

**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  
RESPONSE TO PANEL REQUESTS FOR FURTHER INFORMATION**

Dated: 31 October 2023

---

**BUDDLE FINDLAY**

Barristers and Solicitors  
Wellington

Solicitors Acting: **Dave Randal / Cedric Carranceja**  
Email: david.randal@buddlefindlay.com / cedric.carranceja@buddlefindlay.com  
Tel 64 4 462 0450 / 64 3 371 3532  
Fax 64 4 499 4141 PO Box 2694 DX SP20201 Wellington 6011

**MAY IT PLEASE THE INDEPENDENT HEARINGS PANEL:**

1. In accordance with the memorandum of counsel for Christchurch City Council (**Council**) dated 26 October 2023, appended to this memorandum are a number of documents, which the Council indicated it would provide to the Independent Hearings Panel (**Panel**) by 31 October 2023.<sup>1</sup>
2. The documents provided by way of this memorandum are listed in **Appendix A**.
3. The documents provided in response to the Panel's request are appended to this memorandum in **Appendices 1 – 8**.
4. As noted in the earlier memorandum, Ms Oliver can be available to table these documents and speak to them if that would assist the Panel.

Dated: 31 October 2023



---

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

---

<sup>1</sup> Memorandum of counsel for Christchurch City Council dated 26 October 2023 at [4].

## Appendix A

Panel question number corresponding with Council's memorandum dated 26 October 2023	IHP information request	Appendix and Document(s) Name
5.	<p>Update and supplement 'Strategic and Mechanics of PC14' document, including to:</p> <ul style="list-style-type: none"> <li>(a) Amend table 1 on page 5 to fix header of final column – Amended PC14 Feasible (conservative) – net totals (less existing dwellings)</li> <li>(b) In section [3](c) on page 9 – tabulate this information</li> <li>(c) Page 16 – diagram of heights – provide as a standalone document in landscape A4 format, with precincts added</li> <li>(d) Expand table on page 16 to include HRZ and MRZ information (ie put the information in (ii) in the same format as the table in (iii))</li> <li>(e) Also produce the height diagram and table beginning on page 16 in standalone documents, in landscape format</li> <li>(f) Section D, question [6](b) – 'qualifying matter basis' table (beginning on page 19) – record required statutory basis for evaluation in one column and actual evaluation undertaken in another column</li> <li>(g) Update table 6 (beginning on page 30) to include information relevant to the amended PC14 proposal (drawing on table 4 to John Scallan's evidence)</li> </ul>	<p><b>Appendix 1:</b></p> <ul style="list-style-type: none"> <li>- Response to question 5 and Minute 4 Updated V2 – Strategic and Mechanics of PC14</li> <li>- Response to question 5 Overview of urban Design Rule thresholds</li> </ul> <p>It is noted that the information sought in (d) has already been provided in the existing Table E of the Strategic and Mechanics document.</p>
6.	<p>Provide a table showing how the mandatory objectives 1 and 2 and policies 1 to 5 of Schedule 3A are proposed to be incorporated into chapter 3 and the residential chapter of the District Plan (showing both the notified and amended versions of PC14)</p>	<p><b>Appendix 2:</b></p> <ul style="list-style-type: none"> <li>- Response to question 6 Overview of mandatory policy location within PC14.</li> </ul>

7.	Qualifying matters relating to coastal hazards – provide table showing pre-existing development rights under operative zones, to be retained by operation of these QM	<p><b>Appendix 3:</b></p> <ul style="list-style-type: none"> <li>- Response to question 7 Operative District Plan – Residential (lower density) Zone – existing development enablement</li> </ul>
10.	<p>Policy and/or method options for encouraging minimum levels of development:</p> <ul style="list-style-type: none"> <li>• How much weight should the Panel give to claimed benefits of intensification? Planners to reflect on likelihood of intensification occurring as a result of proposed provisions (noting concerns about lack of feasibility).</li> <li>• Minimum heights are one potential mechanism to give effect to claimed benefits – what other options are there?</li> <li>• Section 32AA analysis required in due course</li> </ul>	<p><b>Appendix 4:</b></p> <ul style="list-style-type: none"> <li>- Response to question 10 Policies and methods for encouraging minimum levels of development.</li> </ul> <p>Council experts, in particular Mr Kleynbos have prepared a table of the methods in the District Plan that exist (ie are operative) or are proposed through PC14 (as recommended in the section 42A reports) to encourage minimum levels of development.</p> <p>Council's legal submissions in reply will supplement this document.</p>
11.	<p>Advise:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• whether providing additional enablement has been considered through PC14.</li> </ul>	<p><b>Appendix 5:</b></p> <ul style="list-style-type: none"> <li>- Response to question 11 Non-Residential Activity Enablement</li> </ul>

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.	<p><b>Appendix 6:</b></p> <ul style="list-style-type: none"> <li>- Response to question 12 Further commentary on Public Transport Prepared by Chris Morahan</li> </ul>
13.	Life in Christchurch surveys – please provide the survey questions / methodology and breakdown of data.	<p><b>Appendix 7:</b></p> <p>The Council has prepared two documents in response to this request, which will be provided by 31 October 2023. They are:</p> <ul style="list-style-type: none"> <li>- A document summarising the Life in Christchurch surveys and setting out the questions (Response to question 13 - Life In Christchurch Housing Neighbourhoods surveys); and</li> <li>- A document providing survey results by suburb. Response to question 13 life in Christchurch Survey Results by Suburb</li> </ul>
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:	<p><b>Appendix 1</b></p> <p>Preliminary information has been provided in Table G in the Strategic and Mechanics of PC14 document provided in response to question 5 and minute 4. Further</p>

	<ul style="list-style-type: none"> <li>• Identify relevant properties that are entirely within a QM overlay – at a high-level only as opposed to every title.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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 and/or supplement that analysis if required.</li> </ul>	<p>information to be provided in due course.</p>
31.	Please provide housing research paper referred to by Nicola Williams	<p><b>Appendix 8:</b></p> <ul style="list-style-type: none"> <li>- Response to question 31. Urban Design Review 2020; and</li> <li>- Appendix D of Mr David Hattam's statement of evidence dated 11 August 2023 (not included here)</li> </ul>

## Appendix 1

## Strategic and Mechanics of PC 14 – IHP Minute 4 Updated 20 October 2023

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

All text updated from previous versions is shown as underlined (excluding within updated tables due to readability).

This document includes information in relation to:

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

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

### Table of Contents

A. Housing and Business Demand and Capacity.....	2
B. Spatial extent and boundaries of Centres and Intensified Residential Zones.....	7
C. Provisions in Centres and Intensified Residential Zones.....	13
D. Qualifying Matters .....	16
E. Plan Change 14 Mechanics .....	31



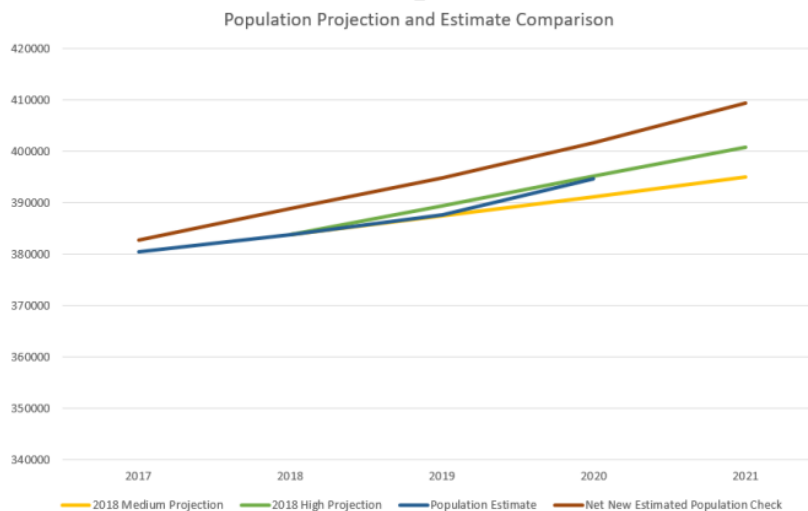
## A. Housing and Business Demand and Capacity

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

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

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

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



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

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

Table 16: Greater Christchurch urban areas and typology Projection						
Household Demand by Typology	Short 2021 - 2024		Medium 2021 - 2031		Long 2021 - 2051	
	Stand alone	Multi-unit	Stand alone	Multi-unit	Stand alone	Multi-unit
Waimakariri	1,307	221	3,730	778	9,313	1,847
Christchurch	3,691	1,619	10,556	4,624	24,414	10,780
Selwyn	2,177	85	6,805	313	20,617	1,107
<b>Total 3 TAs</b>	<b>7,175</b>	<b>1,925</b>	<b>21,091</b>	<b>5,715</b>	<b>54,344</b>	<b>13,734</b>

