.1.3 RD14 d.)

Yes to 1, 2 & 4

Restricted Discretionary (Rule 14.5.3.1.3 RD14)

APPENDIX E – RESPONSE TO REQUEST 49

Council's response is **overleaf**

**BEFORE AN INDEPENDENT HEARINGS PANEL
IN CHRISTCHURCH**

TE MAHERE Ā-ROHE I TŪTOHUA MŌ TE TĀONE O ŌTAUTAHI

UNDER the Resource Management Act 1991 (the **RMA**)

AND

IN THE MATTER OF the hearing of submissions on Plan Change 14 (Housing and Business Choice) to the Christchurch District Plan

**SUPPLEMENTARY STATEMENT OF EVIDENCE OF DAVID ANTHONY
HATTAM ON BEHALF OF CHRISTCHURCH CITY COUNCIL**

URBAN DESIGN: RESIDENTIAL ZONES

Dated: 25 March 2024

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APPENDIX 1: SKETCHUP MODELLING OF RECESSION PLANES	

EXECUTIVE SUMMARY

1. My full name is **David Anthony Hattam**. I am employed as a Senior Urban Designer at the Christchurch City Council.
2. I have prepared this supplementary statement of evidence in response to a clarified request by the Independent Hearings Panel (**IHP**) to provide updated sunlight access modelling demonstrating the effect of the proposed qualifying matter planes (compared to Medium Density Residential Standards (**MDRS**)) during lower sun angles in the early morning and late afternoon/evening.
3. In particular, I understand that the IHP would like me to provide sunlight access modelling that tests the east and west side boundaries of the MDRS against the Council's proposal, in particular in the early morning and late evening, using the MDRS height in relation to boundary (**HIRB**) rules for the east and west quadrants and the PC14 HIRB rules for the north and south quadrants. This is referred to as the "**Modified HIRB**".
4. Modelling in relation to the Modified HIRB has been undertaken using the west façade of the model in the afternoon sun, to calculate the amount of time where the sun's rays would directly strike a ground floor window on certain days of the year (in Winter / Spring). These have been compared with the PC14 scenario results.
5. Overall, the PC14 HIRB rules would provide a 14-22% increase in direct sunlight hours on the dates tested compared to the Modified HIRB proposal (depending on the date and orientation).
6. The results demonstrate that there is no winter sun access beyond that provided in the middle of the day under either scenario. The impact of the PC14 HIRB is to extend the midday period of solar access (compared to the Modified HIRB) rather than to provide more solar access at either end of the day.

INTRODUCTION

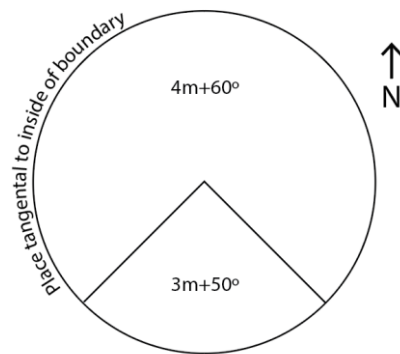
7. My name is **David Anthony Hattam**. I am employed as a Senior Urban Designer at the Christchurch City Council.

8. I prepared a statement of primary evidence on behalf of Christchurch City Council (**Council**) dated 11 August 2023. My primary evidence evaluated the urban design issues related to the residential zones in PC14. In that evidence, I considered the form, function and appearance of medium and high-density development.
9. I have the qualifications and experience set out at paragraphs 23 to 28 of my primary evidence dated 11 August 2023.
10. I also provided:
 - (a) a statement of rebuttal evidence dated 9 October 2023; and
 - (b) a report on additional modelling for the sunlight access qualifying matter, which is provided in Appendix M in the Memorandum of Counsel for Christchurch City Council Regarding Panel Requests For Further Information dated 29 November 2023.
11. I repeat the confirmation given in my primary evidence that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023, and that my evidence has been prepared in compliance with that Code.

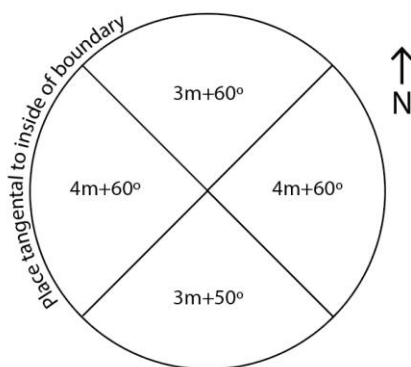
SUNLIGHT ACCESS MODELLING OF EAST AND WEST SIDE BOUNDARIES DURING LOWER SUNLIGHT ANGLES

12. I understand that the IHP would like me to provide sunlight access modelling that tests the east and west side boundaries of the MDRS against the Council's proposal during lower sunlight angles. I understand that the request is to focus particularly on the early morning and late evening, using the MDRS recession plane for the east and west quadrants and the PC14 recession plane for the north and south quadrants (**Modified HIRB**), in comparison to the PC14 recession plane applying to all four quadrants (**PC14 HIRB**).
13. Modelling in relation to the Modified HIRB has been undertaken using the west façade of the model in the afternoon sun, to calculate the amount of time where the sun's rays would directly strike a ground floor window on certain days of the year (in Winter / Spring). These have been compared with the PC14 scenario results which have previously been documented.

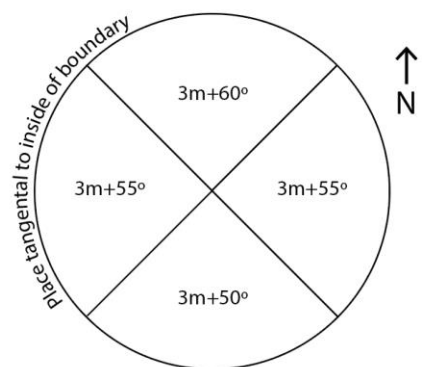
14. The methodology has been discussed in detail¹ Section 2.3 of my Technical Report provided for the Council's Section 32 report.
15. My previous answer (Additional Modelling for Sunlight access) that was provided with the Memorandum of Counsel for Christchurch City Council dated 29 November 2023 (at Appendix M) reported on modelling that used a MDRS recession plane for 3 of the quarters and a PC14 recession plane for the south, as shown below:



16. As requested, I have modified the modelling parameters to use the HIRB rules as shown below. The modified recession planes requested by the Panel (i.e. the Modified HIRB) do not alter the north and south recession planes from PC14, but change the east and west to recession planes to MDRS. I have tested this against the PC14 proposal:



Modified Recession Planes requested by the Panel



PC14 Recession Planes

17. It is worth noting that the modified recession planes (Modified HIRB) are the same as the MDRS for east and west orientations previously tested.

¹ Appendix 35 to Part 2 of the Section 32 Report: Technical Report – Residential Recession Planes in Christchurch.

The only difference between the test undertaken for my previous answer and the current test is that the northern quadrant is amended from 4m+60° to 3m+60°.

18. Figure 1 below shows how the recession planes influence afternoon sun (morning sun comes from the east and would not fall on west façades). It shows how the south and east quadrants of the recession plane diagram would affect direct sun rays, but other quadrants would not.

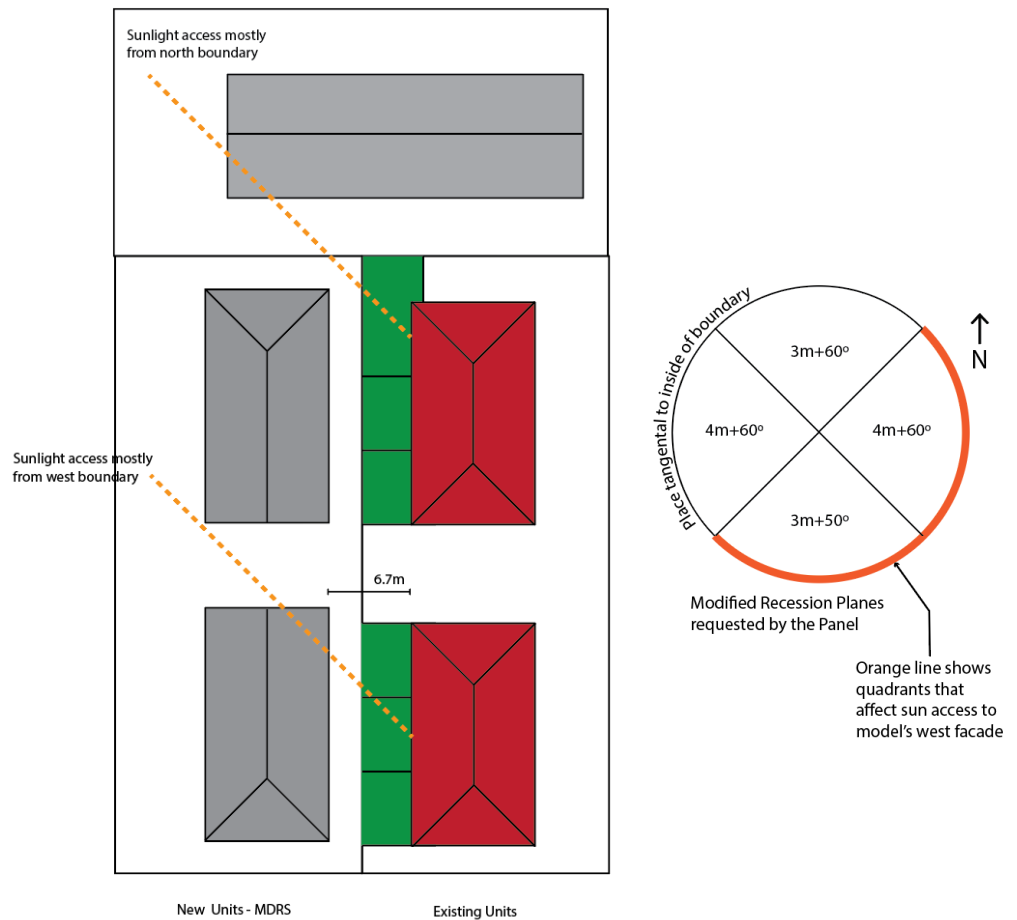


Figure 1: The direct sunlight access at the west façade is determined by the south and east recession planes.

Sunlight times and duration

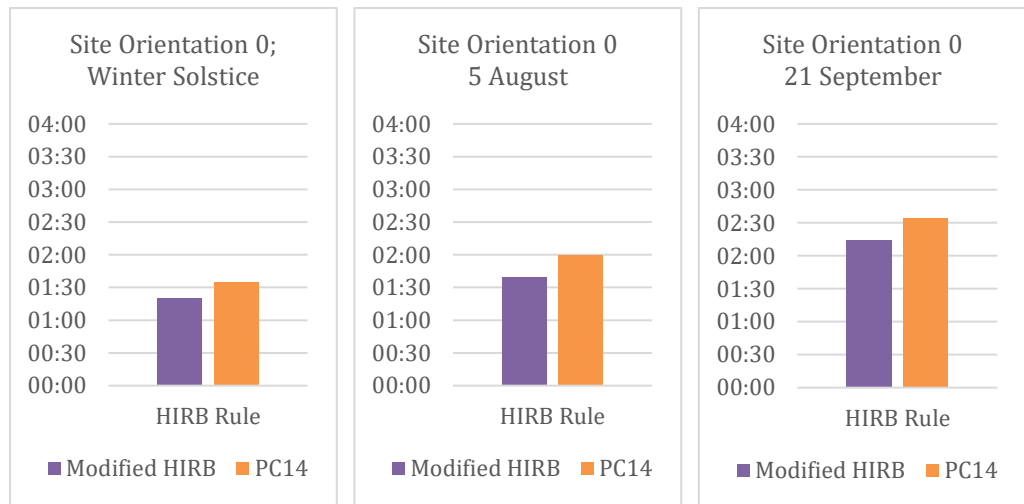
19. The table below shows the times of sunlight access under the different scenarios. This shows that the recession planes do not protect sun access at either end of the day in a medium density scenario, rather they extend the duration of sun access that occurs in the middle of the day:

Modified HIRB	Start	Finish	Total
Winter Solstice	12:40	14:00	1:20
August 5	12:40	14:20	1:40
Equinox	12:30	14:45	2:15
PC14 HIRB	Start	Finish	Total
Winter Solstice	12:40	14:15	1:35
August 5	12:40	14:40	2:00
Equinox	12:30	15:05	2:35

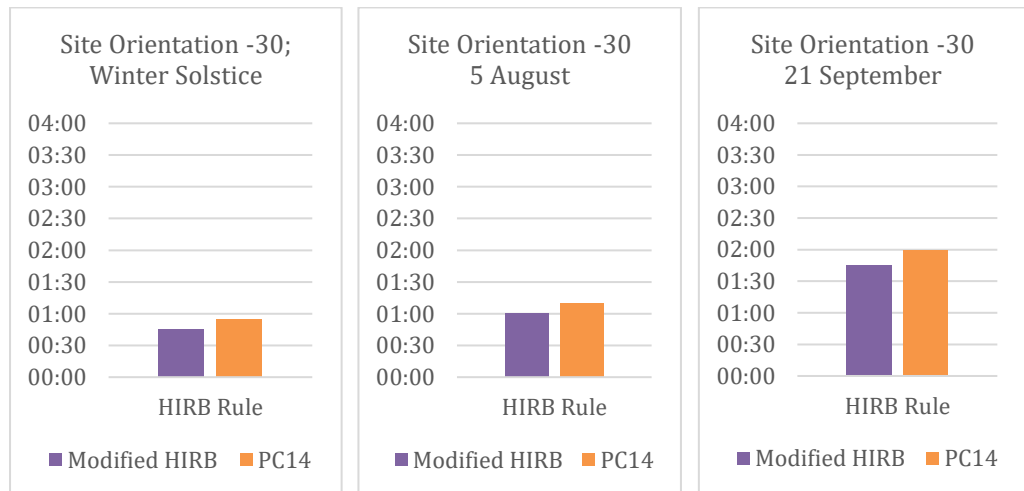
Above: Sunlight Access times for a North-South Oriented unit.

20. In my previous paper provided to the panel on 29 November 2023 (Additional Modelling for Sunlight access), I presented some graphs showing how the amount of sunlight would be affected under various scenarios. Below are revised charts showing the modified recession planes request by the Panel, and the PC14 recession planes.

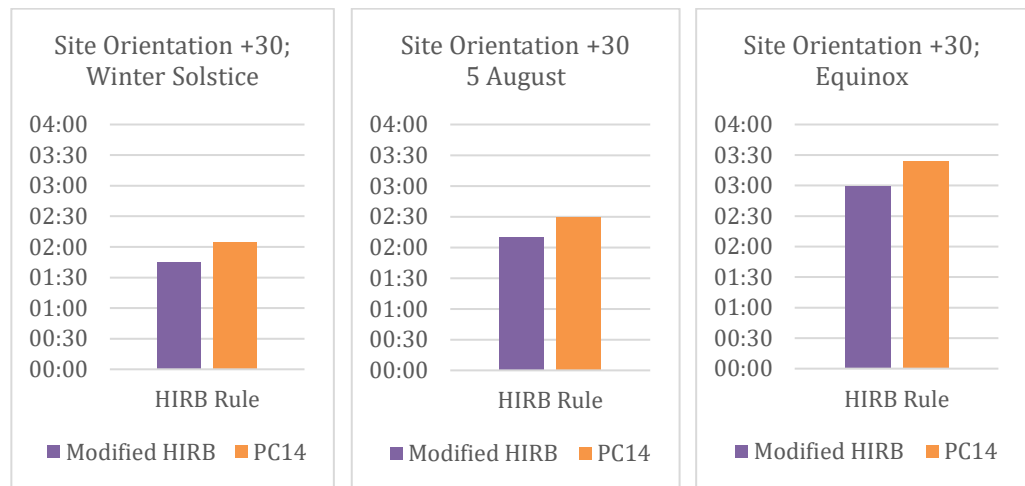
Site Orientation: North-South



Site Orientation: -30 degrees



Site Orientation: + 30 degrees



21. These results are shown in the table below which indicates that the PC14 HIRB rules provide for approximately 14-22% more hours of direct sunlight than the Modified HIRB:

Scenario	Date	Direct Sunlight to Windows (Hrs)			PC14 % increase
		Modified HIRB	PC14	Difference	
-30	Winter	0:45	0:55	0:10	22.2
	Mid Point	1:00	1:10	0:10	16.7
	Equinox	1:45	2:00	0:15	14.3
0 (North-South)	Winter	1:20	1:35	0:15	18.8
	Mid Point	1:40	2:00	0:20	20.0
	Equinox	2:15	2:35	0:20	14.8
30	Winter	1:45	2:05	0:20	19.0
	Mid Point	2:10	2:30	0:20	15.4
	Equinox	3:00	3:25	0:25	13.9

22. The results demonstrate that there is no winter sun access beyond that provided in the middle of the day under either scenario. The impact of the PC14 HIRB is to extend the midday period of solar access (compared to the Modified HIRB) rather than to provide more solar access at either end of the day. This is confirmed by the SketchUp diagrams discussed below.

Additional diagrams

23. I have prepared additional diagrams to show the way that sunlight reaches east and west facing façades. These consist of **azimuth** diagrams, to show the location of the first and last sun on various dates in the year, and **altitude** diagrams to show the vertical angle of the sun at these points. I comment on these diagrams below.

Sun Azimuth Diagrams

24. The sun azimuth diagrams below show the time of the first sun received on the west façade of an existing building (coloured red) around midday (generally approximately 12.30pm) and the time and direction (azimuth) of the last sun received on various days of the year (before the sun falls below the roofline of an adjacent building). These show how the recession plane is contributing to sun access at different dates and times.
25. The oblique nature of the sun access is evident - it comes predominantly from the north rather than over the rooftops of the buildings to the west and strikes the windows at a shallow angle.
26. Figure 2 below is a sun azimuth diagram under a Modified HIRB scenario. The diagram shows that sun access on the west façade of existing housing (shaded red) will last 1 hour 20 minutes at the winter solstice, and 3 hours 15 minutes at the summer solstice.
27. Prior to the equinox, the sun is almost exclusively from the northern quadrant and is received via the gap between the buildings (see diagram below). In the summer, more direct sun is received from the west, over the rooftops of the buildings next door.

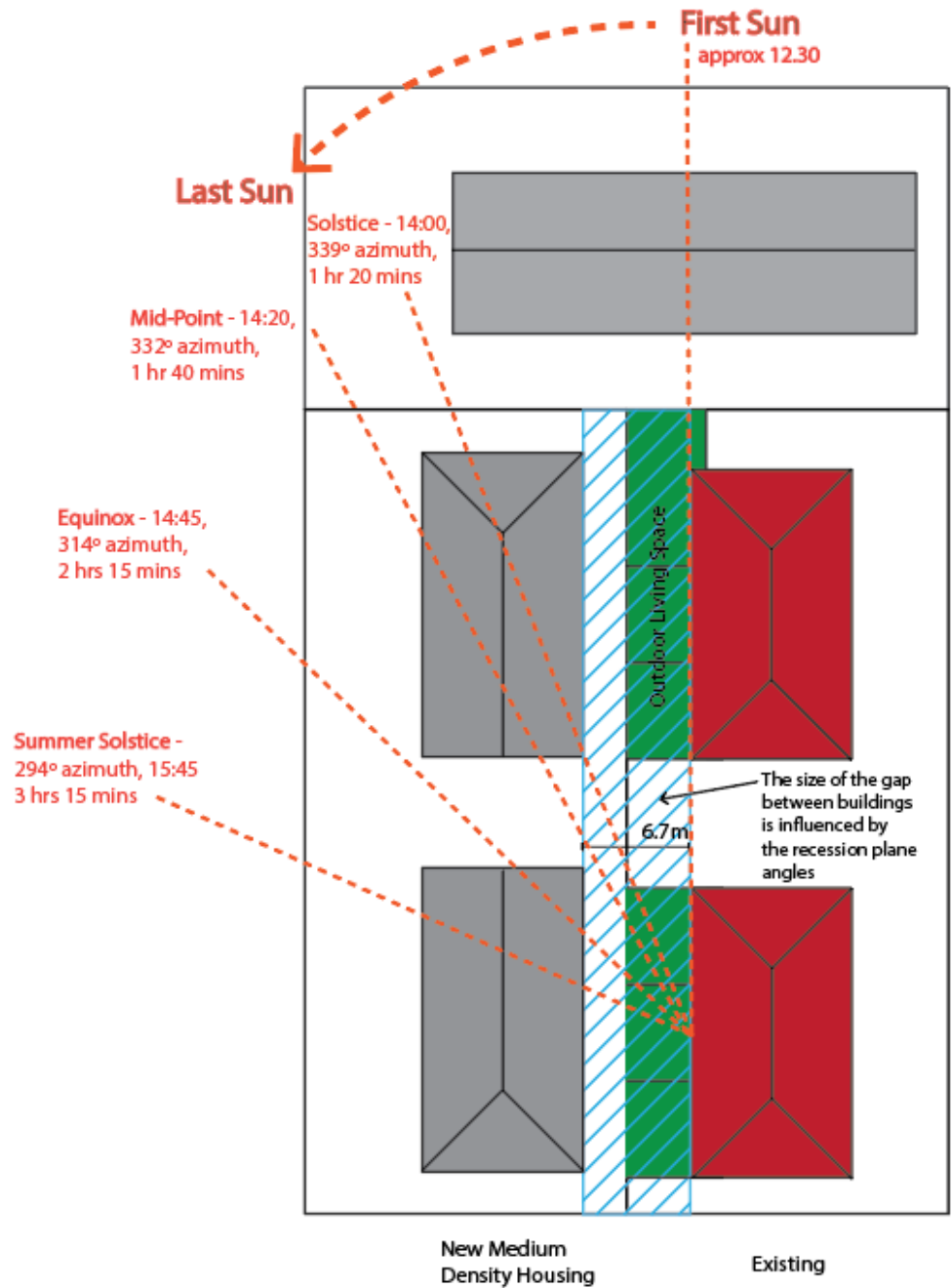


Figure 2: Sun time and direction at different times of the year for a Modified HIRB example.

28. Figure 3 below is a sun azimuth diagram under the PC14 HIRB scenario. This diagram shows that sun access on the west façade will last 1 hour 35 minutes at the winter solstice, and 3 hours 45 minutes at the summer solstice.
29. As for the Modified HIRB scenario, between the winter solstice and the equinox, the sun is almost exclusively from the northern quadrant and is

received via the gap between the buildings as determined by the recession planes (see diagram below). However, increasing the size of the gap between the buildings from 6.7m under the Modified HIRB Scenario to 8m to comply with the PC14 HIRB scenario (assuming building heights are to be kept the same) increases the span of azimuth where direct sunlight can be received.

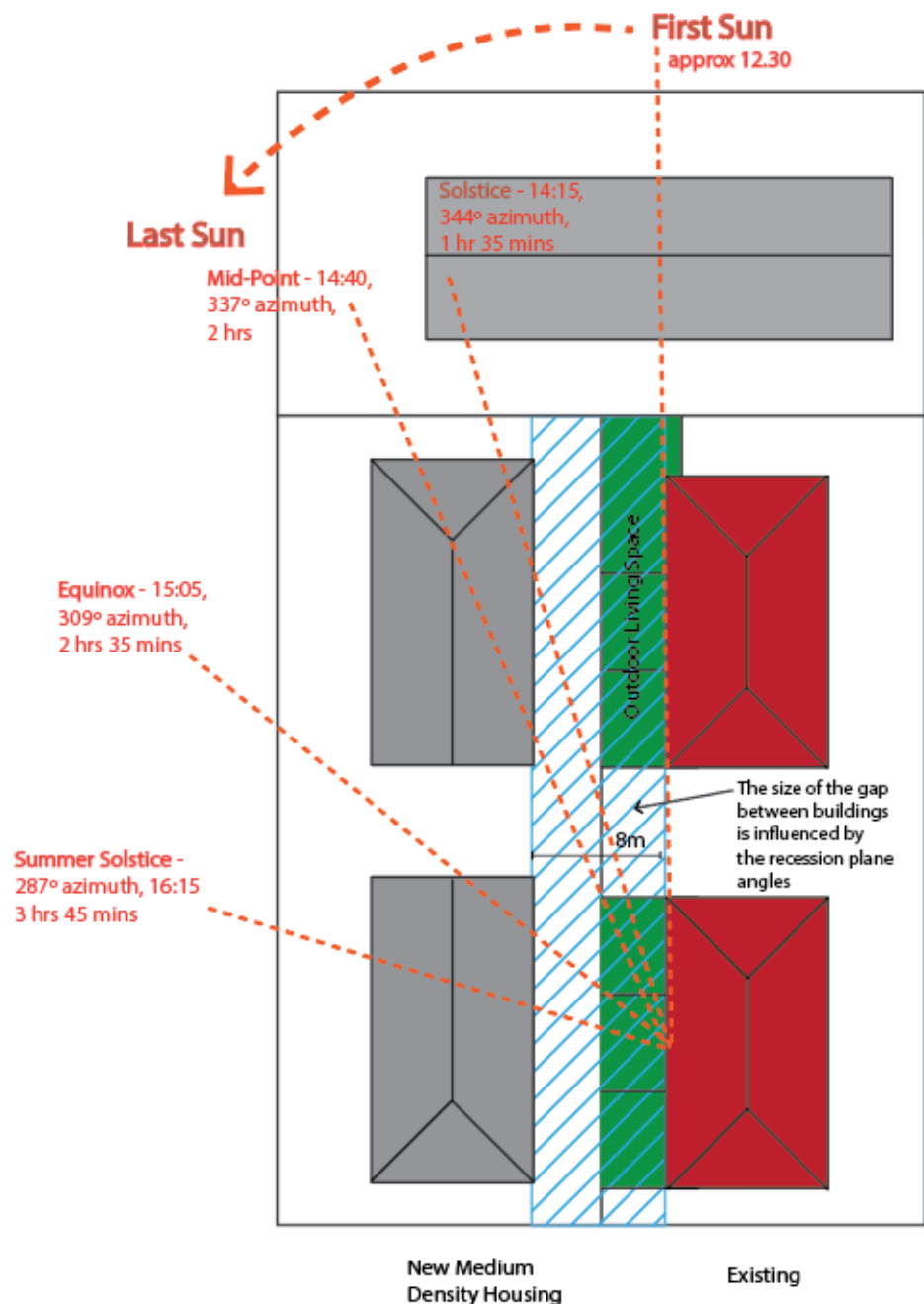


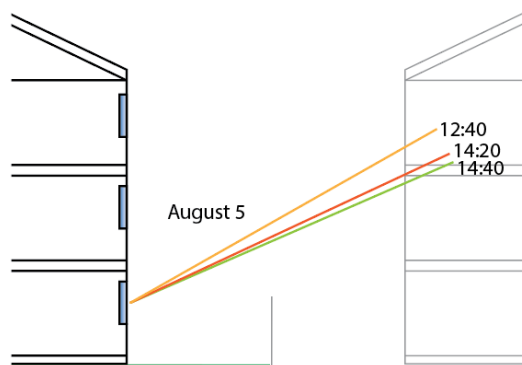
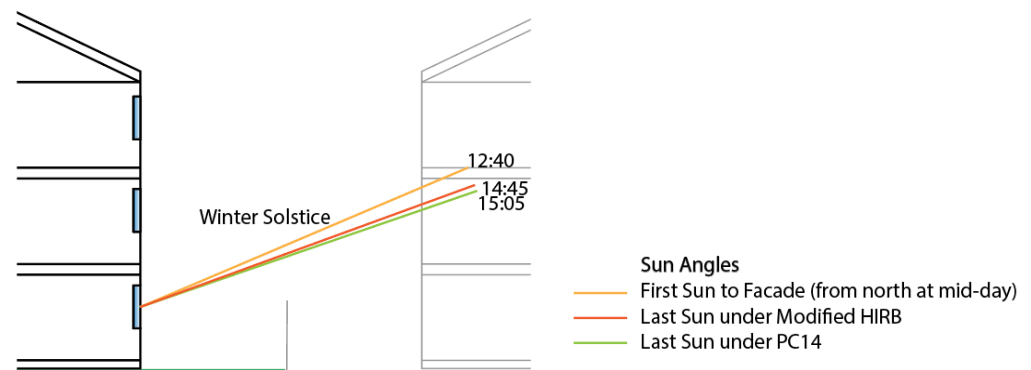
Figure 3: Sun time and direction at different times of the year for a PC14 example.

30. By comparing Figures 2 and 3 above, it can be seen how the stricter HIRB rules in PC14, which increase the separation between buildings (assuming

buildings heights the same), allow for longer periods of sun access from the north in winter, even though they do not allow for direct sun from the west at this time of the year.

Sun Altitude Diagrams

31. The following diagrams show sun altitude angles were modelled for the west façade of a north-south oriented unit. These can be read in conjunction with the azimuth diagrams. The lines show the angle of the sun when first received at mid-day and later in the afternoon when it falls below the rooflines of adjacent housing.
32. The diagrams show a cross section through the adjacent housing blocks, but the angles shown relate to the oblique sun angles shown in the azimuth diagrams above. This is simply showing that the received sun is not received over the rooftops of the directly adjacent houses. Instead, it is received over more distant roofs at oblique angles.



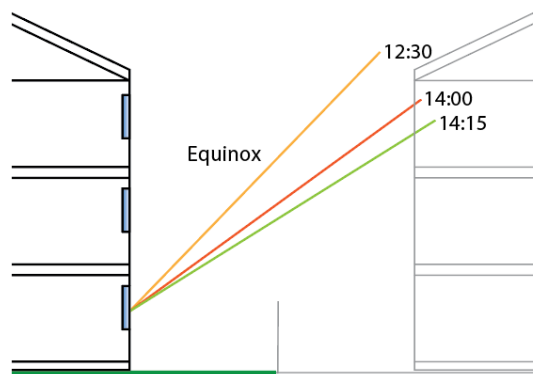


Figure 4: Sun Angles for first and last sun under PC14 and the modified scenario

33. Because the winter angles are so low, they will be blocked by any housing within a close distance. This shows how winter sun access is achieved through gaps in the buildings and over the top of more distant roofs.