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

### 3.3.4 Objective - Housing bottom lines and choice

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

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

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

**Table 5: Total Commercial Demand for Christchurch City**

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

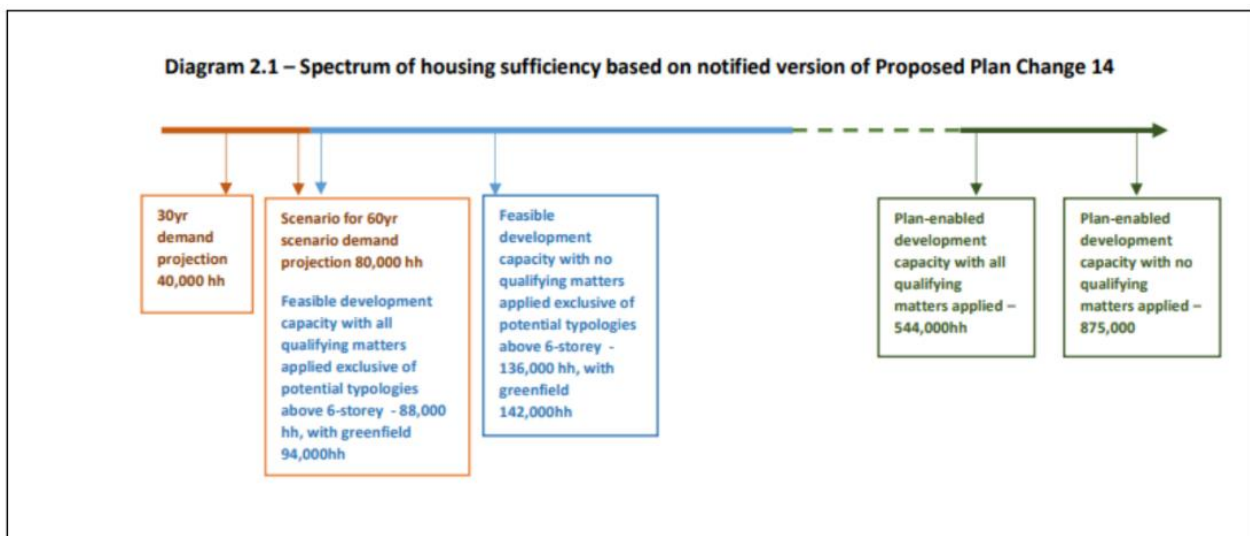
<sup>1</sup> Vector-Autoregressive (VAR) model is used to project sector employment for Christchurch for the next thirty years. Refer to Dr Kirdan Lees evidence at [34-Dr-Kirdan-Lees-Statement-of-evidence-final.PDF \(ihp.govt.nz\)](#)

Link to the 2023 Greater Christchurch Business Capacity Assessment -

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

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

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



- The following overview of the spectrum of supply (plan-enabled and feasible) for the Amended Proposal and Table 1 below are drawn from the S42A Strategic Overview Report of Sarah Oliver paragraph 10.43 – link [01-Sarah-Oliver-Section-42A-report-final.PDF](#) ([ihp.govt.nz](#))
- The Amended Proposal Spectrum of Housing Sufficiency below has been updated since the section 42A report to address an identified double counting of plan-enabled capacity within the Mixed-Use Zone Group areas which include the Central City Zone, Town Centre Zone, Neighbourhood Centre Zone, Local Centre Zone and Mixed Use zones.

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

<sup>3</sup> Paragraphs 8.1-8.5 Rebuttal Evidence of Kirk Lightbody – Intensification within Commercial and Industrial Zones outside the Central City

<sup>4</sup> Paragraph 195 – Primary Evidence of Timothy Heath

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

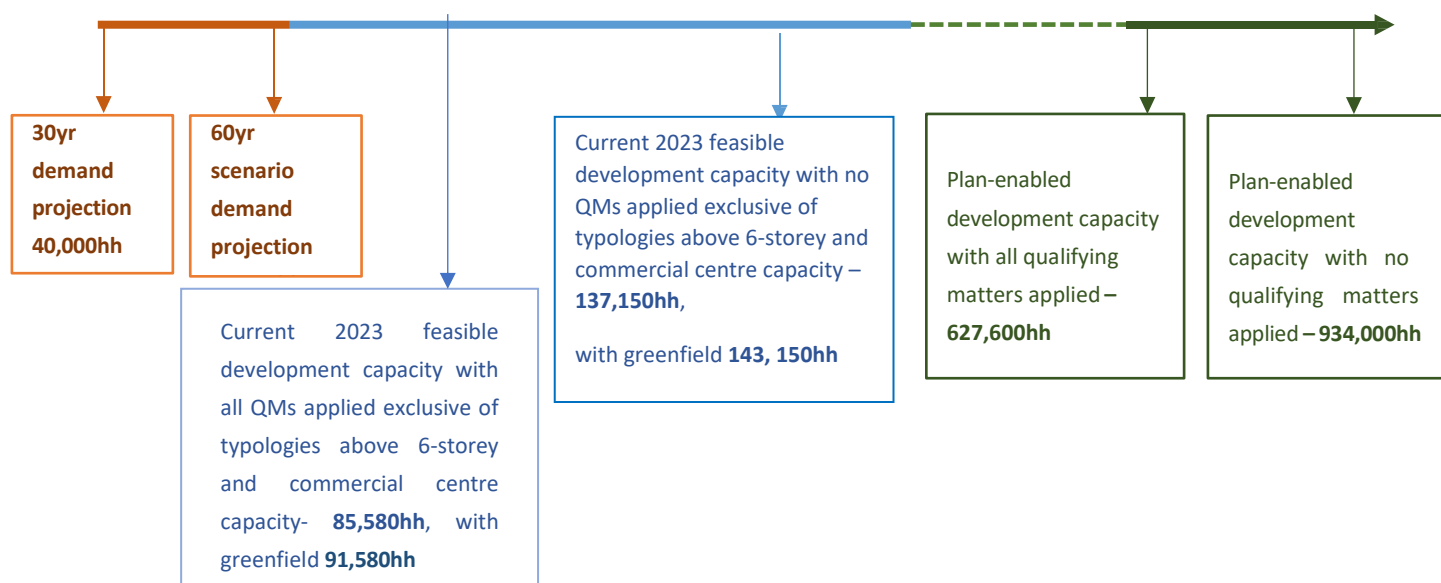


Table A Housing capacity and impact of QMs	Plan Enabled (mid-range estimate) for all typologies - gross totals <sup>5</sup>	Notified PC14 Feasible (conservative) - net totals <sup>6</sup> for medium density only <sup>7</sup>	Amended Proposal Plan Enabled <sup>8</sup> (mid-range estimate) gross totals applying Aug 2023 build costs and land values <sup>9</sup>	Amended Proposal Feasible (conservative) - net totals for medium density only
Dwelling yield without qualifying matters	875,000hh	136,000hh	934,000hh	137,150hh filtered <sup>10</sup> 181,400hh -unfiltered <sup>11</sup>
Dwelling yield not impacted by any (i.e. outside of all) qualifying matters <sup>12</sup>	544,000hh	88,000hh	627,600hh	85,580hh
Dwelling yield impacted by one or more qualifying matters <sup>13</sup>	331,000hh	48,000hh	306,400hh	51,570hh

<sup>5</sup> Plan Enabled gross totals do not account for existing dwellings (i.e. do not reduce the total count by the required removal of an existing dwelling to enable redevelopment of a site).

<sup>6</sup> Net totals take account of existing buildings (i.e. reduce the total count by the removal of an existing dwelling)

<sup>7</sup> These numbers exclude additional available capacity of 6,000 undeveloped greenfield dwellings; additional capacity realised through apartment typologies of four to six storeys and above; and additional residential capacity within commercial centres.

<sup>8</sup> Refer to [52-John-Scallan-Statement-of-evidence-final.PDF \(ihp.govt.nz\)](#) – Tables 1 and 2, page 8, noting that the “Mixed Use zone” reference is to a Mixed Use zone group that includes plan-enabled capacity within the Central City Zone, Town Centre Zone, Neighbourhood Centre Zone, Local Centre Zone and Mixed Use zones – refer to Section 32 Appendix 1, Table 4.1.2

<sup>9</sup> [52-John-Scallan-Statement-of-evidence-final.PDF \(ihp.govt.nz\)](#)

<sup>10</sup> Filtered counts excludes sites where they include dwellings built later than 1990 (i.e. dwellings only 30yrs old) and where the land value ratio is greater than 60% (i.e the land value is higher than the building improvement value).