SketchUp Diagrams

34. I have prepared a series of SketchUp diagrams in **Appendix 1** to show how the sun and shadows tracks across example buildings on key dates in the year.
35. These models were used in the testing process to determine the duration of sun access. They show how the sun falls onto developments during the day. As long as at least 1m² of the ground floor window or ranch-slider is free of shadow, the unit is considered to have sun access.
36. The modelled examples are for a site oriented due north, and the model was used to test how afternoon sun falls on the west façade.
37. The diagrams identify that sun access only occurs during the middle of the day, with the length of access varying according to the HIRB rule and date. Only in the middle of summer would there be sun access late into the afternoon (until about 4pm) and by implication in the early morning for east facing façades (from 9am). These show how the period of solar access is concentrated in the middle of the day, and that there is no solar access in the early morning or late afternoon, except at the height of summer (when the PC14 HIRB rules would allow solar access until 4.15pm).
38. Figures 5 and 6 below show the models used under the Modified HIRB Scenario and the PC14 Scenario respectively. In the models, the pale

yellow unit is being tested, to show the level of shading generated by the building on its left, which has been placed to comply with the Modified HIRB rules in Figure 5, and to comply with the PC14 Scenario in Figure 6. As long as shading does not encroach above the 1m² glazing line, the yellow unit is considered to be receiving direct sunlight.

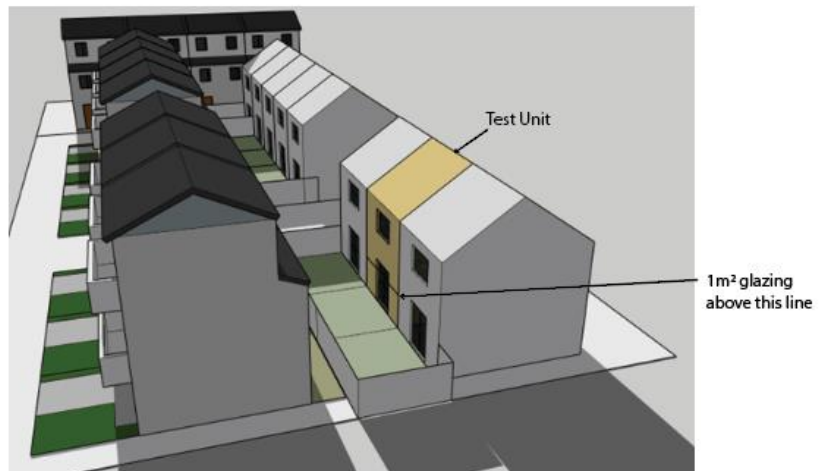


Figure 5: Model used for SketchUp Testing (Modified HIRB)



Figure 6: Model used for SketchUp Testing (PC14)

39. The models are intended to be simple buildings which are easy to construct (rather than for instance being designed to follow the recession planes).
40. The approach I have taken is simply to move the same building to comply with the recession planes, because I consider that this is a realistic approximation of what is likely to be built.

41. However, I have also considered what the impact of a stepped building following the recession plane could be, (because I consider that some developments may employ them and it is worth considering the impact of this).
42. I have found that the size of any first-floor rear projection makes very little difference to shading impacts. The extent of shading is primarily caused by the height of the ridgeline, and secondarily by the gutters. A rear projection has more limited impact.
43. To demonstrate this, I have modified the model to include a unit with a first-floor rear projection, to show the variation in shadow line this may cause. This is shown in figures 7, below.
44. The impact of the rear projection is to slightly increase the size of shadows on the ground in limited circumstances, at steeper sun angles when it would shine over the roof in the summer. This would not affect the results from the sun study in the majority of cases, because it does not affect the shallower sun angles that would cast shadows over the building.
45. The purpose of these diagrams is to demonstrate the appropriateness of the study undertaken, and the models it uses. Whilst there are alternative forms that could have been used, the impact of this would be marginal.

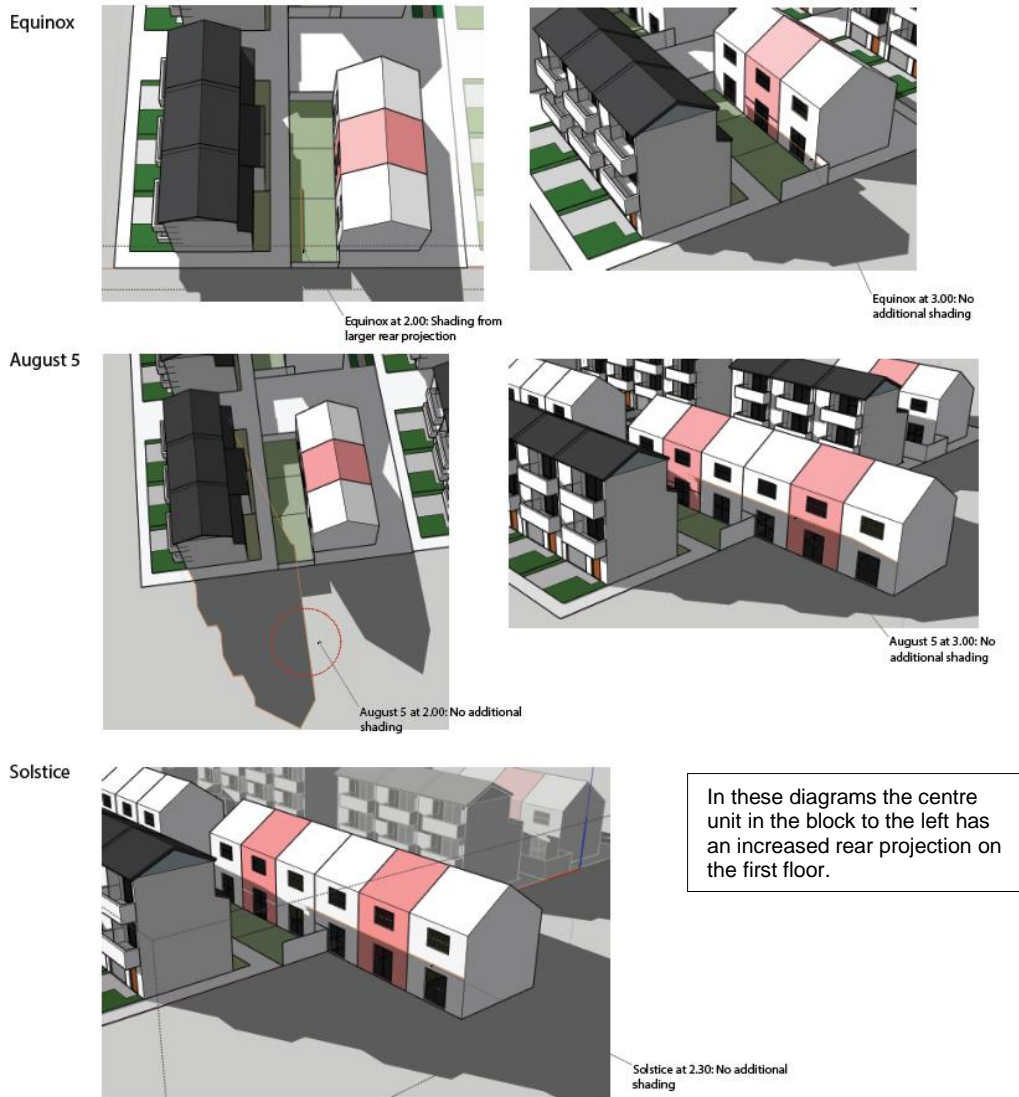


Figure 7: Extent of shading from a unit with a larger rear projection (North-South orientation)

CONCLUSION

46. My supplementary evidence shows the impacts of changing the PC14 HIRB to a modified scenario, using a 4m+60° MDRS recession plane for the East and West quadrants (i.e. Modified HIRB).
47. The modelled results for the Modified HIRB are the same as using the MDRS, because they are controlled by the west recession plane (which is the same under both of these scenarios). The PC14 HIRB achieves an increase in sunlight hours of approximately 14-22% on the dates tested, compared to the Modified HIRB.

48. Neither of the HIRB rule scenarios provided for sunlight access in the early morning and late afternoon. Decreasing the angles and heights of the recession planes for the east and west quadrants from MDRS (4m+60°) to PC14 (3m+55°) instead increases the length of the period of midday sun.

Date: 25 March 2023

David Anthony Hattam

APPENDIX 1: SKETCHUP MODELLING OF RECESSION PLANES

The two sets of recession planes have been modelled in SketchUp as described in paragraph 34, to show the path of shadows over neighbouring development across the day. These diagrams are presented below over the next few pages.

Modified Recession Planes (Modified HIRB)

Winter Solstice



10am



12pm



2pm



4pm

August 5th



10am



12pm



2pm



4pm

Equinox



10am



12am



2pm



4pm

Summer Solstice



10am



12pm



2pm



4pm

PC14 Recession Planes

Winter Solstice



10am



12am



2pm



4pm

August 5



10am



12pm

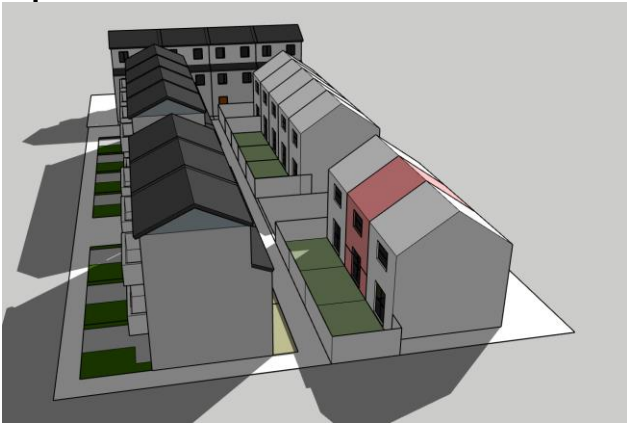


2pm



4pm

Equinox



10am



12pm



2pm



4pm

Summer Solstice



10am



12pm



2pm



4pm

APPENDIX F – RESPONSE TO REQUEST 55

Council's response is **overleaf**

Response to IHP information request #55

Additional analysis regarding proposed Low Public Transport Accessibility Area (LPTAA) qualifying matter

Ike Kleynbos

Executive Summary

My full name is Ike Kleynbos. I am employed as a Principal Planning Advisor at the Christchurch City Council. I am the author of the s42A report prepared on the Low Public Transport Accessibility Area (**LPTAA**), the residential chapter and other qualifying matters (**QMs**), dated 11 August 2023.

I have prepared this response to a request by the Independent Hearings Panel (**IHP**) to further consider alternative options to manage areas in accordance with their degree of accessibility to high frequency public transport. The specific query has been summarised below:

Drawing on the direction under the NPS-UD to be more enabling within specific areas, consider how greater intensification can be further enabled within the 'right' areas – be it around commercial centres or areas accessible to core public transport routes. The focus should be on the 3 units MDRS density standard and the consenting pathway that applies at 4+ units. The Act assumes that there would be a restricted discretionary consent that would apply, but has seemingly left discretion open to Council for what matters would be considered. For example, matters of discretion in these areas could be more streamlined; consider positive effects of greater accessibility; more lenient notification thresholds; potential for lesser range of restrictions that would be considered.

In addressing the above, and given the passage of time, I have provided a brief recap of the previously proposed LPTAA approach, factoring in recommended changes subsequent to the publishing of my s42A report, before considering a number of alternative options to address the IHP's request.

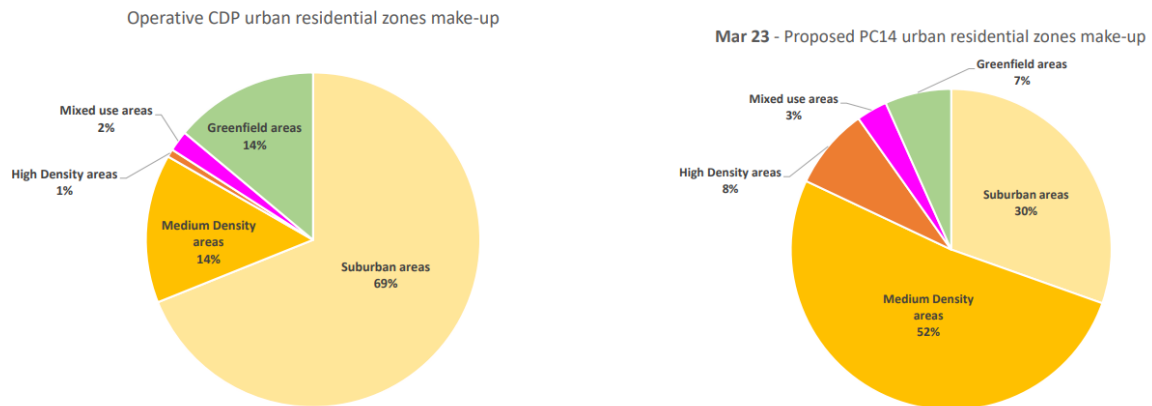
Recap of the proposed LPTAA approach

Plan Change 14 seeks to apply MDRS by zoning areas, at a minimum, Medium Density Residential Zone (**MRZ**), subject to the application of 'scale QMs' such as in respect of Coastal Hazards. The proportional differences in zone make-up between the operative Plan and PC14 as notified is detailed below. It demonstrates that the current operative suburban zoning, amounting to approximately 70% of urban residential zones in Christchurch city, was proposed to be cut by more than half through PC14, by rezoning large areas to MRZ. The proposed scale of change to MRZ was so significant notwithstanding that the areas subject to the proposed LPTAA QM were proposed to keep their operative suburban zoning. Moreover, of the urban residential land in Christchurch, about two-thirds of it was sought to be intensified through either MDRS or NPS-UD mechanisms.

The recommendations through my s42A report proposed to modify the zoning approach as notified. The new proposal was to apply MRZ generally within the LPTAA areas, with a Precinct overlay applied to limit development as necessary given the QM. My s42A report noted¹ that this

¹ See para 7.1.114 on page 95: <https://chch2023.ihp.govt.nz/assets/Council-Evidence-11-August-2023/05-Ike-Kleynbos-Section-42A-Report-final.PDF>

would total some additional 485ha of MRZ land (6,500 parcels), which would increase the proportion of MRZ by about 5% from the below.



Since the hearing of submissions relating to this QM, I have reflected on the LPTAA approach to date and what changes can be made to better address issues raised by the IHP through its questioning. I address this briefly below and then address directly the IHP's information request on the LPTAA and a number of options to address this.

Modified LPTAA QM approach

The recommended s42A framework seeks to apply MRZ to low accessibility areas and apply a Precinct to manage a lower form of intensification. The Precincts introduce the means to proceed with a form of medium density development, subject to a restricted discretionary resource consent, and associated standards. These standards require applicants to demonstrate that a site is within a specified walking catchment to public transport stops and serviceable by three waters. The IHP questioned whether this approach aligned with the high-frequency directive that the QM seeks to apply, negating its effects. Questions were also raised as to the effect the QM may also have on areas of higher deprivation in a socio-economic sense through not enabling development across those areas, thereby exacerbating such negative effects. This is thought to be induced by both the perception of lesser quality public transport services in these areas and the future inability to create such services due to density being restricted.