<sup>11</sup> Unfiltered counts relate to feasible capacity including sites with dwellings newer than 30yrs in age and does not apply any land value ratio

<sup>12</sup> This count excludes the application of the proposed Sunlight Access QM but note this is deemed likely to impact development potential of a site by less than 5%.

<sup>13</sup> Note – multiple overlaps of qualifying matters are not double counted.

The Greater Christchurch Business Capacity Assessment 2023 (BCA) was released after the notification of PC14. The NPS UD does not require an assessment of feasibility, as such the BCA does not include feasibility of business development capacity. The BCA notes the following sufficiency for Commercial<sup>14</sup> and Industrial land<sup>15</sup>.

**Table 30: Sufficiency of commercial land in Christchurch City**

Christchurch City	Short Term Land Requirements	Medium Term Land Requirements	Long Term Land Requirements
Commercial Offices	25	61	157.9
Retail	8.0	23.6	53.7
Total Demand	33	84.6	211.6
Total Supply	103	103	103
Less land that is not serviced <sup>63</sup>	9.4	0	0
Less land that is not suitable <sup>64</sup>	1.5	1.5	1.5
Sufficiency	59.1	16.9	-110.1

**Table 34: Sufficiency of industrial land in Christchurch City**

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

The rebuttal evidence of Mr Lightbody<sup>16</sup> highlights that the supply of business land for the BCA in Christchurch City is limited to vacant land noted in the Council’s vacant land register. The BCA has not considered the additional capacity enabled by Plan Change 14, nor plan enabled redevelopment potential, and therefore the supply noted in the BCA is conservative.

<sup>14</sup> BCA 2023 – Table 30 – 9.2

BCA – Table 34 – 9.3

<sup>16</sup> paragraphs 8.1-8.4

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

**[2] How have the various centres proposed in PC 14 been derived having regard to Policy 3(a) and 3(b) of the NPS-UD: In particular: (a) What were the equivalent commercial zones in the operative district plan (ODP); and**

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

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

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

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

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

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

Table B addresses questions 2(b) and 3(b) to provide a comparison of Operative District Plan Zones to the Notified PC14 zones<sup>17</sup>. Table B addresses questions 3(a) and (c).

<b>Operative Zone Type</b>	<b>Total Approx Ha</b>	<b>Notified PC14 Zone Type</b>	<b>Total Approx Ha</b>	<b>Proportion of PC14 zone of Operative Zone type*</b>
Commercial Central City (South Frame) Mixed Use	15.1	Central City Mixed Use (South Frame)	15.1	100%
Commercial Central City Business	56.1	City centre	56.1	100%
Commercial Central City Mixed Use	96.7	Central City Mixed Use	96.7	100%

<sup>17</sup> This table is also contained in [Appendix A](#), page 2, of the s42A report from Ms Oliver.

**Table B - Proposed zoning approach “slice and dice”**

Operative Zone Type	Total Approx Ha	Notified PC14 Zone Type	Total Approx Ha	Proportion of PC14 zone of Operative Zone type*
Commercial Core	198.8	Local centre	101.5	51.1%
		Town centre	95.2	47.9%
Commercial Local	52.7	Local centre	4.9	9.3%
		Medium density residential	1.1	2.0%
		Neighbourhood centre	46.2	87.6%
Commercial Mixed Use	112.2	Mixed use	112.2	100.0%
Commercial Retail Park	65.7	Large format retail	60.8	92.6%
		Medium density residential	1.5	2.3%
		Commercial Retail Park	3.4	5.1%
Industrial General	849.3	Industrial General	753.2	88.7%
		Mixed use	96.1	11.3%
Residential Central City	85.8	High density residential	78.8	91.9%
		Medium density residential	7.0	8.1%
Residential Hills	1066.1	Future Urban	40.0	3.7%
		Large lot residential	57.9	5.4%
		Medium density residential	164.5	15.4%
		Residential Hills	803.7	75.4%
Residential Large Lot	355.7	Large lot residential	431.9	121%
Residential Medium Density	853.1	High density residential	391.9	45.9%
		Medium density residential	416.9	48.9%
		Residential Suburban Density Transition	43.9	5.1%
Residential New Neighbourhood	1565.2	Future Urban	703.1	44.9%
		High density residential	31.3	2.0%
		Medium density residential	809.0	51.7%
		Neighbourhood centre	0.0	0.0%
		Residential New Neighbourhood	21.4	1.4%
		Town centre	0.4	0.0%
Residential Suburban	6176.9	Future Urban	5.3	0.1%
		High density residential	312.3	5.1%
		Large lot residential	18.3	0.3%
		Local centre	0.0	0.0%
		Medium density residential	3676.3	59.5%
		Residential Suburban	2164.8	35.0%
Residential Suburban Density Transition	763.0	High density residential	99.9	13.1%
		Medium density residential	645.0	84.5%
		Residential Suburban Density Transition	18.0	2.4%

**Note \*** The proportional percentages reflect how the Operative Zones have been divided (or otherwise) by PC14 zones. This provides an overview for how PC14 zones compare to the Operative zones, as a proportion. For example, when compared to Operative RMD zones, just over 45% was notified to be HRZ, almost 50% to be MRZ, and about 5% to be RSDT.

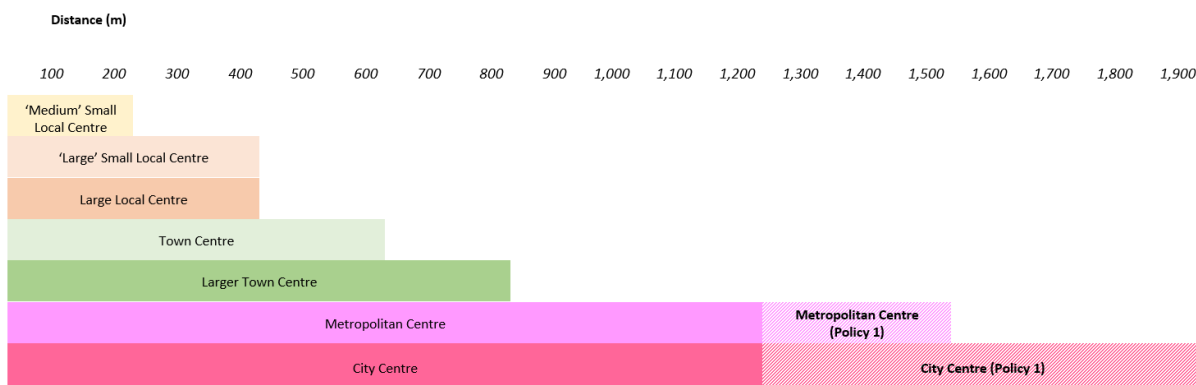
<b>Table C: Relevant residential zones and spatial extents of proposed zones and methodology</b>	
<b>Relevant' zones from the ODP</b>	<ul style="list-style-type: none"> <li>• Residential suburban zone</li> <li>• Residential suburban density transition zone</li> <li>• Residential hills zone</li> <li>• Residential Banks Peninsula zone [Lyttelton Township, only]</li> <li>• Residential new neighbourhood zone [where Future Urban Zone does not apply]</li> <li>• Residential medium density zone</li> <li>• Residential city centre zone</li> </ul>
<b>Spatial extent of MRZ</b>	Applies across all relevant residential zones, except where scale QMs seek an alternative density / land use
<b>Spatial extent of HRZ</b>	Applies around all larger commercial centres where at least six storeys have been proposed or recommended
<b>Spatial extent of Local Centre Intensification Precinct</b>	Applies over MRZ areas surrounding lesser centres
<b>Spatial extent of Central City Residential Precinct</b>	Applies over HRZ areas in close proximity to CCZ
<b>Walkable catchments<sup>18</sup></b>	<p>Walkable catchments have been determined differently across Policy 3(c) and (d) responses. This is due to the difference in direction between the two sub-clauses: (c) requires a determination for what is 'walkable' and (d) requires that a commensurate degree of intensification is required in areas adjacent to centres, and various catchments are used to provide such a proportionate response.</p> <p>In all instances, a walkable distance (rather than time) is used and is further refined at the end of the catchment to provide an intensification boundary that responds to Policy 1 of the NPS-UD. Catchments used reflect <i>at least</i> the walkable catchment ascribed, adjusting the ultimate boundary based on accessibility to other nearby services and facilities (public and active transport, open space, schools, other commercial activities).</p>
<b>Walkable catchments around Central City Zone (CCZ)<sup>19</sup></b>	A 1.2km walking distance has been adopted around CCZ as this is considered to best reflect local walking propensity and national walking propensity survey results for services contained within and around the Christchurch CCZ. In some locations the walking catchment has been extended to capture areas with good accessibility to public and active transport, open space, and other commercial services and community facilities. On average, the catchment around CCZ closely aligns with a 1.5km catchment, extending to up to 1.9km in some instances.
<b>Walkable catchments around Commercial Centres</b>	Walking catchments around commercial centres are distance based, with 800m being the largest catchment, this is based on a 10 minute walking distance. The catchments begin from the edge of where buildings are located within the centre (i.e. the centre of activity) and extend outwards in 200m increments. This approach is based on the Waka Kotahi guidance <a href="#">Aotearoa Urban Street Planning &amp; Design Guide</a> , particularly the "Urban Streets and Walkable Catchments" section (pp 53-54).

<sup>18</sup> Policy 3(c) responses are discussed in [Residential s32](#) – Pages 49-64; [Commercial s32](#) – Pages 57-71; [S42A Report of Ike Kleynbos](#) – Pages 37-40; [S42A Report of Kirk Lightbody](#) – Pages 14-19

<sup>19</sup> Policy 3(d) responses are discussed in [Residential s32](#) – Pages 65-72; [Commercial s32](#) – Pages 72-80; [S42A Report of Ike Kleynbos](#) – Page 40-57; [S42A Report of Kirk Lightbody](#) – Pages 14-19, 46-62



- A graphic overview of catchments is provided below (and includes MCZ to show how such a catchment would apply in a full centres framework, noting that no centres are recommended by Council as Metropolitan Centres):



- The different catchments are based on the different centre hierarchy. The National Planning Standards translation of operative commercial centres is detailed in [Appendix 2](#) to the Commercial s32 Report.
- Under the Amended Proposal (as detailed in sub-question (d) below) changes are proposed to the categorisation of local centres following a re-evaluation of the commensurate residential response to local centres. This is detailed in the s42A report of Mr Kleynbos from paragraph 6.1.70 (page 43).
- In all cases the commercial centre permitted height and the surrounding permitted height is the same, except in the following circumstances:
  - Large TCZ sites: 32m permitted within the centre, 22m permitted surrounding.
  - Other TCZ sites: 22m permitted within the centre and 22m permitted within the centre.
  - The TCZ site for Belfast/Northlands: 22m permitted within the centre, 14m permitted surrounding.
  - Small LCZ sites: 14m permitted within the centre, with only select centres also enabling 14m surrounding the following commercial centres:
    - Bishopdale at 400m
    - Barrington at 400m
    - Halswell at 400m
    - Prestons at 200m
    - North West Belfast at 200m
    - Richmond at 200m
    - Wigram at 200m
    - Sydenham South at 200m

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

- This is largely based on the hierarchy of centres, which has factored in the degree of activities and services both provided therein at present and into the future (i.e. development capacity). The Property Group provided a data capture for all commercial centres, as referenced within [Appendix 2](#) to the commercial s32 evaluation report (page 32).

- Additional work was completed through [s42A reporting](#) of Mr Kleynbos (beginning at 6.1.70), an excerpt of which is provided below (at 6.1.72 and 6.1.75):

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

- Zoned area of centre:** This defines the physical scale of each centre and to what degree each centre is able to grow. Centres are ranked out of 22<sup>20</sup>.
- Prospective growth:** The Property Group reporting estimates the ratio of building occupancy for centres of this scale at 0.44. Multiplying the zoned site area of each centre by this ratio helps to indicate what degree of future development is possible. Centres are ranked out of 22<sup>21</sup>.
- Number of commercial services:** As above, this details the variety of business that have invested in the centre, providing a useful indicator of future growth potential, and a good indicator of Policy 1(b) potential. Scoring is calculated as a percentage and then scored out of 10, giving a lesser score and reflecting that this captures a point in time.
- Number of community facilities:** As above, this details the variety of facilities established in the centre, providing a useful indicator of future growth potential, and a good indicator Policy 1(c) potential. Scoring is calculated as a percentage and then scored out of 10, giving a lesser score and reflecting that this captures a point in time.

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

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

<sup>20</sup> Please note that this should state ‘21’ as per the below concluding bullet point.

<sup>21</sup> Ibid.

<b>Commercial Centre</b>	<b>Site area (rank)</b>	<b>Prospective growth (rank)</b>	<b>Commercial (out of 10)</b>	<b>Community (out of 10)</b>	<b>Combined score (out of 63)</b>	<b>Score as %</b>
St Martins	11	8	5.7	0	24.7	39.2%
Linwood Village (Stanmore/Worchester)	7	13	4.3	0	24.3	38.5%
Ilam/Clyde	8	9	5.7	0	22.7	36.1%
Edgware	12	3	7.1	0	22.1	35.1%
Fendalton	5	10	4.3	0	19.3	30.6%
Cranford	9	1	5.7	2.5	18.2	28.9%
Colombo/Beaumont	6	5	7.1	0	18.1	28.8%
Wairakei/Greers Road	1	14	2.9	0	17.9	28.3%
Hillmorton (West Spreydon)	2	4	5.7	0	11.7	18.6%
Avonhead	3	2	5.7	0	10.7	17.0%

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

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

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

### C. Provisions in Centres and Intensified Residential Zones

**[4] What are the key provisions of the centres and intensified residential zones (ignoring QMs) in terms of:**  
**(a) What is the key objective/policy direction/flavour for these business and residential zones;**

<b>Key residential objectives and policies</b>	Objective 14.2.1 & Policy 14.2.1.1 – detail the range of residential zones, their densities, and intended typologies.
	Objective 14.2.3 & associated policies – contain related compulsory MDRS objective and associated policies, which include additional supporting policies that detail the intended MRZ/HRZ framework and how further intensification would be considered.
	Objective 14.2.5 & associated policies – provide an overview of how quality residential environment should be provided for across zones.
	Objective 14.2.6 & associated policies – establishes the MRZ response.
	Objective 14.2.7 & associated policies – establishes the HRZ response.
<b>Key commercial objectives and policies:</b>	Objective 15.2.2 directs commercial activity is focussed within a network of centres which follow a hierarchical nature of commercial and height enablement. Objective 15.2.2(a) supports intensification within Centres.

	Policy 15.2.2.1 outlines the hierarchy with primacy directed to the City Centre Zone, followed by the enhancement of Town Centres and maintenance of Local and Neighbourhood Centres.
	Policy 15.2.2.1(a)(i) outlines how the hierarchy is to support the recovery of the City Centre Zone. The planning framework also encourages residential intensification throughout the hierarchy within centres. Residential activity is a permitted activity above ground floor and Table 15.1 outlines the function and role of centres, which includes anticipating high and medium density residential activity.
	Policy 15.2.2.7 provides a pathway for considering residential activity on ground floors.

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

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

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

***(ii) Height in intensified residential zones; and (iii) Density in centres and intensified residential zones.***

The "Updated Urban Form Building Heights Diagram" below, provides a visual summary of the proposed intensification heights in the centres and intensified residential zones in the Amended Proposal. This diagram has also been produced in an A3 format together with the supporting Table E below, that provides additional information on density provided within centres and intensified residential zones.

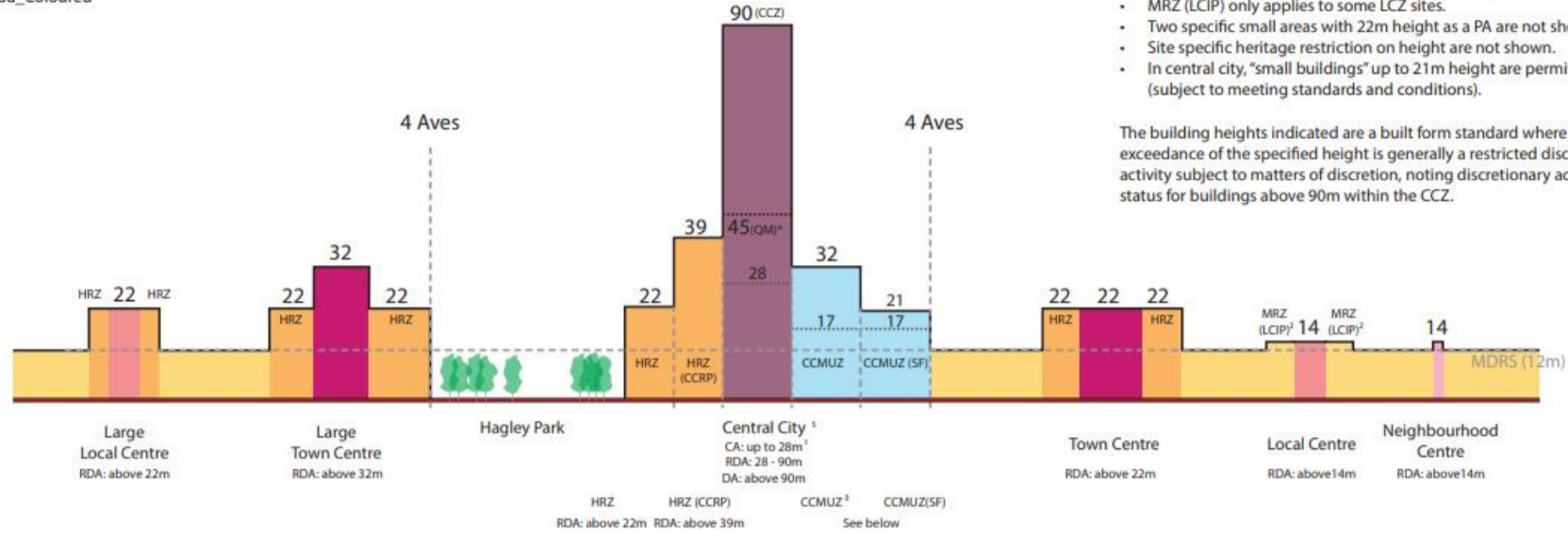
The updated urban form diagram is based upon a version presented within Ms Oliver’s Rebuttal evidence paragraph 7, with additional information provided in regard to the building heights associated with Residential Hills, Suburban and Suburban Density Transition Zones and proposed Residential Character Areas. It also includes a diagrammatic illustration of the mechanics of the proposed rules for the Central City Mixed Use Zone.