The 2018-2028 [Regional Public Transport Plan](#) has been used as a point of reference to help address the above points. In considering a suitable frequency metric, the following has been observed:

- The RPTP seeks to ensure that core high frequency routes achieve a frequency of between 10 to 15 minutes (pages 2, 39);
- Peak periods are classified as between 7-9am and 3-6pm on weekdays (page 83).

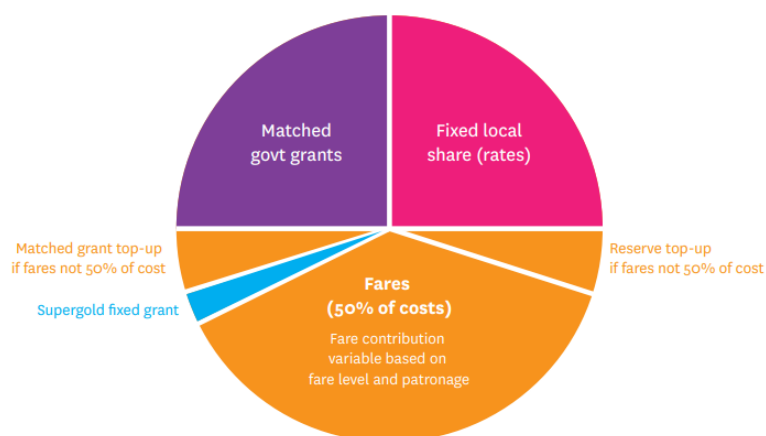
A suitable metric for a 'global' approach to restrictions or greater enablement is therefore able to draw on the above criteria, ensuring that the framework always responds to changes to the network. An example of this is the number 8 route, which was introduced after PC14 was notified. This service operates as a 'port to port' service, connecting Lyttelton Port with the Christchurch

International Airport, through the City Centre. This service would meet the definition of a high frequency route described above.

The highest frequency routes operate on the most efficient routes through the city to ensure frequencies can be maintained and are less prone to disruption. Roading infrastructure also can provide dedicated bus lanes and the like to better service public transport. Mr Morahan explained² how these routes are unlikely to see significant change due to other parts of the city unable to accommodate suitable roading infrastructure and the poor economic feasibility of such services. Page 18 of the RPTP detail this further, stating the PT design principles as follows:

- **Speed and journey time:** *We want to improve journey times to be a competitive transport alternative.*
- **Destinations and future demand:** *We want to refocus the local network to serve major suburban attractions (such as key activity centres) and new and emerging destinations. The central city is the largest destination in our network, with a growing number of trips to access employment opportunities, shop or socialise.*
- **Improved frequency to go further:** *We want to facilitate anywhere to anywhere travel, making the system simpler to understand and faster to use.*

The RPTP details how public transport services are funded (pages 54-57) and provides the following diagram:



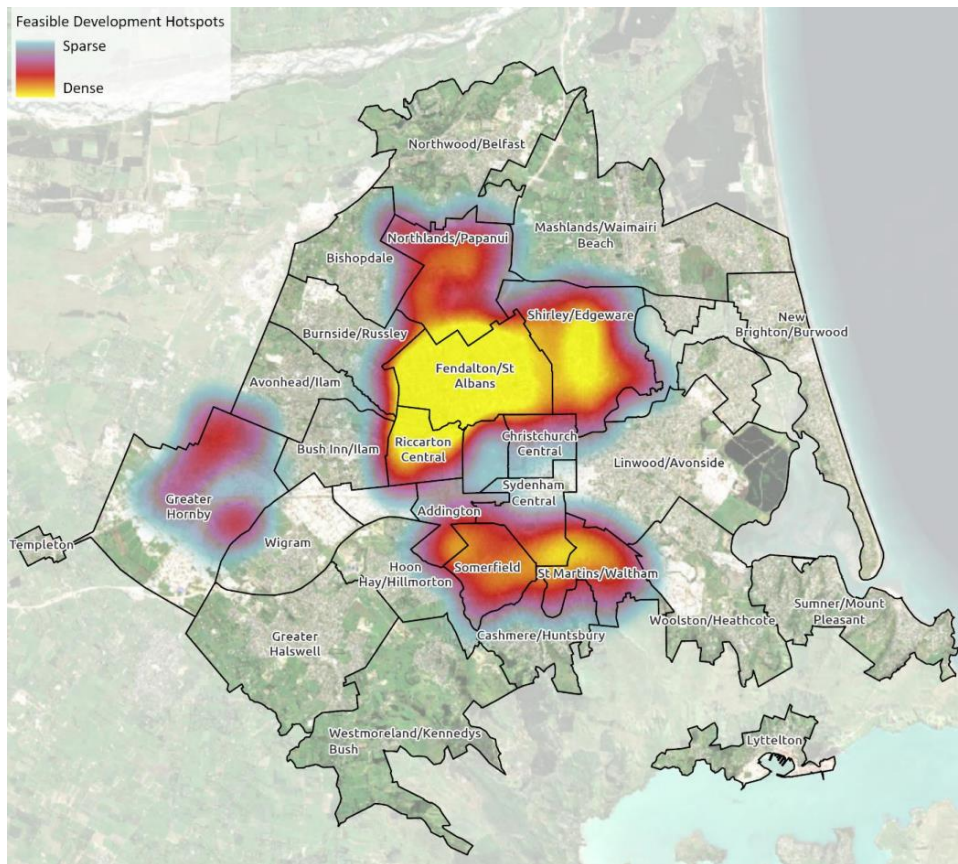
It highlights the funding mix needed to deliver public transport services. When read alongside the PT design principles, one can appreciate the balance of investment in new services required – i.e. patronage along a service needs to ensure that services are funded.

Providing a service where there is a lack of uptake or where no future growth is anticipated is likely to place financial strain on the service and other funding sources. At its worst, providing a service with a low self-funding patronage is likely to warrant increases in regional rates across the city. An increase in rates would likely have flow-on effects to rents and the disposable income across the urban environment, adversely affecting housing affordability. Metro Bus, which operates the bus network, also removes bus services when there is low patronage³, highlighting the commercial nature of the public transport system and the difficulty with assuming that new high frequency bus routes could readily be provided in lower density areas.

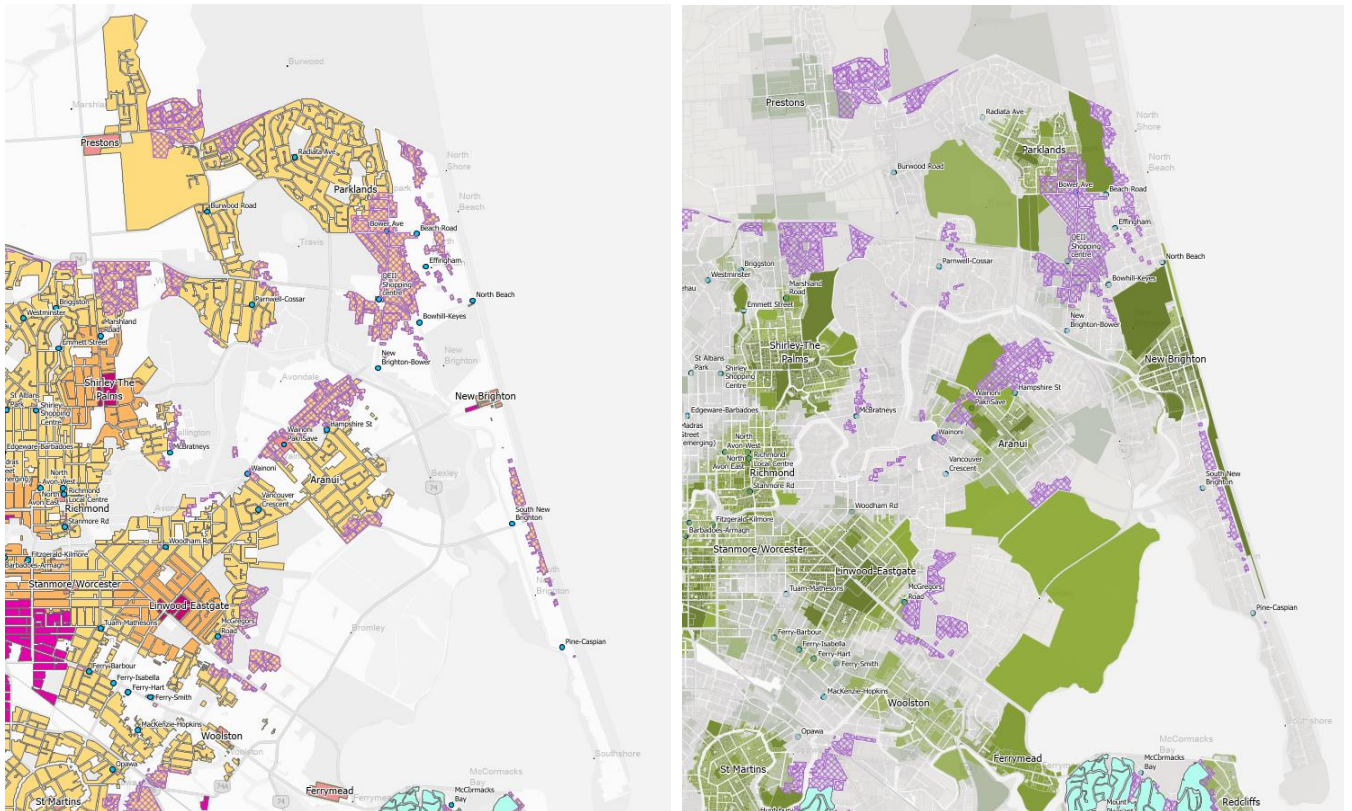
² Para 38, Statement of Evidence, Chris Morahan, 11 August 2023.

³ See new article here: [Get onboard the 87 bus - or lose it | Star News \(odt.co.nz\)](#)

Work completed as part of PC14 has sought to detail the most commercially feasible areas across the city and the areas with the greatest degrees of accessibility. [Appendix 4](#) to the residential s32 report shows how these two features are interrelated, and that the concluding feasible MDRS areas are limited in their spatial distribution (page 34):



The feasibility and accessibility modelling completed as part of PC14 shows that there is a strong correlation between the proximity to commercial centres and the commercial viability of multi-unit development. PC14 has implemented a centres-based approach in accordance with Policy 3.



Comparison of LPTAA approach in East: left image showing PC14 recommended (s42A) zoning with purple hatched areas with the LPTAA precinct applied; right image showing centre locations and accessibility scoring results, with darkness of green denoting greater accessibility.

The above images show the spatial relationship between commercial centre locations and wider accessibility to amenities, which is an indicator for development feasibility/interest, and how this relates to the proposed QM. Only those zones that would be intensified without the influence of a QM are displayed. It demonstrates that the QM has little influence on restricting development around commercial centres in eastern Christchurch. Both Linwood and Shirley commercial centres are identified at Town Centres and have an HRZ response in their surrounds.

In addition to the above, there may be a variety of factors that developers consider in their decision to proceed with a development, including factors that are outside of the control of the District Plan. Examples include:

- Financing and holding costs;
- Development contributions;
- Market typology preferences;
- Local area planning;
- Investment in physical roading infrastructure;
- Private investment in local commercial services; and/or
- School zones.

In conclusion, enabling intensification in areas with lower frequency bus routes risks sets an unrealistic expectation that higher frequency routes will be adopted in these areas. In reality, as there is a lesser commercial feasibility of development and greater infrastructure investment

needed to service such development, enabling development here has the potential to increase rates across the city and lessen affordability overall.

Introducing adaptability to the QM

Questioning from the IHP noted that the District Plan should be responsive to changes to the network where greater development opportunities are taken up, density increases, and the financial viability of a new or higher frequency bus route is improved and thereby invested in. A way to achieve this is to implement an exemption within Precinct areas when the below criteria are met, being:

Rules associated with the Suburban Density Precinct and/or Suburban Hill Density Precinct do not apply when the following conditions are met, and where MRZ rules would apply subject to any other area-specific controls:

- *Where located within a walking distance of no greater than 800m from a bus stop that meets the following criteria:*
 - *A bus frequency of at least 4 buses at a stop per hour over peak travel periods, being:*
 - *During periods of 7-9am and 3-6pm on weekdays.*
- *The walking catchment shall be confirmed by Council's transportation department on request.*
- *This exemption would not apply for any bus routes/areas identified in **Appendix X**.*

This approach would result in the QM not applying within an appropriate catchment of the new #8 bus – travelling between Lyttelton and Christchurch International Airport (which is not currently captured by the provisions recommended through the s42A report). However, Lyttelton has been identified as an area with multiple other QMs (e.g. Residential Character Areas, Heritage Areas, etc.) and would still be largely infrastructure-constrained, with the Airport also similarly constrained due to the Airport Noise Influence Area QM. The last of the criteria (to be captured in Appendix X) seeks to capture those areas with specific infrastructure constraints that evidence has identified to date, such as Lyttelton and areas to the east of Ferrymead. The additional bus routes that connect employment centres⁴ would remain as an exemption and would simply be reflected in the spatial extent of the Precinct detailed in District Plan planning maps.

In addition to the above changes, this option would also seek to apply the Residential Design Principles (14.15.1), as proposed to be amended by Ms Blair⁵. The Residential Design Principles are applied for any development of four or more units and have been proposed to be further modified to improve their clarity and application through the consenting process. This intends to further support development within accessible areas.

Overall proposed changes, costs and benefits

The proposed modifications to the LPTAA QM are as follows:

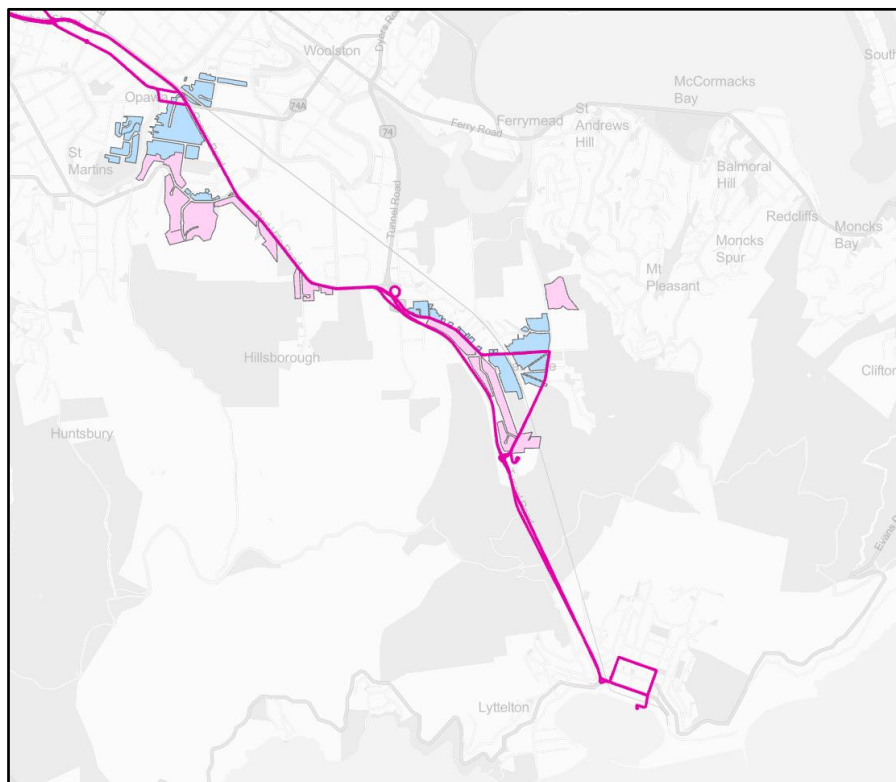
1. *Introduce an exemption to the Precinct approach based on walkability to buses that meet the peak travel frequency criteria.*

⁴ It is noted that the #17 bus route no longer operates as this was partially replaced when the #8 bus was introduced. Not including the #17 in the criteria therefore has no influence on walkable catchments in this area.

⁵ See response to IHP information request #52, Appendix 3: <https://chch2023.ihp.govt.nz/assets/20-Dec-Council-Memo-Appendices-AP1DD11.PDF>

2. Update Precinct extent to reflect the introduction of the #8 bus, subject to exclusions over Lyttelton.
3. No longer consider the #17 bus as part of the QM response (the bus route has been removed).
4. Apply the updated Residential Design Principles, as per evidence of Ms Blair.

The spatial influence of these bus route changes is detailed below, with the image detailing the location of the high-frequency section of the #8 bus (pink line) and the areas currently captured by the LPTAA Precincts (blue polygons = Suburban Density Precinct; pink polygons = Suburban Hill Density Precinct) that would likely have medium-density development enabled as a result of its inclusion.



The sum area of the above Precincts that would be removed is estimated at just over 100ha, totalling some 1,100 parcels. Precincts set two densities, either one unit per 400m² (Suburban Density Precinct) or one unit per 650m² (Suburban Hill Density Precinct). Averaging these densities gives densities of around 12 units per hectare, so the Precinct approach as per the s42A recommendation would likely have a net yield of 181 additional residential units. Removing the Precincts would permit MDRS development, estimated at some 100 units per hectare. The net increase compared to the s42A recommendation would be approximately 9,400 additional units. These figures are plan-enabled (not feasibility tested) and do not consider any other QMs that may apply in this area, such as Port Hills residential areas, which are covered by the Suburban Hill Density Precinct (shown in pink polygons in the above image). QMs over Port Hills residential areas would likely have a strong influence on anticipated yield.

The costs and benefits of the above approach are summarised below:

Benefits	Appropriateness
<ul style="list-style-type: none"> • Can adapt to servicing changes, reducing the need for reactive plan changes. • Would add a further high frequency route (#8), which would increase the amount of MDRS development enabled within MRZ – over 9,000 units would likely be plan-enabled. • Introduces a public transport level of service for high frequency transport that improves clarity of the QM application. 	<p>Efficiency:</p> <p>This option would increase the efficiency of how the Plan is developed by reducing the need for reactive plan changes.</p> <p>Effectiveness:</p> <p>The provisions in the Plan become more effective through improving clarity for what is considered high frequency and effectively responds to changes to the network without the immediate need of a plan change.</p>
<p>Costs</p> <ul style="list-style-type: none"> • Potentially limits options for further development in other areas as servicing alters, i.e. if levels of service drop below the new criteria. • A future plan change is still likely to be needed after changes to the network are made to best reflect the level of service criteria – i.e. to remove the need to rely on the exemption and Council assessment of walkability. 	
<p>Risk of acting/not acting: Not acting means that the Plan is less adaptable to future changes to public transport infrastructure.</p>	

Modifying matters of discretion based on PT accessibility

The IHP information request assumes that the LPTAA response would be removed, applying MDRS as per MRZ without any of the two Precincts, and instead modifying the matters of discretion for the number of units rule breach based on accessibility to high frequency public transport.

As noted above, rules for both MRZ and HRZ require consent for any development of four or more units. The activity status is RDA for both zones (in the absence of any QM influence) and the matter of discretion is the same, being the Residential Design Principles (**RDPs**) under 14.15.1⁶. In addition, in accordance with Clause 5(2) of Schedule 3A, any application arising from this rule is precluded from any form of notification when compliant with MDRS density standards. This has been applied in MRZ through rule 14.5.1.3 RD1 d. and in HRZ through rule 14.6.1.3 RD2 c. – the MRZ example is provided below:

- d. Any application arising from a.i. of this rule shall not be limited or publicly notified where compliant with the following built form standards:
 - i. 14.5.2.2 – Landscaped area and tree canopy cover
 - ii. 14.5.2.3 – Building height and maximum number of storeys
 - iii. 14.5.2.4 – Building coverage
 - iv. 14.5.2.5 – Outdoor living space
 - v. 14.5.2.6 – Height in relation to boundary
 - vi. 14.5.2.7 – Minimum building setbacks
 - vii. 14.5.2.8 – Outlook space per unit
 - viii. 14.5.2.10 – Windows to street

The above is an important aspect to the consideration of applications that only breach the number of units rule and is considered an advantageous aspect of MDRS.

Under this approach, matters of discretion could be further modified to respond to the degree of accessibility to high frequency bus services. Sub-options to achieve this include:

- A. Providing an alternative set of matters of discretion within walkable catchments to high frequency bus services;
- B. Limiting or modifying recommended Residential Design Principles that would apply within walking catchments;
- C. Adding more restrictive matters of discretion in less accessible areas outside of walking catchments; and/or
- D. Better consideration of positive effects within walking catchments.

The following provides a brief overview and analysis of each sub-option.

Option A – Replacement of RDPs

The consenting threshold of >3 units is the same across both MRZ and HRZ due to the link between number of units and increased potential for adverse effects on the residential environment

⁶ As previously noted, these would be modified in accordance with the evidence of Ms Blair.

through poor consideration of the relationship between units, their layout, and relationship to the street. This is an issue that has been highlighted to date in monitoring of medium density development outcomes⁷ and more recently in the latest Life In Christchurch survey results.

The results of the 2023 Life In Christchurch⁸ highlight this point, as follows:

A common theme running throughout responses is that respondents are, in principle, supportive of housing intensification and appreciate the city's need for it; however, the design and quality of high and medium-density homes being built are of concern to them.

- The new townhouses going up that are 1-2 bdrm look like they will not stand the test of time. They look like they have potential to be shabby. Storage looks an issue. I approve of intensification done well but not sure what is happening is good longterm.*
- We need to accept density, and we need to build with a view to homes lasting longer than ten years. This is my complaint against Williams Corp and their friends: not the density, but the appalling build quality that will see hundreds of townhouses falling apart a decade from now.*

These issues are also discussed in detail in the urban design technical report which was prepared to inform the Section 32 report to this plan change.⁹

It is therefore evident that managing effects of poor urban design at scale is an important issue for the community to ensure that the quality of living environments is maintained.

For sub-option A, instead of the residential design principles being considered, an alternative set of matters of discretion would replace 14.15.1 in areas within walkable catchments to high frequency bus routes. This would likely create a more targeted consenting framework that sets more explicit criteria to be achieved.

However, care would need to be taken to avoid a scenario where matters read like standards (as has been demonstrated with the proposed changes to design principles to be clear where subparts are guidance only). As discussed in the aforementioned evidence o, the residential design principles are considered necessary to achieve the objectives and policies for medium and high density development in any location, and any modification/removal of elements from consideration risks adverse outcomes in terms of urban design and onsite amenity. Removal of the RDPs within accessible areas would likely lead to poor on-site urban design outcomes. Moreover, the Residential Design Principles are considered an established framework known and understood by Christchurch residential developers and practitioners. Their proposed modifications have sought to clarify their application and provide a more targeted approach, reflective of the MDRS framework.

As such, I do not recommend this sub-option.

⁷ See Appendix 1 to the residential s32 report: Medium and High Density Housing in Christchurch – Urban Design Review 2020, available at: <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2023/PC14/Section-32-Appendices-1/MDH-Quality-Report-2020-FINAL.pdf>

⁸ CCC Monitoring & Research, May 2023. Housing and Neighbourhoods 2023: Life in Christchurch, page 26. Available at: <https://ccc.govt.nz/assets/Documents/The-Council/Reporting-Monitoring/HousingNeighbourhoodsReport.pdf>

⁹ Refer to Section 2.2.1 of Technical Analysis Urban Design: Medium and High Density Residential Zones, available at: <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2023/PC14/Section-32-Appendices-1/PC-14-Residential-Chapter-Technical-Analysis-Urban-Design-v2.pdf>

Option B – Modifications to RDPs based on accessibility

Further, I consider it unlikely that a reduced set of RDPs can practically work, or would have a discernible difference in consenting outcomes, based on accessibility to high-frequency public transport. This is because RDPs have been targeted to manage urban design outcomes in MRZ and HRZ areas, so reducing the discretion available to refuse consent for or improve developments in accessible locations only reduces the ability to achieve a good quality of residential development.

Principle #5 (as per g. in 14.15.1) is the matter that considers transport. As notified, this states:

Whether the development provides for good, safe access and integration of space for pedestrian movement, cyclist services, and parking (where provided).

Principle #5 as per the evidence of Ms Blair states:

Whether the development effectively integrates access for pedestrians, cyclists, and vehicles, provision for cycle and car parking, and the location of service areas, to ensure that these are safe and convenient and do not dominate the development, particularly when viewed from the street or other public open spaces.

This principle is clearly targeted at onsite transport design, rather than locational benefits of the development site being located to quality public transport.

Simply put, reducing the elements that RDPs manage would not correlate to greater accessibility. Potentially the only standard where this could apply is outdoor living space, however this has already been factored into HRZ provisions that enable a lesser size for smaller units (rule 14.6.2.10.c). I consider that modification of the RDPs would be an inappropriate means to address locational benefits (such as PT accessibility) and this is better addressed through zoning mechanisms, such as zone selection, precincts, sub-zones, or overlays.

For these reasons, I consider that the Principles (as modified by Ms Blair only) in conjunction with Option C and/ or D is a viable option.

Options C & D

Considering the reasons for the LPTAA approach (as detailed above) I believe is a good starting point to help frame how these sub-options are achieved. Fundamentally, the reasons for the qualifying matter are:

1. Development at higher densities in areas not well served by public transport leads to a greater reliance on private vehicle use and potential for further increase in greenhouse gas emissions;
2. The likelihood that development in poorly accessible areas will require significant investment in three waters infrastructure that could adversely affect housing affordability across the city as such costs are unfinanced and would fall to ratepayers; and
3. Development at higher densities within the QM dilutes the centres response to intensification and does not achieve wider NPS-UD outcomes.

An additional matter of discretion could be added that seeks to respond to the above, as follows:

Accessibility to high frequency public transport

1. Where a development site is located within an 800m walking catchment to a high frequency public transport route, the development:
 - a. Incorporates features that reduce private car dependency;
 - b. Demonstrates efficient use of the development site; and
 - c. Can effectively manage and dispose of stormwater and wastewater from the development into the Council reticulated system.
2. Where a development site is not located within a walking catchment to high frequency transport:
 - a. In addition to matters 1.a. to 1.c.:
 - i. Whether provision has been made for multimodal transport options;
 - ii. Whether servicing demand is likely to lead to significant upgrade of local infrastructure;
 - iii. Any mechanism proposed to not foreclose future on-site development;
 - iv. Any mechanism proposed to assist in the greater reduction in greenhouse gas emissions.

Note: “walking catchment to high frequency transport” would require a new definition that specifies how walking distance is measured and described the level of servicing required to be met to be considered as ‘high frequency’ and would utilise what is described in Option 1.

For assessment matter #1, while this arguably adds more matters of discretion in areas where greater intensification is to be encouraged, the concept is that any development within the walking catchment would easily meet these criteria and would therefore further support the case for a consented development. Such an approach may be seen as a means to apply s77H to be more lenient.

For assessment matter #2, this would build on the requirement of #1 and place a greater burden of proof on applicants to demonstrate how the adverse effects of not intensifying within an accessible PT area are mitigated. I consider that there is an issue with this approach in terms of achieving MDRS as per Schedule 3A (recognising that MDRS is the entirety of the Schedule, rather than just density standards).

Schedule 3A includes several causes that set expectations for what should be achievable, as a minimum, across zones applying MDRS. These are summarised as follows:

- Removing any form of notification when complying with density standards, regardless of how many units are proposed (Cl 5(2)).
- Directing that development responds to a neighbourhood’s planned urban built character and the association with National Planning Standards ensures that scale medium density (at a minimum) is made possible (Cl 6(1) Obj 2, Cl 1(3)).
- Policy expectations that ‘low-rise apartments’ and 3-storey attached dwellings are enabled across the zone (Cl 6(2), Policy 1).
- The directive to ‘provide for developments not meeting permitted activity status’ (Cl 6(2), Policy 5).
- Only in circumstances where a qualifying matter is identified is MDRS able to be modified – being all of Schedule 3A ((Cl 6(2), Policy 2, s77I).

The conclusions I draw this is that adding a matter of discretion that reduces the achievement of the above is a means to make MDRS less enabling of development. In doing so, this would contravene s77I by not being identified as a QM. This is reiterated below, with emphasis added:

*A specified territorial authority may make **the MDRS** and the relevant building height or density requirements under policy 3 **less enabling of development** in relation to an area within a relevant residential zone **only to the extent necessary** to accommodate 1 or more of the following **qualifying matters**...*

I therefore consider that the above matters of discretion response can only be achieved if it is accepted that this is a QM, enabling the modification of MDRS in accordance with s77I, s77J, and s77L of the Act. Alternatively, the proposed matter of discretion could be reduced down to just the matters under #1 to address Option C, so long as this was considered to be more enabling in accordance with s77H.

In consideration of all the sub-options, in my view there is little benefit in further modifying matters of discretion as the recommended framework is already highly enabling and modification of these matters is unlikely to result in a more streamlined process.

Conclusion

The recommended modification to the LPTAA approach has sought to reflect the latest changes to the bus network that affect high-frequency services and employment centre transport. Exemptions to the Precinct approach have recommended to ensure that the QM remains resilient to any subsequent changes to the bus network, noting that a new plan change will be required when Mass Rapid Transit has been planned for to respond to Policy 3(c)(i).

A number of options to address the query have been considered, however, this has concluded that modification of the Residential Design Principles (the single matter of discretion that would apply for 4+ unit development breaches) is an inappropriate means to reflect accessibility to public transport. A number of other options to address this query were discounted due to this misalignment between locational benefits (proximity to PT) and on-site design outcomes that design principles seek to address. I consider that the MDRS (in the absence of QMs) is purposefully enabling to create scale solutions to housing supply, as exemplified by the permissive notification exclusions in Clause 5 of Schedule 3A.