Additional annotations and notes have been added to explain the various activity status for different building heights, as well as for the Central City the associated consenting pathway for buildings in relation to urban design matters (alongside the proposed permitted height of 90m).

# Urban Form Building Heights Diagram

The following diagram is focused on building heights permitted as recommended through PC14.

26/10/2023  
Revision 3a\_Coloured



\* Qualifying Matter Victoria Street, Cathedral Square Height limit  
DA: building above 45m & building base above 28m

- Note:
- Urban Design certification is required to be a CA, otherwise RDA.
  - MRZ (LCIP) only applies to some LCZ sites.
  - Two specific small areas with 22m height as a PA are not shown.
  - Site specific heritage restriction on height are not shown.
  - In central city, "small buildings" up to 21m height are permitted (subject to meeting standards and conditions).

The building heights indicated are a built form standard where any exceedance of the specified height is generally a restricted discretionary activity subject to matters of discretion, noting discretionary activity status for buildings above 90m within the CCZ.

CA: Controlled Activity  
RDA: Restricted Discretionary Activity  
DA: Discretionary Activity

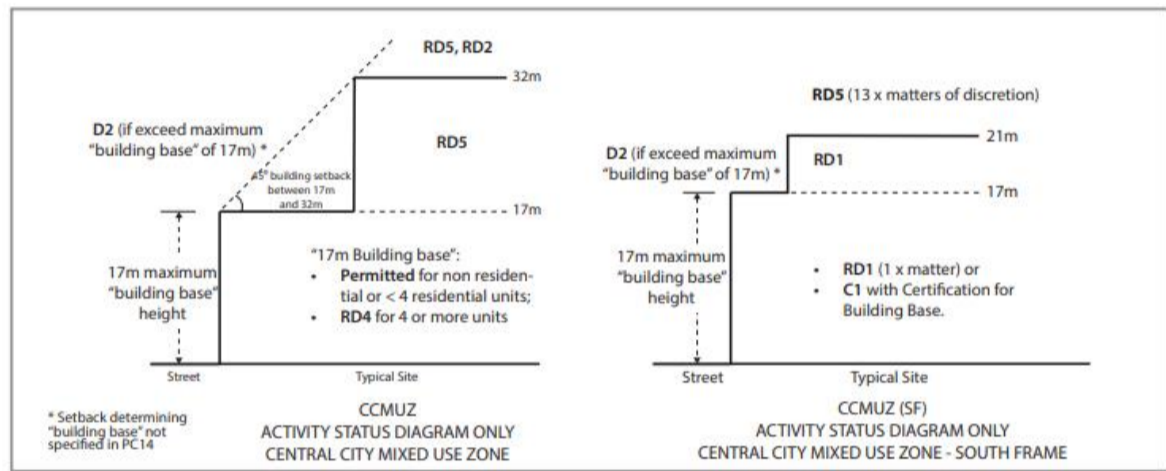
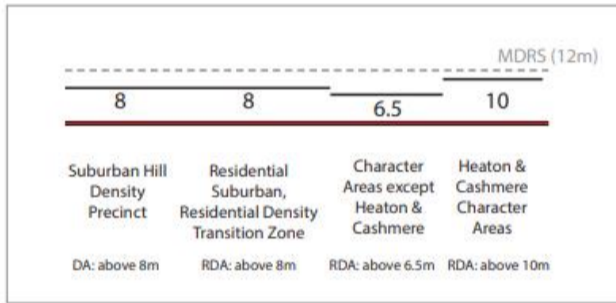


Table E - Amended Proposal urban form building heights and density within centres and intensified residential zones

Centre	Commercial Zoning	Commercial Height & Density	Residential Zoning	Residential Height & Density PA – Permitted Activity; RDA – Restricted discretionary activity
Christchurch City Centre	CCZ	90m height (above 90m discretionary). No site coverage or site size rules controlling density – just need to meet building setback/recession plane rules	HRZ + CCRP <sup>22</sup> [partially]	PA 22m building height, or 39m in CCRP <ul style="list-style-type: none"> <li>• Up to 60% building coverage PA</li> <li>• PA perimeter block development to 14m</li> <li>• &gt;3 units = RDA, subject to urban design</li> </ul>
Hornby, Riccarton, Papanui	TCZ	32m height. No site coverage or site size rules controlling density – performance standards are building setback, recession plane related.	HRZ	PA 22m building height <ul style="list-style-type: none"> <li>• Up to 60% building coverage PA</li> <li>• PA perimeter block development to 14m</li> <li>• &gt;3 units = RDA, subject to urban design</li> </ul>
Shirley, Linwood, North Halswell,	TCZ	22m height. No site coverage or site size rules controlling density – performance standards are building setback, recession plane related.		
Church Corner, Merivale, Sydenham North, Ferrymead	LCZ			
Belfast	TCZ		MRZ + LCIP <sup>23</sup>	PA 14m building height <ul style="list-style-type: none"> <li>• Up to 50% building coverage PA</li> <li>• PA perimeter block development to 14m</li> <li>• &gt;3 units = RDA, subject to urban design</li> </ul>
Prestons, Bishopdale, Barrington, Wigram, North West Belfast, Sydenham South, Halswell, Richmond	LCZ	14m height. No site coverage or site size rules controlling density – performance standards are building setback, recession plane related.	MRZ + LCIP	
Addington, Avonhead, Sumner, Colombo/Beaumont, Cranford, Edgeware, Fendalton, Beckenham, Lyttelton, Ilam/Clyde, Parklands, Redcliffs, St Martins, Linwood Village, Wairakei/Greers Road, Woolston, Yaldhurst, Hillmorton, Stanmore	LCZ		MRZ	PA 14m building height <ul style="list-style-type: none"> <li>• Up to 50% building coverage PA</li> <li>• &gt;3 units = RDA, subject to urban design</li> </ul>
Any other centre	NCZ		MRZ	

<sup>22</sup> Central City Residential Precinct, located in near proximity to CCZ and providing greater enablement over HRZ.

<sup>23</sup> Local Centre Intensification Precinct, applied over MRZ areas surround lesser centres and permitting 14m heights.

## D. Qualifying Matters

**[5] Identify all qualifying matters (QM).**

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

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

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


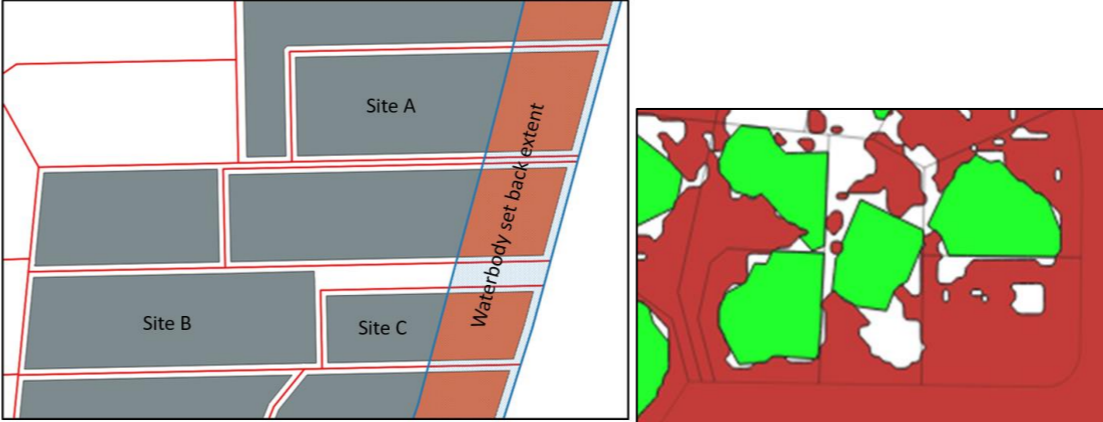

**(ii) The approach for new qualifying matters explicitly listed in s77I(a) to (i) or s77O(a) to (i), not already contained in the operative District Plan and proposed to be introduced at the time of the notification of the IPI. Identify whether an evaluation process as specified in s77J and s77P has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