APPENDIX G – RESPONSE TO REQUEST 71

Council's response is **overleaf**

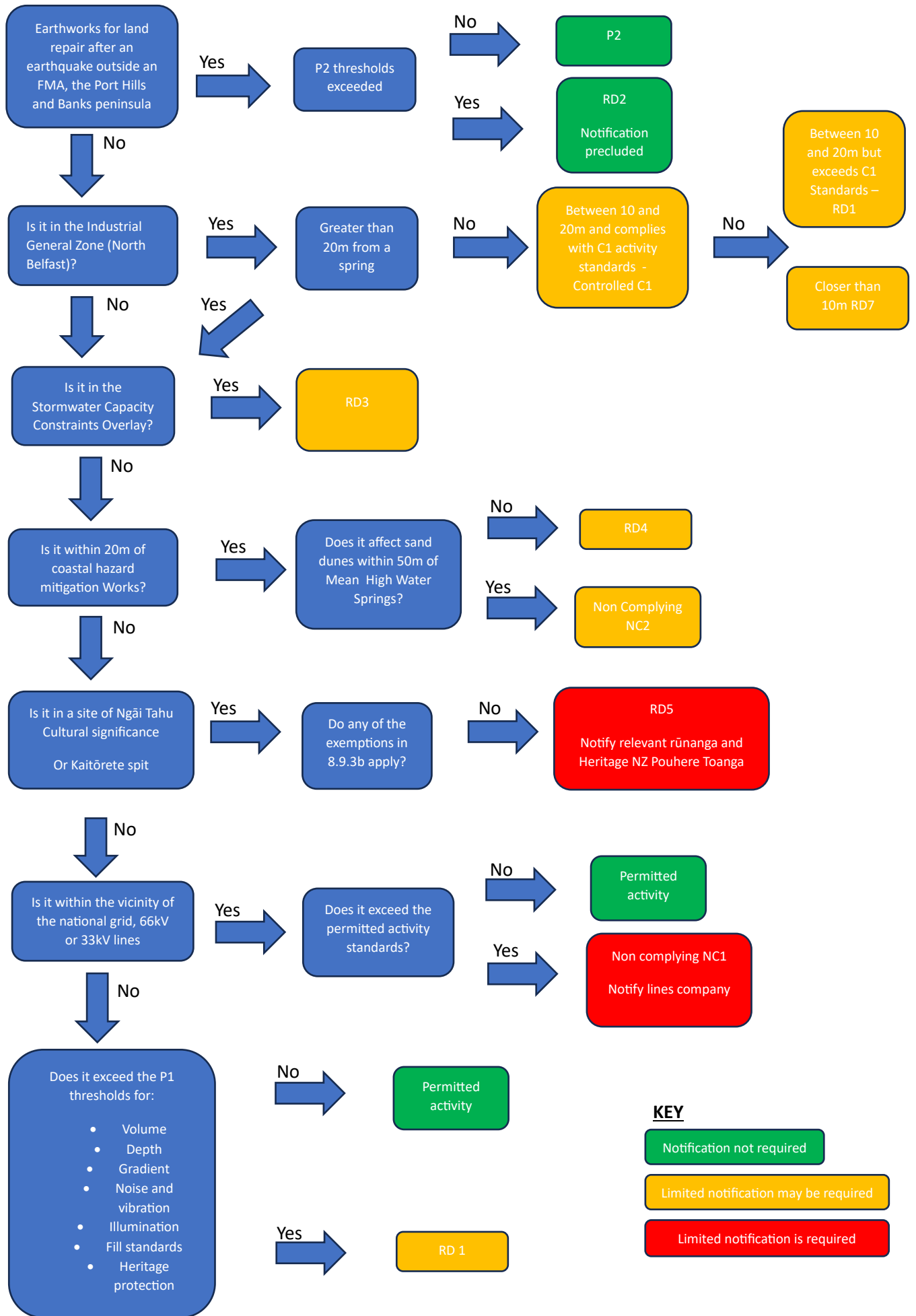
Request #71 – Advise of possible parameters or thresholds that could be drafted into the earthworks chapter to address potential adverse effects and therefore avoid the need for development that would otherwise be non-notified or limited notified under the plan requiring notification for any earthworks consents required.

Author: Abby Stowell, Policy Planner

The earthworks rules in the operative District Plan preclude public notification. Rule 8.9.1 Notification states:

- a. *Any application arising from non-compliance with standards in [Rule 8.9.2](#) may be limited notified, but shall not be publicly notified. Applications arising from [Rule 8.9.2.5 NC1](#) will be notified to Transpower New Zealand Limited or Orion New Zealand Limited (where relevant) (absent written approval).*

The chart below summarises the current Rule 8.9.2 Activity Status Tables and shows when limited notification is required, may be required, and is not required.



KEY

- Notification not required
- Limited notification may be required
- Limited notification is required

As the above diagram shows, the current rules only *require* limited notification when the earthworks are undertaken within a Site of Cultural Significance to Ngāi Tahu, are on Kaitōrete spit or are in the vicinity of larger power lines and exceed the permitted activity standards pertaining to power lines.

In the case of earthworks in sites of interest to Ngāi Tahu, including Kaitōrete spit, this rule has regard to the objectives and policies in section 9.5.2. of the District Plan. Removing the need to notify Ngāi Tahu of earthworks in this area could undermine this.

The rules for earthworks in the vicinity of high voltage power lines are a matter of safety.

The situations where limited notification may be required are coloured orange on the diagram. These are controlled and restricted discretionary rules, most of which arise from specific situations, such as being in the stormwater constraints overlay, where Council needs to have discretion over whether the proposed activity is appropriate and whether there are affected parties.

The last, and probably most common, restricted discretionary activity is the catch-all for general earthworks activities which don't meet the permitted activity standards for general earthworks shown in P1.

The activity standards in P1 set thresholds for volume, depth, gradient, noise and vibrations, illumination, contamination, protection of heritage items and work within the wāhi taonga, wāhi tapu and urupā in the Industrial General Zone (North Belfast). In general, these standards are set at a level that should not cause a more than minor effect on those nearby. For example, the thresholds for noise and vibrations are national standards and the illumination threshold is only applicable during evening hours. If these standards are exceeded, it may cause disturbance to neighbours and it is reasonable for those neighbours to be notified in those circumstances where effects are more than minor.

The thresholds with effects from exceedance of limits on depth, volume and gradient were carefully considered in the last district plan review¹, with Council officers arriving at the following conclusion¹ (in support of the rules that are now operative):

The disadvantage (cost) of having rules on volumes and depths is that projects will incur the cost of a consent and the related delays whilst this is processed. The rules could also restrict the use of the land in that certain things are controlled.

The benefit warrants these restrictions.

1. *Whilst the requiring of a consent incurs a cost, it also forces an engineering assessment of those earthworks. This leads to better planned works including mitigation and control of risks.*
2. *The rules provide assurance to adjacent landowners that significant earthworks will be controlled, so reducing associated risks to their property. These risks could be immediate or long term. Greater control through constraints on the volume, depth and work site slope will limit the following risks:*
 - *Changes in overland stormwater flowpaths*

¹ Memo to Andrew Long, Senior Planner from Yvonne McDonald, Subdivision Engineering Officer, Re: District Plan Review – Earthworks Rules 13th March 2015.

- *Changes in subsoil drainage paths*
- *Concentration of runoff*
- *Work below the water table*
- *Transport of sediment, from the surface and underground, during the works and over time*
- *Land movement due to either shallow or deep instability*
- *Restrictions on the use of land immediately adjacent to the common boundary.*
- *Loss of privacy due to changes in level adjacent to the boundary.*

The requiring of a consent for works outside of these rules will ensure the following engineering considerations are addressed:

- *keying-in of fill material to prevent the formation of shear plans and promote fill stability*
- *adequate compaction to reduce slumping, prevent subsoil groundwater movement and promote slope stability*
- *location of existing subsoil and surface drainage paths to ensure the works don't cause soil erosion or tunnel gullyng or saturate fill materials thereby increasing slip potential*
- *selection of cut face profiles and surface protection to mitigate potential erosion, to prevent cut face collapse or reduce downstream sedimentation*
- *location of cut faces sufficiently far away from structures that their stability is not compromised*
- *control of groundwater²*

These issues have potential to give rise to adverse effects, for example effects on neighbouring properties, and therefore it is advisable that Council retain discretion over who is affected and what the extent of the risk is.

That said, if the Panel were determined to introduce thresholds below which notification is precluded, then the following are appropriate parameters to protect against the effects of earthworks with larger volumes. These are currently applied as conditions to restricted discretionary activities:

- 1. All earthworks shall be carried out in accordance with a site specific Erosion and Sediment Control Plan (ESCP), which follows the best practice principles, techniques, inspections and monitoring for erosion and sediment control contained in Environment Canterbury's Erosion and Sediment Control Toolbox for Canterbury <http://escscanterbury.co.nz/>. The ESCP must be Submitted to Council for approval prior to earthworks commencing.**
- 2. Run-off must be controlled to prevent muddy water flowing, or earth slipping, onto neighbouring properties, legal road (including kerb and channel), or into a river, stream, drain or wetland. Sediment, earth or debris must not fall or collect on land beyond the site or enter the Council's stormwater system. All muddy water that is to be discharged into the Council's stormwater system must be treated, using at a minimum the erosion and sediment control measures detailed in the site specific Erosion and Sediment Control Plan.**

Note: For the purpose of this rule muddy water is defined as water with a total suspended solid (TSS) content greater than 50mg/L.

- 3. No earthworks shall commence until the ESCP has been implemented on site. The ESCP measures shall be maintained over the period of the construction phase, until the site is stabilised (i.e. no longer producing dust or water-borne sediment). The ESCP shall be improved if initial and/or standard measures are found to be inadequate. All disturbed surfaces shall be adequately topsoiled and vegetated or otherwise stabilised as soon as possible to limit sediment mobilisation.**

Any change in ground levels shall not cause a ponding or drainage nuisance to neighbouring properties.

APPENDIX H – RESPONSE TO REQUEST 72

Council's response is **overleaf**

Request # 72 - Advise whether a less restrictive controlled activity status involving management plans to control nuisance effects and a certification process would be appropriate rather than a restricted discretionary activity status and a greater risk of notification.

The permitted activity standards seek to control nuisance effects to the point that they will not have a more than minor effect on neighbours. Where applicable, national standards have been used to inform these standards. Those activities that exceed these standards have the potential to create serious nuisance and it would be difficult to justify non-notification in such circumstances.

APPENDIX I – RESPONSE TO REQUEST 76

Council's response is **overleaf**

RESPONSE TO PANEL REQUEST #76: E-MOBILITY DEVICE OWNERSHIP RESPONSE PROVIDED BY ANNE HEINS FOR THE COUNCIL

1. INTRODUCTION

- 1.1 My full name is **Anne Heins**. I am employed as Community Travel Advisor at Christchurch City Council (the **Council**). I have 9 years' experience in the active and public transport planning and education space.
- 1.2 I prepared evidence¹ on behalf of the Council in respect of cycle parking requirements in relation to Plan Change 14 (**PC14**). I subsequently participated in joint witness conferencing which produced the Joint Witness Statement of Transport Experts (Transport JWS), dated 26 September 2023², prepared rebuttal evidence dated 9 October 2023³, and presented my evidence to the Panel on 22 November 2023⁴.
- 1.3 The Panel asked me questions relating to minimum cycle parking quantum and household e-micromobility ownership. I indicated that I would be able to provide information on e-mobility ownership once Council had completed its upcoming Life in Christchurch Transport Survey.
- 1.4 That survey was undertaken between 24 November and 17 December 2023, and the data is now available. The survey sample size was 4,516 respondents. While respondents 'opted in' and participants were not sampled to make this a representative survey, the overall numbers across different transport modes are consistent with what we have seen in previous years. Questions also asked in a representative survey were included in this one as a benchmark, and results were again consistent with the results seen in the representative surveys. Attached is a summary of the methodology. It is important to note that achieving a true random representative sample is now very difficult and costly, and in this instance would add little extra value. Even a representative sample will include some degree of opt-in bias as respondents must agree to participate. We have not seen any evidence of the responses to this survey being significantly affected by opt-in bias. Information on the survey methodology is attached as **Appendix 1** below.
- 1.5 Below I address bike ownership (pushbikes and e-bikes) generally, and then specifically address e-micromobility (e-bikes and e-scooter) ownership. In doing so I

¹ <https://chch2023.ihp.govt.nz/assets/Council-Evidence-11-August-2023/29-Anne-Heins-Statement-of-evidence-final.PDF>

² <https://chch2023.ihp.govt.nz/assets/Joint-Witness-Statements/Joint-Expert-Witness-Statement-of-Transport-Experts-Transport-26-September-2023.pdf>

³ <https://chch2023.ihp.govt.nz/assets/Rebuttal-Council/29.-Rebuttal-Evidence-Anne-Heins.pdf>

⁴ I provided a summary statement when presenting my evidence to the Panel: [29-Anne-Heins-Summary-Statement-transport-chapter-Hearings-22-November-2023.pdf](https://chch2023.ihp.govt.nz/assets/Chapter-Hearings-22-November-2023.pdf) (ihp.govt.nz)

have compared the level of demand as indicated by the data with the level of cycle parking provision that the Council proposes to require.

2. AVERAGE HOUSEHOLD BIKE OWNERSHIP

- 2.1 The data shows that the average number of total adult bikes (pushbikes plus e-bikes) owned per Christchurch household is 1.9 (not including children’s bikes). Adding e-scooters to this takes total average micromobility ownership to 2.0 devices per household. Average household occupancy was 2.5 occupants, giving an average ownership rate of **0.8 micromobility devices per occupant**.
- 2.2 Across all households *with* bikes, the average number of pushbikes plus e-bikes owned is 2.5. The average number of adult bikes (pushbikes plus e-bikes) per usual occupant is 0.76. Children’s bikes are in addition to these statistics.
- 2.3 To put this level of bike ownership in the context of the minimum cycle parking quantum proposed by the Council, I have also obtained Bedroom Utilisation data from Census 2018, given that the number of bedrooms in a dwelling is what the minimum cycle parking quantum is based on.
- 2.4 The relief sought by Council in terms of cycle parking provision for residential units without a private garage in its submission - **S751** (p.10), **Table 7.5.2.1 Minimum numbers of cycle parks required** (Row z) - is as follows:⁵

“For residential units with one or two bedrooms - 1 space/ residential unit without a private garage; For residential units with three or more bedrooms - 2 spaces/ residential unit without a private garage.”

Aa z.	Other residential activities, if not specified above	1 space/ 20 units for developments with 20 or more units	1 residents' space/ dwelling without a garage <u>For residential units with one or two bedrooms - 1 space/ residential unit without a private garage;</u> <u>For residential units with three or more bedrooms- 2 spaces/ residential unit without a private garage</u>
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⁵ I note this text is largely as per the Council's notified version of the provisions, with the additional changes sought in the Council submission shown in red.