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

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

**(c) What effect does each QM have on density and height (explain how it operates):**

- The identification and evaluation of qualifying matters is set out in Part 2 of the Section 32 evaluation (with 54 supporting appendices inclusive of technical assessments) links as follows:
  - [Plan-Change-14-HBC-NOTIFICATION-Section-32-Qualifying-Matters-Part-1.pdf](#) ([ccc.govt.nz](#))
  - [Plan-Change-14-HBC-NOTIFICATION-Section-32-Qualifying-Matters-Part-2.pdf](#) ([ccc.govt.nz](#))
  - [Plan-Change-14-HBC-NOTIFICATION-Section-32-Qualifying-Matters-Part-3-15-March.pdf](#) ([ccc.govt.nz](#))
- Table F describes the qualifying matter types and evaluation approach – refer to Section 32, Part 2, paragraph 2.3.15.
- Table G combines the information provided in Section 32, Part 2 – section 2.3 and [s42A report of Ms Oliver](#) and evidence of Mr Scallan. Table E summarises the identification, approach and level of assessment taken in the identification (on planning maps) and evaluation of qualifying matters; the specific spatial application of the qualifying matters (whole and partial impact), the proposed underlying zoning and associated rules applying to maintain the specific characteristics of each qualifying matter.

Table F – Spatial identification and different types of qualifying matters		
Type	Description & approach	Illustration of impact of different QM's and approach to assessing impact on development capacity
Area-wide	<ul style="list-style-type: none"> <li>• Capture specific spatial features that cross a number of sites and zones, such as flood hazard extent, ecological areas, railway setbacks.</li> <li>• To assess impacted development capacity, a geospatial intersect is undertaken of where sites overlap with specific features and captures the area of overlap with the site (m<sup>2</sup>) and as a% percentage.</li> <li>• Includes ; High flood hazard management area; Slope instability areas; Outstanding natural landscapes and features (ONL and ONF); Transmission line and structures setbacks; Railway setbacks; Water bodyway setbacks; Coastal hazards (inundation, erosion, and tsunami); Airport noise contours; Lyttelton Port Influences layer; Sites of Ngāi Tahu Cultural Significance (SCS).</li> <li>• Within the Area-wide QM's there is an element of site-specific application as well (see below).</li> </ul>	<p>Example – Flood Ponding Management Area</p>  <p>Flood Ponding Management Area - existing</p>
Site specific	<ul style="list-style-type: none"> <li>• Qualifying matters that relate to specific sites and are not area-wide; such as some Sites of Ecological Significance (SES) and Character Areas.</li> <li>• To assess impacted development capacity, a geospatial output was provided of intersecting sites, showing the proposed zoning and site area.</li> <li>• These were all 'other' matters under s77L, including Character Areas, Wastewater constraint area and Low Public Transport Accessibility Area.</li> </ul>	<p>Examples – Waterbody setbacks and flood management areas both area-wide and site specific (grey and green areas are the buildable areas)</p> 
Bespoke approach	<ul style="list-style-type: none"> <li>• Qualifying matters that are unique in their spatial configuration or type of development controls. This captures the schedule of significant trees, and heritage sites, features, and areas, Radio communication pathways ('other' under s77L); Outline Development Plans within the Operative Residential New Neighbourhood zones ('other' under s77L).</li> <li>• To assess impacted development capacity, a bespoke model was developed for each of these qualifying matters, factoring in what would otherwise be enabled over intersecting sites/areas verses what the proposed control for the qualifying matter is.</li> </ul>	 <p>Example – Significant trees plot and buffer</p>



**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**

Note: The following information only summarises the impact of proposed qualifying matters on relevant residential and commercial zones to PC14.

QM Name	Existing, New, or 'other'	QM Type – s771 / s770	QM s77 required evaluation + actual	Spatial application	Planning map & QM intersects	Underlying Zoning	Activity status - management of QM specific characteristics PA-permitted RD – restricted discretionary D – discretionary NC – non-complying	Reference & Approach	Impacted development capacity – plan-enabled number of dwellings	Impacted development capacity – Feasible number of dwellings assessed on either full or part of a site
Sites of Ecological Significance (SES)	Existing	s771(a) – Section 6 matter	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 of 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; 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 ( <a href="#">para 6.2, beginning page 65</a> ) 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)	520	<100  (This estimate appears fanciful in light of the minimal extent of the SES influence on affected properties)
Outstanding Natural Features and Landscapes	Existing	s771(a) – Section 6 matter	S77K(1) + Impacted Development Capacity	Area-specific:  Largely confined to waterbodies, coastal, rural and OS areas – residential areas captured along the South Brighton Spit only and is limited to 18 properties. Zoned RS	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 <a href="#">subdivision</a> on which a <a href="#">building</a> is anticipated)  Avoidance policy	Link to s32 Report and s771/s770 evaluation ( <a href="#">para 6.3, beginning page 68</a> ) 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
Wāhi Tapu; Wāhi Taonga, Silent Files	Existing	s771(a) – Section 6 matter	S77K(1) + Impacted Development Capacity	Site and area-specific:  50 Wāhi Tapu/Wāhi Taonga sites	Map 12, 40, 41, 47, 48	All zones	Restricted Discretionary Activity to build – effects on and protection of Ngai Tahu Cultural and Historic/Archaeological Values  <a href="#">Policy for Wāhi Tapu and Wāhi Taonga</a> – avoid disturbance, protect from inappropriate development, disturbance, damage or destruction	<a href="#">Link to s32 Report and s771/s770 evaluation</a> (para 6.4, beginning page 71) QM to identify and protect Wāhi Tapu / Wāhi Taonga, Ngā Tūranga Tūpuna, Ngā Wai and Belfast Silent File sites from inappropriate development and ensure effects of activities on these sites are managed appropriately. In most cases that will be limited to following a prescribed protocol in case of archaeological findings. Ensures direction of higher	140 (Wāhi Tapu/Wāhi Taonga sites only)	Not assessed

**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**

Note: The following information only summarises the impact of proposed qualifying matters on relevant residential and commercial zones to PC14.

QM Name	Existing, New, or 'other'	QM Type – s771 / s770	QM s77 required evaluation + actual	Spatial application	Planning map & QM intersects	Underlying Zoning	Activity status - management of QM specific characteristics PA-permitted RD – restricted discretionary D – discretionary NC – non-complying	Reference & Approach	Impacted development capacity – plan-enabled number of dwellings	Impacted development capacity – Feasible number of dwellings assessed on either full or part of a site
							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.	order docs are given effect to whilst not ruling out development completely.		
Scheduled heritage items and settings,	Existing + New	s771(a), s770(a) – Section 6 matter	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	<a href="#">Link to s32 Report and s771 / s770 evaluation</a> (para 6.6, beginning page 76) <a href="#">Link to Appendix 31 - Central City Heritage Height Limits evidence - Christchurch City Council</a> <a href="#">Link to Appendix 32 - Arts Centre and New Regent Street Modelling and Sun Studies - Christchurch City Council</a>  Heritage items and settings also subject of PC13, which was notified at the same time as PC14. <a href="#">Link to PC13 s32 report.</a> <a href="#">Link to PC13 s32 report - Appendix 2 - Table of reasons for rule amendments</a> <a href="https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2023/PC13/Plan-Change-13-s32-Appendix-2-Reasons-for-Rule-Amendments-for-notification-2023-03-17.PDF">https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2023/PC13/Plan-Change-13-s32-Appendix-2-Reasons-for-Rule-Amendments-for-notification-2023-03-17.PDF</a>	3,340	503
High Flood Hazard Management Area	Existing	s771(a) – Section 6 matter	S77K(1) + S77Q(1) + Impacted Development Capacity	Area-wide and site specific:  Partial site impact of QM to be provided.  Full (or near to) site impact to be provided.	1, 2, 4, 5, 9 – 13, 15 – 20, 24 – 26, 30 – 34, 39 – 41, 45 – 50, 55, 56	MRZ RS FUZ TCZ NCZ LCZ	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	<a href="#">Link to s32 Report</a> 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

**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**

Note: The following information only summarises the impact of proposed qualifying matters on relevant residential and commercial zones to PC14.

QM Name	Existing, New, or 'other'	QM Type – s771 / s770	QM s77 required evaluation + actual	Spatial application	Planning map & QM intersects	Underlying Zoning	Activity status - management of QM specific characteristics PA-permitted RD – restricted discretionary D – discretionary NC – non-complying	Reference & Approach	Impacted development capacity – plan-enabled number of dwellings	Impacted development capacity – Feasible number of dwellings assessed on either full or part of a site
							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  Avoidance policy			
Flood ponding management area	Existing	s771(a) – Section 6 matter	S77K(1) + S77Q(1) + Impacted Development Capacity	Area-wide and site specific:  Partial site impact of QM to be provided. Cranford 24 sites Halswell to be provided.  Full (or near to) site impact to be provided. Cranford 12 sites Halswell to be provided.	19 25 45 H42	MRZ RS RH 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	<a href="#">Link to s32 Report</a> 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
Slope Instability High Hazard Management Areas	Existing	s771(a) – Section 6 matter	S77K(1) + S77Q(1) + Impacted Development Capacity	Area-wide and site specific:  Partial site impact of QM to be provided.  Full (or near to) site impact to be provided.	CCMA1 48, 58  CCMA2 40, 41, 47, 48, 52, 53, 57 – 59  RMA1	CCMA1 RH, RS, RSDT  CCMA2 MRZ, RH, RS, RSDT  RMA1 MRZ, RS, RH, RBP	CCMA1 NC – subdivision where the new lot is not within the overlay. Any other activity  PR – subdivision, earthworks, new buildings  CCMA2, RMA1, MMA1	<a href="#">Link to s32 Report</a> and s771/s770 evaluation (Para 6.9 beginning on page 89)  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.	6,210	1,310

**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**

Note: The following information only summarises the impact of proposed qualifying matters on relevant residential and commercial zones to PC14.

QM Name	Existing, New, or 'other'	QM Type – s77I / s77O	QM s77 required evaluation + actual	Spatial application	Planning map & QM intersects	Underlying Zoning	Activity status - management of QM specific characteristics PA-permitted RD – restricted discretionary D – discretionary NC – non-complying	Reference & Approach	Impacted development capacity – plan-enabled number of dwellings	Impacted development capacity – Feasible number of dwellings assessed on either full or part of a site
					45, 46, 47, 48, 50 – 53, 56 – 60  MMA1 40, 47, 48	MMA1 RH, RS, RSDT	NC – subdivision, earthworks, new building, any other activity  Avoidance policy  AIFR certificate exemption can apply to RMA1 and CCMA2			
Waterbody Setbacks	Existing	s77I(a) and (b) – Section 6 matter, NPS-FM	S77K(1) + Impacted Development Capacity	Site-specific:  Applies setback along the water body (Open Space Water and Margins for larger waterways/Residential interface. Can apply within a residential site intersected by a waterway, e.g. environmental asset or utility waterway.	Most	All zones	Within Setback – Earthworks and Buildings are Restricted Discretionary Activity – Natural Hazard and Natural Values The status changes to Discretionary where the water body is also a SES.  Policy: Manage adverse effects on water bodies and their margins within the water body setback to provide natural erosion, flood risk etc. buffer, maintain and enhance flora and fauna habitats, provide public access where appropriate.	<a href="#">Link to s32 Report</a> and s77I/s77O evaluation (para 6.10, beginning on page 92)  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.	20,160	3,743
Riccarton Bush Interface Area	Existing values, new controls	s77I(a) – Section 6 matter	S77J	Site-specific:  Affects whole sites, either within overlay or as MRZ.	31	RS MRZ	Breach of permitted standard is a Discretionary Activity	<a href="#">Link to s32 Report</a> and s77I/s77O 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
Significant and Heritage trees, and other trees	Existing values, new controls	s77I(a) and s77I(j) – Section 6 matter and other matter	S77J S77K S77L + S77O S77P + S77Q	Site specific: Heritage Tree sites: 310; 'other matter' Tree sites: 117.	11, 12, 15 – 26, 30 – 33, 35 – 40, 44- 49, 52, 53	RS RSDT RH OCP OMF SPH SPS MRZ HRZ FUZ LLRZ 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	<a href="#">Link to s32 Report and s77I/s77O evaluation</a> (para 6.7, beginning page 83) – Heritage trees <a href="#">Link to s32 Report and s77I/s77O evaluation</a> (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

**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**

Note: The following information only summarises the impact of proposed qualifying matters on relevant residential and commercial zones to PC14.

QM Name	Existing, New, or 'other'	QM Type – s771 / s770	QM s77 required evaluation + actual	Spatial application	Planning map & QM intersects	Underlying Zoning	Activity status - management of QM specific characteristics PA-permitted RD – restricted discretionary D – discretionary NC – non-complying	Reference & Approach	Impacted development capacity – plan-enabled number of dwellings	Impacted development capacity – Feasible number of dwellings assessed on either full or part of a site
							Significant Trees area at Riccarton Bush  DA – Pruning of significant tree identified as having exceptional values not provided for as P, C or RD			
Coastal Hazard Medium and High Risk Management Areas	New	s771(a) and s771(b) – Section 6 matter and NZCPS	S77J	Area and site specific: Site intersect approximately 5,800 properties.	20 26 27 33 34 40 41 48 47		Defined “residential intensification” - Non-complying	<a href="#">Link to s32 Report and s771 / s770 evaluation</a> (para 6.15, beginning page 113)  Prior to PC14 being initiated, <a href="#">PC12</a> had already begun, with draft proposals going out for feedback in early 2022. Given that, in the absence of associated controls, intensification would become permitted in potentially high hazard areas, it was considered appropriate to include QM-related controls as part of PC14.	25,700	4680
Tsunami Risk Management Areas	New	s771(a) and s771(b) – Section 6 matter and NZCPS	S77J	Area and site specific: estimated 19,000 properties less recommended exclusion of properties 30% or less impacted.	1, 2, 6, 13, 20, 26, 27, 33, 34, 40, 41, 47, 48, 52, 53, 58, 59		Defined “residential intensification” - Non-complying	<a href="#">Link to s32 Report and s771 / s770 evaluation</a> (para 6.16, beginning page 216)  QM gives effect to NZCPS Policy 25. Seeks to change zoning to operative zoning where the hazard covers >30% of a site, whilst more restrictive development controls also apply within the hazard overlay.	63,880	9,868
Residential Heritage Areas & Residential Heritage Areas Interface and Central City Heritage Interface	New	s771(a), s770(a) – Section 6 matter	S77J	Site-specific:  Site intersect to be provided.	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 New Regent Street) - Restricted Discretionary Activity – Any new building over 28 metres - Heritage Values	<a href="#">Link to s32 Report and s771 / s770 evaluation</a> (para 6.12 beginning page 100, 6.13, beginning page 104); <a href="#">Link to Appendix 31 - Central City Heritage Height Limits evidence - Christchurch City Council</a> <a href="#">Link to Appendix 32 - Arts Centre and New Regent Street Modelling and Sun Studies - Christchurch City Council</a>  Residential Heritage Areas, Residential Heritage Area Interfaces and Central City Heritage Interfaces (adjoining Arts Centre and New Regent Street) were also introduced through PC13 which was notified together with PC14. PC13 has its <a href="#">own s32 report</a> , 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.	RHAs – 3,380  RHIA's - 640	RHAs –1,668  RHIA's - <100

**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**

Note: The following information only summarises the impact of proposed qualifying matters on relevant residential and commercial zones to PC14.

QM Name	Existing, New, or 'other'	QM Type – s77I / s77O	QM s77 required evaluation + actual	Spatial application	Planning map & QM intersects	Underlying Zoning	Activity status - management of QM specific characteristics PA-permitted RD – restricted discretionary D – discretionary NC – non-complying	Reference & Approach	Impacted development capacity – plan-enabled number of dwellings	Impacted development capacity – Feasible number of dwellings assessed on either full or part of a site
								The heritage interface areas are directed at mitigating the contrast between the heritage features (QMs under s6 (f)) and the density and height enabled in the immediately adjoining zone. The residential heritage area interfaces only apply where the adjoining sites are zoned HRZ.		
Lyttelton Commercial Centre Interface Area	Existing values, new controls	s77I(a) – Section 6 matter	S77J S77K	Site-specific:  Site intersect to be provided.	52		PA - 65% site coverage; Reduced building height to 12m  RD – breach to PA	<a href="#">Link to s32 Report and s77I/s77O evaluation</a> (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
New Regent Street Site Overlay	Existing values, new controls (but applying operative DP heights)	s77O(a) – Section 6 matter	S77J S77K	Site-specific:  Site intersect to be provided.	32		PA: Reduced building height for buildings facing New Regent Street – 8m; breach is Restricted Discretionary Activity	<a href="#">Link to s32 Report and s77I/s77O evaluation</a> (para 6.6, beginning page 76)  Specifically addresses the heritage status of New Regent street, which is also addressed in the <a href="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">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</a> s32 report for Plan Change 13. <a href="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">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</a>	<100	<100
Arts Centre Site Overlay	Existing values, new controls (but applying operative DP heights)	s77O(a) – Section 6 matter	S77J S77K	Site-specific:  Site intersect to be provided.	32		PA: Reduced building height within Arts Centre – 16m  RD – breach to PA	<a href="#">Link to s32 Report and s77I/s77O evaluation</a> (para 6.6, beginning page 76)  Specifically addresses the heritage status of the Arts Centre, which is also addressed in the <a href="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">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</a> s32 report for Plan Change 13.	450	<100

**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**

Note: The following information only summarises the impact of proposed qualifying matters on relevant residential and commercial zones to PC14.