- 2.5 Based on the available data, I believe this is insufficient to meet the current needs, nor does it allow for any future growth in micromobility ownership. This would result in broad under-provision, particularly in developments where cycle parking is *not provided communally* (because in a communal cycle parking area, parking spaces unused by a household with no bicycles/e-scooters can be used by households with more than the average number of bikes).
- 2.6 The data shows that the average number of total micromobility devices (pushbikes, e-bikes and e-scooters) owned per person is **0.8**, and that 62% of Christchurch 2-bedroom dwellings have 2 or more residents (Census 2018), resulting in a minimum average micromobility ownership in existing 2-bedroom dwellings of **1.6 devices** (and more, on average, for households with more than 2 residents).
- 2.7 Under the notified minimum cycle parking requirement (and also reflected in the Council's submission), these 2-bedroom dwellings would be required to provide only 1 cycle park. Even with that proposed requirement, up to 62% of 2-bedroom households could experience under-provision of cycle parking.

Bedroom utilisation for Christchurch and Greater Christchurch

Christchurch City

Sum of Count	Column Labels							
Row Labels	01 bedroom	02 bedrooms	03 bedrooms	04 bedrooms	05 bedrooms	06 bedrooms	07 bedrooms	08 or more bedrooms
01 usual resident	75.42%	43.52%	19.58%	9.10%	2.57%	0.00%	0.00%	0.00%
02 usual resident	19.84%	37.92%	35.85%	29.41%	22.04%	5.97%	0.00%	0.00%
03 usual resident	0.73%	11.02%	20.65%	19.32%	16.45%	0.00%	0.00%	0.00%
04 usual resident	0.09%	4.18%	16.21%	25.79%	26.64%	10.45%	0.00%	0.00%
05 usual resident	0.00%	0.36%	4.54%	12.05%	25.51%	5.97%	0.00%	0.00%
06 usual resident	0.00%	0.03%	0.95%	3.11%	6.49%	71.64%	0.00%	0.00%
07 usual resident	0.00%	0.00%	0.07%	0.28%	0.00%	2.99%	100.00%	0.00%
08 or more usual resident	0.00%	0.00%	0.01%	0.14%	0.30%	2.99%	0.00%	100.00%
99 Not elsewhere included	3.93%	2.97%	2.15%	0.80%	0.00%	0.00%	0.00%	0.00%
Grand Total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

- 2.8 The 2-bedroom example is particularly important because Building Consent data from the last 2-3 years shows that 2-bedroom dwellings have made up a significant proportion of infill and central-city residential development (62% and 61% respectively), which are the types of development most likely to be impacted by minimum cycle parking requirements as they are less likely to have a private garage.
- 2.9 These figures show that the cycle parking provision requirements proposed by the Council are not overly generous, in terms of the number of cycle parks that would be required when compared to likely average demand.

3. HOUSEHOLD E-MICROMOBILITY OWNERSHIP DATA

- 3.1 Addressing Commissioner Munro's question on e-micromobility ownership in households, 1 in 5 households own at least one e-bike, with the average number of e-

bikes owned per household being 0.3. For households *with* an e-bike, the average number of e-bikes owned is 1.5.

- 3.2 Overall, 14% of total adult bikes owned are e-bikes. It should be noted that while e-bike ownership is much lower than pushbike ownership, e-bikes account for a disproportionately high level of *trips for transport purposes*. Of all respondents who take cycle trips for transport purposes, 40% of those respondents are using e-bikes for these trips, helping reduce greenhouse gas emissions and congestion.
- 3.3 In addition to e-bike ownership, 4% of Christchurch households own at least one e-scooter. E-scooter ownership rates double for Terraced homes and Apartments, with 8% of these households owning at least one e-scooter. These housing typologies are less likely to have a private garage, triggering the cycle parking requirement proposed for **Table 7.5.2.1**.
- 3.4 My previous recommendation for one standard 240v power point to be required per cycle park is less about the actual number of devices that will require charging, but rather reflecting FENZ's concern that people will use extension cords and/or multi-boxes if only a proportion of cycle parks have a power point. This is because in a well-used cycle parking facility, it is impossible to prevent pushbike owners from using the cycle parks with power points if these are the most convenient spots to park in when they arrive. I also note again the steep growth trajectory of e-micromobility ownership from other data sources as covered in my evidence.

Anne Heins

11 April 2024

Appendix 1: Information on the Life in Christchurch survey methodology

Life in Christchurch Surveys

Prepared by Monitoring and Research

11 October 2023

About Life in Christchurch

Life in Christchurch surveys are commissioned by Council to gauge residents' views on what it's like to live in Christchurch. The survey series began in 2016 and each year we run a number of surveys on a range of topics and issues.

We first commissioned Life in Christchurch in 2016 to fill gaps in our long-term community outcomes monitoring programme. The information that we collect is used to track our progress towards achieving our community outcomes and strategic priorities. Outside of this, the information is also used to inform the development of policies & strategies and helps inform other council decision making.

When designing the questionnaires, we do so with longevity in mind. In many instances we use Life in Christchurch to track long term progress or changing perceptions on issues. For this reason, questions are designed to provide information that may be needed in the short term to support and inform the development of policies & strategies, but also to support long-term monitoring. Repeatability and longevity are key considerations when we are writing questions for any of the Life in Christchurch surveys.

Who do we hear from?

Since we first commissioned the series in 2016, the Council's Monitoring and Research team has been developing a research panel, which now has more than 30,000 people signed up to it. The panel is primarily used for the Life in Christchurch survey series, panel members are emailed with the opportunity to provide feedback each time we run a Life in Christchurch survey.

We tend to hear from residents who may not engage in our more formal engagement and consultation processes through the Life in Christchurch series. The aim of Life in Christchurch is to offer residents a mechanism to provide feedback on range of issues that is not onerous or time consuming, and the surveys are designed to be as accessible as possible.

While the surveys are not undertaken using a representative sampling methodology, they do receive significant response rates. For context, a representative sample for Christchurch City can be achieved with a sample of approximately people (95% confidence interval, +/- 5% margin of error). For representative surveys where we want to provide breakdowns of the data, we use a sample size of 770. We regularly benchmark Life in Christchurch results against representative samples to test the validity of the information we are getting through Life in Christchurch. Generally, we find that the information collected through Life in Christchurch aligns well with the information collected from representative samples.

APPENDIX J – RESPONSE TO REQUEST 84

Council's response is **overleaf**

RESPONSE TO IHP INFORMATION REQUEST #84

1. My name is **Chessa Stevens**. I am Principal Conservation Architect and National Built Heritage Lead at WSP New Zealand Ltd.
2. I have prepared evidence on behalf of the Christchurch City Council (**Council**) to address Submission #825 by the Church Property Trustees (**CPT**) on Plan Change 14 to the Christchurch District Plan (the **District Plan; PC14**) relating to St James' Church (item number 465) and Setting (number 220) at 65 Riccarton Road.
3. Specifically, my evidence addresses the outcome being sought by CPT that both St James' Church and its Setting, be removed from Schedule of Significant Historic Heritage in Appendix 9.3.7.2 of the District Plan (the **Schedule**).
4. My summary statement, delivered to the Independent Hearings Panel on 28th November 2023, included the following comment (at paragraph 22):

"I note that there is widespread and indisputable research that demonstrates how the retention of, and investment into, heritage buildings benefits communities. In this respect, I suggest that investing in the strengthening and restoration of St James' Church, and/or selling it on so that it can be utilised by another party, would be aligned with CPT's mission to promote and provide social support."
5. In response to this statement, Commissioner Karen Coutts requested further information regarding the social and community benefits of retaining built heritage. The attached memorandum is intended to fulfil this request.
6. The memorandum has been prepared in conjunction with my colleague, Dr Rachel Paschoalin, Heritage Consultant at WSP. It is my opinion that the information presented in the memorandum demonstrates how the retention of, and investment into, heritage buildings benefits communities, particularly (but not exclusively) following disasters of a magnitude similar to the Canterbury Earthquake Sequence.

Date: 11 April 2024

Chessa Stevens

WSP Principal Conservation Architect and National Built Heritage Lead



Memorandum

To	Independent Hearings Panel into Plan Change 14 to the Christchurch District Plan
From	Chessa Stevens, Rachel Paschoalin
Office	Christchurch / Wellington
Date	11 April 2024
File/Ref	4-61179.00
Subject	Social and Community Benefits of Heritage: Information Requested by the Independent Hearings Panel for Christchurch City Council Plan Change 14

According to Heritage New Zealand Pouhere Taonga (HNZPT) Significance Assessment Guidelines¹:

- *The cultural significance or value of a place reflects significant aspects of an identifiable culture, and it can be demonstrated that the place is valued by the associated cultural group as an important or representative expression of that culture.*
- *The social significance or value a place clearly associates with a community that developed because of the place, and its special characteristics. The community has demonstrated that it values the place to a significant degree because it brings its members together, and they might be expected to feel a collective sense of loss if they were no longer able to use, see, experience or interact with the place.*

International and national publications describe and highlight the social and cultural benefits of retaining built heritage for communities' wellbeing, sense of place, identity, and improving quality of life. In the case of communities affected by disaster, these benefits can also accelerate the recovery process. Figure 1 demonstrates a small sample of conservation approaches taken around the world in post-disaster contexts that contributed to enhancing social and cultural values of the place and accelerating recovery.

Further, an investment in heritage can strengthen the resilience of communities to future disasters and economic recessions, as well as provide a range of other economic benefits.

Table 1 summarises the findings of existing international and national literature on the topic. It identifies the publications, link for access, and relevant comments and findings that support the statement that *"there is widespread and indisputable research that demonstrates how the retention of, and investment into, heritage buildings benefits communities"*.

¹ Barnes-Wyllie and O'Brien (2019), HNZPT Significance Assessment Guidelines

<i>City (country)</i>	<i>Disaster (year)</i>	<i>Strategy adopted</i>
Fulton (USA)	Flooding (1996)	Recovery of historic residential buildings through federal funding scheme (Bigenwald and White 2003).
San Francisco (USA)	Earthquake (1989)	Restoration and re-use of historic buildings through collaboration among public sector and non-government organisations (Al-Nammari 2006; Al-Nammari and Lindell 2009).
Bam (Iran)	Earthquake (2003)	Recovery of the historic centre through international collaboration of heritage authorities to promote the relocation of craftsmanship (Mokhtari, Nejati, and Shad 2008).
Mostar (Croatia)	War (1994)	Reconstruction of destructed key heritage as re-affirmation of urban identity in post-war contexts (Kane 2011).
Arequipa (Chile)	Earthquake (2001)	Restoration and retention of key heritage buildings through the establishment of local coalitions (Rivera Garcia 2011).
L'Aquila (Italy)	Earthquake (2009)	National and local coalitions for the retention of historic centre of the city and its major its key heritage buildings (Platt 2012).

Figure 1: Findings from literature from the book "Business and Post-Disaster Management: Business, Organisational and Consumer Resilience and the Christchurch Earthquakes."
 Source: Hall, C.M., Malinen, S., Vosslander R. & Wordsworth, R. (eds.) 2016

Table 1: Review of international and national literature

Reference	Link	Comments and findings from publication
<p>Historic England (2014) Heritage Counts: Section 1 – The Value and Impact of Heritage.</p>	<p>https://historicengland.org.uk/content/heritage-counts/pub/2014/value-impact-chapter-pdf/</p>	<ul style="list-style-type: none"> • Participating in heritage can contribute to people’s personal development, and there is emerging evidence of a positive relationship between heritage participation, wellbeing and health. • The historic environment is seen as making a positive contribution to community life by boosting social capital, increasing mutual understanding and cohesion and encouraging a stronger place. • Visiting heritage sites and participating in heritage projects enable people to connect with each other and form new friendships and networks, leading to increased social capital in the community. • Heritage experiences can help people to understand more about themselves and others who are different to them, contributing to greater levels of tolerance and respect and increased community cohesion. • Heritage can encourage people to feel more positive about their local area, contributing to a stronger shared sense of place and increased civic pride. • Heritage sites and projects can act as safe, equitable and non-market social spaces encouraging greater social interaction. • Heritage projects can empower communities by raising awareness of rights and benefits and encourage people to work together and engage more deeply in civic life. • Heritage makes a contribution to UK GDP, particularly as a driver of overseas tourism but also in making a place attractive to those looking to work, study or undertake business; recent research has found that cultural and historical sites are the most important asset in making a country attractive. • Economists have developed methods to monetise the overall value of particular heritage sites. People typically gain more value from a site than it costs them to visit, and the total value generated by a site can be considerably greater than the cost of its upkeep. • The historic environment has a potentially powerful role to play in shaping distinctive, vibrant, prosperous places; further research on the role of heritage in everyday life and the relationship between heritage and identity will help to realise the potential.
<p>G. Hazelton and M. Philp, Heritage New Zealand Pouhere Taonga (2020) Saving the Town. Heritage Toolkit.</p>	<p>https://hnzpt-rpod-assets.azureedge.net/4sdy5ir/saving-the-town.pdf</p>	<ul style="list-style-type: none"> • A toolkit developed by Heritage New Zealand Pouhere Taonga to provide councils and community stakeholders with information and strategies encouraging the retention, preservation and reuse of heritage buildings. It includes successful case studies from around New Zealand including cities and small towns that have taken steps to preserve and repurpose heritage buildings – and which are enjoying the economic and social benefits that these historic buildings now bring. • Besides Napier – a standout example of a city with a unique and lucrative point of difference based on its Art Deco built heritage – other success stories include case studies from such diverse places as Auckland, Christchurch, Oamaru, Reefton, Whanganui, Dunedin and Invercargill. • These buildings give these towns and cities their unique identities. They are familiar to and often well loved by their local communities, both for their architectural beauty and for the stories they tell about local places. They have often been important sites of commerce, industry, worship or residence for many years. Their retention, reuse and preservation result in substantial benefits for many of these towns and cities, when their potential can be unlocked. As part of comprehensive, coordinated and collaborative efforts, they can become drivers of broader positive change in these places. • The importance of older buildings as homes for the arts, cultural, creative, start-up and not-for-profit sectors and social/community groups and activities should not be underestimated. Nor should their potential for reduced business diversity, community services and cultural activities resulting from their demolition. • Dr Hazelton was a key figure in the successful redevelopment and revitalisation of the Warehouse Precinct in Dunedin when working for the Dunedin City Council. In the publication, he states: “When retained and reused, these buildings provide communities with a point of difference, and can result in substantial benefits. These buildings can become drivers of broader positive change including economic growth.”

Reference	Link	Comments and findings from publication
<p>Cornelius Holtorf (2018) Embracing change: how cultural resilience is increased through cultural heritage, <i>World Archaeology</i>, 50:4, 639-650, DOI:10.1080/00438243.2018.1510340</p>	<p>https://www.tandfonline.com/doi/full/10.1080/00438243.2018.1510340 Cornelius Holtorf (2018) Embracing change: how cultural resilience is increased through cultural heritage. World Archaeology, 50:4, 639-650. DOI: 10.1080/00438243.2018.1510340</p>	<ul style="list-style-type: none"> • It has been elaborated in the context of international Disaster Risk Reduction, for example by non-governmental organizations such as the International Scientific Committee on Risk Preparedness of the International Council on Monuments and Sites (ICOMOS-ICORP). Ongoing discussions in this context concern the issue of protecting heritage from disaster risk and thus supporting the resilience of associated human communities in the face of possible disaster. • For those concerned with risk preparedness, cultural heritage can contribute to strengthening the resilience of communities in two ways. On the one hand, traditional skills and knowledge can improve the prevention and mitigation of disaster, e.g. by employing building and subsistence strategies that are more resilient to local hazards such as the impact of earthquakes or floods. • The second, arguably more important, reason for cultural heritage to be able to enhance cultural resilience and mitigate the impact of disaster. It is linked to heritage values such as a sense of place and belonging supporting people's collective identity and self-esteem. As we know, not the least from the history of archaeology, assurance of cultural heritage and a joint origin and history may, on the one hand, provide psycho-social support in times of need, increasing a community's capacity to absorb disturbance. • On the other hand, it may be a prerequisite for fostering appreciation of the origins, histories and cultural heritage of other cultures and can thus benefit mutual reconciliation, dialogue and peace in post-conflict recovery. Such benefits of heritage for disaster-risk reduction and post-disaster recovery often become manifest in distinct cultural expressions such as sacred sites, traditions and other cultural property. Protecting and celebrating cultural heritage to the extent that it is linked to a community's collective identity and supports its members' self-confidence does not, however, necessarily increase the chances for sustainable peace and understanding between cultures.
<p>Hannah Baker, Alice Moncaster, Hilde Remoy & Sara Wilkinson (2021) Retention not demolition: how heritage thinking can inform carbon reduction, <i>Journal of Architectural Conservation</i>, 27:3, 176-194, DOI: 10.1080/13556207.2021.1948239</p>	<p>https://www.tandfonline.com/doi/full/10.1080/13556207.2021.1948239</p>	<ul style="list-style-type: none"> • When a building becomes obsolete, a decision that will face building owners and property developers is whether to retain and adapt, or demolish and replace with a new building. • A similar decision – which buildings should be retained, and which demolished and replaced – presents when larger urban sites are redeveloped, often as part of a regeneration strategy. • If an existing building is in good condition and has good adaptation potential, studies show that the use of fewer materials and shorter construction times can result in the retention option being more economical.
<p>Patrick Daly, Sabin Ninglekhu, Pia Hollenbach, Jamie W. McCaughey, David Lallemand, Benjamin P. Horton (2023) Rebuilding historic urban neighbourhoods after disasters: Balancing disaster risk reduction and heritage conservation after the 2015 earthquakes in Nepal, <i>International Journal of Disaster Risk Reduction</i>. ISSN 2212-4209, https://doi.org/10.1016/j.ijdrr.2023.103564.</p>	<p>https://www.sciencedirect.com/science/article/pii/S2212420923000444#bib55</p>	<ul style="list-style-type: none"> • The 2015 Nepal earthquakes devastated the Kathmandu Valley and exposed the challenges of conserving and restoring architectural heritage in historic urban neighbourhoods damaged by disasters, while also trying to rapidly rebuild houses, revitalize livelihoods, and reduce vulnerabilities to future hazards. • Assessed how traditional housing stock in these neighbourhoods was transformed by a combination of the direct impact of the earthquake; the enforcement of seismic-resistant modern building technology; the costs and logistics of rebuilding; and the priorities of local residents. • Findings indicate that the enforcement of seismic safety building codes and the expense of incorporating traditional architectural elements led to notable changes to the tangible cultural heritage of Kathmandu's historic urban neighbourhoods, but likely also improved seismic safety. • Post-earthquake Nepal is important for studying the interface of cultural heritage and disasters because of the dual nature of these areas as historic urban landscapes filled with monumental and vernacular heritage sites and neighbourhoods where people live and work. The destruction of traditional houses and buildings left people displaced and/or without the facilities necessary for their livelihoods. Therefore, during post-disaster reconstruction, heritage conservation had to be considered alongside urgent humanitarian, development, and administrative concerns to rapidly re-house people, build more resilient structures and neighbourhoods, and revitalize local livelihoods and economies. • It has become common for governments and NGOs involved in post-disaster reconstruction to favour some degree of heritage restoration. This has been formalized in the Sendai Framework for Disaster Risk Reduction and other national and international disaster mitigation and management frameworks.
<p>World Bank Group (2017) Promoting Disaster Resilient Cultural Heritage</p>	<p>https://documents1.worldbank.org/curated/en/696061511882383371/pdf/121709-WP-P161985-PUBLIC-DisasterResilientCulturalHeritageKnowledgeNoteENWEB.pdf</p>	<ul style="list-style-type: none"> • Cultural heritage restoration can aim to build back better. In the aftermath of a disaster, there are opportunities to restore heritage structures with an eye to protecting them from future disasters. Georgia (US) and Turkey provide good examples of such an approach. In 1998, the World Bank supported Georgia's preventive conservation efforts by financing stabilization of buildings, archiving of old manuscripts, and recording of traditional songs and dances. In Turkey, the World Bank-supported Istanbul Seismic Risk Mitigation and Emergency Preparedness (ISMEP) project financed earthquake risk assessments, performance assessment of assets, and seismic retrofitting designs at multiple heritage structures. Through the range of risk reduction measures, the project went beyond the build back better approach, introducing a new culture of resilience into the sector. • Community engagement. Ensuring coordination with local communities is extremely important. In some cases, the goal is to raise awareness of the assets' importance, and in other cases it is to let communities lead preservation efforts, including in the aftermath of disasters.

Reference	Link	Comments and findings from publication
<p>Fabbricatti, K., Boissenin, L. & Citoni, M. Heritage Community Resilience: towards new approaches for urban resilience and sustainability. City Territ Archit 7, 17 (2020). https://doi.org/10.1186/s40410-020-00126-7</p>	<p>https://cityterritoryarchitecture.springeropen.com/articles/10.1186/s40410-020-00126-7</p>	<ul style="list-style-type: none"> • Cities now have to face various types of risk, including frequent or infrequent events, with either sudden or slow-onset natural or man-made hazards, that can occur both globally (climate crisis, scarcity of resources, migrations, etc.) and locally (earthquakes, depopulation, erosion of cultural capital, etc.). Urban resilience is an international topic of discussion in global policy frameworks. • A Heritage Community is characterized by awareness of the resource value of its cultural heritage, a sense of belonging, inclusiveness, collaboration at all levels, a common interest in heritage-led actions, shared civic responsibility towards cultural heritage. • Some studies carried out as a result of the analysis of the processes that occurred before and after the disasters, have highlighted the contribution of the local material culture in prevention and recovery from risks. In the prevention phase, for example, the role of knowledge of traditional construction techniques or traditional prevention strategies resulting from subsequent trial and error in the management of known and expected risks is underlined. • A recent paper by Holtorf (2018), UNESCO Chair on Heritage Futures in Sweden, suggests an approach to Cultural Resilience (Crane 2010) in which cultural heritage promotes resilience “precisely through the way, often highly evident, in which it has been able to adapt and develop in the past” (Holtorf 2018, p. 647). In this article, the author suggests that cultural resilience, risk preparedness, post-disaster recovery and mutual understanding between people will be better enhanced by a greater capacity to accept loss and transformation. In the author’s view, the visible changes in cultural heritage over time can inspire people to embrace uncertainty and absorb adversity in times of change, thus increasing their cultural resilience (Holtorf 2018). • The Framework Convention on the Value of Cultural Heritage for Society (Council of Europe 2005) marks a revolution in the meaning of cultural heritage, shifting the attention from objects and places to people: “cultural heritage is a group of resources inherited from the past which people identify, independently of ownership, as a reflection and expression of their constantly evolving values, beliefs, knowledge and traditions. It includes all the aspects of the environment resulting from the interaction between people and places through time” (art. 2a).
<p>Rupesh Shrestha (2021) Community led post-earthquake heritage reconstruction in Patan-issues and lessons learned, Progress in Disaster Science ISSN 2590-0617, https://doi.org/10.1016/j.pdisas.2021.100156</p>	<p>https://www.sciencedirect.com/science/article/pii/S2590061721000168</p>	<ul style="list-style-type: none"> • Earthquake of 7.8 magnitude hit Nepal on April 25, 2015 leading to severe damage to its heritage buildings. Cultural heritage is an expression of the ways of living, developed by a community and passed on from generation to generation including customs, practices, places, tangible objects, artistic expressions, and values. In addition to the reconstruction of monuments within Patan Durbar Area, Kathmandu Valley Preservation Trust (KVPT) is working with communities of Patan and providing technical support to the reconstruction of their community buildings such as Phalcha / Pati, Chaapa, Sattal, Guthighar and Aganchhen. Communities in collaboration with local government and lead agencies for heritage conservation are addressing heritage reconstruction. Community-led reconstruction is recognised by both Government of Nepal (GoN) and public as an important approach. • The examined case studies reveals that the local community can be activator and leader of the heritage reconstruction projects in Patan. The same notion is experienced in reconstruction of heritage buildings in Patan because they are its identity and related to social, economic, and cultural aspects of city. • Community-led reconstruction is an important approach in post-disaster heritage reconstruction in Kathmandu valley. While engaging with communities, following key points ensures effective community-led heritage reconstruction: A well-structured initial project proposal where justification is well thought; Clarity in monuments current use, future use and adaptive reuse plans; Clarity in local contribution in the form of funds or labor; Technical resource person in the steering committee or user committee, or technical partner with a person skilled in heritage conservation; Community having knowledge about bureaucracy and government requirements; Harmony between stakeholders so that consensus can be reached sooner; Communication and coordination skills of user committee; Conflict management skills of user committee; An institutional setup that would manage the heritage after its built. Beneficiary community should be able to devise a resource management strategy; Effective leaders within community.

Reference	Link	Comments and findings from publication
<p>D. H. Spennemann and K. Graham (2007) The importance of heritage preservation in natural disaster situations. <i>International Journal of Risk Assessment and Management</i>. DOI:http://dx.doi.org/10.1504/IJRAM.2007.014670</p>	<p>https://researchoutput.csu.edu.au/ws/portalfiles/portal/8627594/CSU288293.pdf</p>	<ul style="list-style-type: none"> Natural hazards, such as bushfires, earthquakes, windstorms, floods and volcanic eruptions pose threats to the integrity, and on occasion the very survival, of cultural heritage places. The issue of risk preparedness for cultural heritage has become an integral aspect of ensuring that the past has a future. Disaster management for cultural heritage has long been promoted as essential for the preservation of the past for the future. The establishment of a management regime developed on the principles such as preventative restoration and programmed maintenance have built on conservation foundations and resulted in a discipline within the field of cultural heritage management. Social parameters of heritage preservation in disaster situations focus on maintaining a continuum between the past and future. Macro environmental conditions such as disasters can influence individual and community relationships with the physical surrounds. The loss of these physical resources often results in a strong emotional response. Elements of the historic environment can assist in cognitive processes and enable an individual to place themselves within the landscape which at time of chaos and panic otherwise might seem unfamiliar. Hull, Lam and Vigo (1994) conducted a number of telephone interviews following Hurricane Hugo in the US, the sample consisting of residents in the town of Charleston. Results indicated a sense of loss. Following floods, the Historic Preservation Division of Georgia (1997) found that retaining the historic features of the region assisted in regaining a sense of normalcy. These positive ties from the past also demonstrated that it was possible to build a positive future. Strong emotional responses were demonstrated when a group of residents formed the Citizens Earthquake Group following the 1989 Newcastle earthquake; this group played an important role in the preservation of architectural landmarks (New South Wales, Australia 1989). Retaining historic elements affected by a natural disaster also symbolises resilience. Strong (2000) reported on the battle to save the ruins of the former Town Hall as their presence provides a reminder of Cyclone Tracy (Northern Territory, Australia, 1974) and its impact on the community, almost 32 years ago. Similarly, Hull, Lam and Vigo (1994) found that the relationships with place can evoke a sense of community, and common bonds bringing people together. In the US, Grunfest (1995) highlights a number of key concerns regarding long-term impacts of extreme flooding events. A community's ability to respond is affected by many variables and their ability to unite as a group to forge a new future. This relationship is influenced by their relationship with the environment prior to and following the disaster event.
<p>Eirini Gallou (2022) Heritage and pathways to wellbeing: From personal to social benefits, between experience identity and capability shaping, <i>Wellbeing, Space and Society</i>, Volume 3, ISSN 2666-5581, https://doi.org/10.1016/j.wss.2022.100084</p>	<p>https://www.sciencedirect.com/science/article/pii/S2666558122000136</p>	<ul style="list-style-type: none"> The impact of historic places and assets on community wellbeing has been the focus on many studies for more than two decades now, with latest policy and academic research focusing more on mental and physical health benefits from engagement with heritage for individuals and certain groups as well. The role of heritage for wellbeing can be demonstrated in different ways depending on the type of projects and activities studied and the way heritage is employed, as a physical context, built environment, historical set of objects or unique visitor attraction which may combine natural and built features (Historic England 2019,2020). The review identified that existing approaches for measuring wellbeing benefits from visiting heritage - which are mainly focusing on quantifying 'subjective wellbeing', through measuring changes in life satisfaction or happiness feelings. Specifically, the mechanisms identified through the evidence review, suggest that changes in strengthening identity, psychological stability, self-esteem, stronger place attachment, sociability, safety perceptions and eventually improved quality of residential urban environments are important, having indirect links to improving public health and are not captured through the narrow prevailing framework described above. Place attachment can be seen as an important area of study for heritage and wellbeing outcomes, as there are studies offering theoretical support on the function of emotional and cognitive links with distinctive places, towards behaviours that support social wellbeing, additional to the important contribution of psychological studies on the formation of place identity bonds. Place attachment is also fundamental to the government's aim of affecting social capital and the way place strategies can support greater civic participation and empowerment of communities.
<p>Donovan. D. Rypkema (2nd Edition 2005) <i>The Economics of Historic Preservation: A Community Leader's Guide</i>. National Trust for Historic Preservation. ISBN-10 : 0891333886</p>		<ul style="list-style-type: none"> 100 arguments on the economic benefits of historic preservation, each backed up by one or more quotes from a study, paper, publication, speech, or report, demonstrating how strategies that include preservation help communities make cost-effective use of resources, create jobs, provide affordable housing, revive downtowns, build tourism, attract new businesses and workers, and more. Rehabilitation results in more labour-intensive work, which has stronger residual impact in the economy. In the U.S., for every 100 jobs in new construction, 135 jobs are created elsewhere, but every 100 jobs in rehabilitation create 186 jobs elsewhere. Older neighbourhoods attract new jobs at a disproportionate rate. Research has proven that heritage tourists who visit to focus on a place's history, bring greater value to a community than visitors for other purposes, spending more on lodging, transportation, food and beverage, retail and recreation. Protection of historic districts has consistently resulted in greater appreciation of home values over time and more resilience during economic downturns. Historic commercial areas are more economically resilient. The greenest building is the one that is already built. In calculating the costs of constructing even the most environmentally responsible new buildings, the environmental cost of materials flow is frequently an afterthought.