QM Name	Existing, New, or 'other'	QM Type – s77I / s77O	QM s77 required evaluation + actual	Spatial application	Planning map & QM intersects	Underlying Zoning	Activity status - management of QM specific characteristics PA-permitted RD – restricted discretionary D – discretionary NC – non-complying	Reference & Approach	Impacted development capacity – plan-enabled number of dwellings	Impacted development capacity – Feasible number of dwellings assessed on either full or part of a site
Cathedral Square Interface	Existing values, new controls (but applying operative DP heights)	s77I(a) – Section 6 matter	S77J S77K	Site-specific:  Site intersect to be provided.	32		Reduced building enable heights for buildings – 45m, breach is Discretionary Activity	<a href="#">Link to s32 Report and s77I/s77O evaluation</a> (Para 6.14, beginning page 108)  Specifically addresses the heritage status of the Cathedral Square by restricting building height to 45m.	460	<100
Lyttelton Port Influences Overlay	Existing	s77I(e) – Nationally significant infrastructure	s77K	Site-specific:  Site intersect to be provided.	52, 58		Extensions limited to 40m <sup>2</sup> . 8m height limit  RD - breach to PA	<a href="#">Link to s32 Report and s77I/s77O evaluation</a> (para 6.17, beginning page 126)  Adopts the operative controls associated with the overlay. Seek to protect Port operations through limiting density in areas with noise sensitivity and applying acoustic controls.	<100	<100
NZ Rail Network building setback	Existing	s77I(e) – Nationally significant infrastructure	s77K	Area-specific:  Site intersect to be provided.	12, 18, 24, 31, 36, 37, 38, 39, 47, 52		Setback requirement of 4m from rail corridor boundary.  RD – breach to PA setback.	<a href="#">Link to s32 Report and s77I/s77O evaluation</a> (para 6.18, beginning page 128)  Adopts operative controls to protect NZ Rail operations by applying a bespoke building setback from the rail corridor.	560	<100
Electricity Transmission and Distribution Corridors	Existing	s77I(e) – Nationally significant infrastructure	s77K	Area-specific:  Site intersect to be provided.	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.	<a href="#">Link to s32 Report</a> and s77I/s77O evaluation (para 6.19, beginning page 131)  QM to provide for ongoing protection and operation of the nationally significant electricity transmission and distribution network. Provisions manage dwelling construction within the setbacks from transmission and distribution lines, including all associated structures.	3,290	766
Radio Communications Pathways	New	s77I(e) – Nationally significant infrastructure	S77J S77K S77P	Area-specific:  Intersects with 31 developable land parcels.	39		NC - where height rule is breached: 40m to 79m	<a href="#">Link to s32 Report and s77I / s77O evaluation</a> (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

**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**

Note: The following information only summarises the impact of proposed qualifying matters on relevant residential and commercial zones to PC14.

QM Name	Existing, New, or 'other'	QM Type – s77I / s77O	QM s77 required evaluation + actual	Spatial application	Planning map & QM intersects	Underlying Zoning	Activity status - management of QM specific characteristics PA-permitted RD – restricted discretionary D – discretionary NC – non-complying	Reference & Approach	Impacted development capacity – plan-enabled number of dwellings	Impacted development capacity – Feasible number of dwellings assessed on either full or part of a site
Christchurch International Airport Noise Influence Area	Existing, with new spatial extent	s77I(e) – Nationally significant infrastructure	S77J S77P S77L	Area-specific:  Site intersect to be provided.	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 Christchurch International Airport Limited (absent its written approval).	<a href="#">Link to s32 Report</a> and s77I/s77O evaluation (para 6.20, beginning 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
Residential Character Areas	Existing & New	s77I(j) – Other Matter	S77J S77L	Site-specific:  2,996 sites potentially impacted.	25, 31, 32, 38, 39, 45, 46, 52		Varies based on area – Restricted Discretionary Activity	<a href="#">Link to s32 Report and s77I evaluation</a> (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
Victoria Street building height	New	s77I(j) – Other Matter	S77P S77R	Site-specific:  57 sites potentially impacted.	32		Reduced building enable heights for buildings – 45m, breach is Discretionary Activity	<a href="#">Link to s32 Report and s77I / s77O evaluation</a> (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
Wastewater constraint	New	s77I(j) – Other Matter	S77J S77L	Site-specific:  Site intersect – 2807 properties in Aranui; 862 properties in Shirley; and estimate 1,685 in Prestons.	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	<a href="#">Link to s32 Report and s77I / s77O evaluation</a> (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



**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**

Note: The following information only summarises the impact of proposed qualifying matters on relevant residential and commercial zones to PC14.

QM Name	Existing, New, or 'other'	QM Type – s77I / s77O	QM s77 required evaluation + actual	Spatial application	Planning map & QM intersects	Underlying Zoning	Activity status - management of QM specific characteristics PA-permitted RD – restricted discretionary D – discretionary NC – non-complying	Reference & Approach	Impacted development capacity – plan-enabled number of dwellings	Impacted development capacity – Feasible number of dwellings assessed on either full or part of a site
Sunlight access	New	s77I(j) – Other Matter	S77J S77L	Site-specific; all MRZ and HRZ sites influenced.	Most	All zones	Recession plane requirements, breach is restricted discretionary	<a href="#">Link to s32 Report and s77I / s77O evaluation</a> (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%
City Spine Transport Corridor setback	New, applying operative DP setbacks	s77I(j) – Other Matter	S77J S77L S77P	Area-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 MUZ	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	<a href="#">Link to s32 Report and s77I / s77O evaluation</a> (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 building road setback to operative building road setbacks.	<100	<100
Low Public Transport Accessibility Area	New	s77I(j) – Other Matter	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 <sup>2</sup> or 650 <sup>2</sup> 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	<a href="#">Link to s32 Report and s77I / s77O evaluation</a> (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
Industrial Interface	New	s77I(j) – Other Matter	S77J S77L	Site-specific:  Partial site impact of QM – most (tbc)  Full (or near to) site impact – a few (tbc)	12, 18, 23, 24, 25, 30, 31, 33, 36, 37, 38, 39, 40, 44, 47	MRZ HRZ FUZ	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)	<a href="#">Link to s32 Report and s77I / s77O evaluation</a> (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.	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**

Note: The following information only summarises the impact of proposed qualifying matters on relevant residential and commercial zones to PC14.

QM Name	Existing, New, or 'other'	QM Type – s771 / s770	QM s77 required evaluation + actual	Spatial application	Planning map & QM intersects	Underlying Zoning	Activity status - management of QM specific characteristics PA-permitted RD – restricted discretionary D – discretionary NC – non-complying	Reference & Approach	Impacted development capacity – plan-enabled number of dwellings	Impacted development capacity – Feasible number of dwellings assessed on either full or part of a site
							<p>within the Industrial Interface Qualifying Matter Area</p> <p>Objective seeking 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 significantly adversely affect the health and safety of residents, unless mitigation sufficiently addresses the effects.</p> <p>Supporting policy seeking 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 and safety of residents, unless mitigation sufficiently addresses the effects.</p>			
North Halswell ODP Connections	Existing	s771(a) – Section 6 matter (waterbodies & heritage item); s771(j) s770(j) – Other Matter; s770(e) (electricity transmission).	s77K s77Q	Site-specific: Intersecting sites – approximately 6-7 properties	44, 45	TBC	CA– subdivision in accordance with requirements of adjacent ODP	<p><a href="#">Link to s32 Report and s771 / s770 evaluation</a> (para 6.24, page 190)</p> <p>The QM applies operative ODP (outline development plan) controls from Chapter 8 over greenfield HRZ areas in North Halswell.</p>	No intersect with tested zones	No intersect with tested zones
Belfast/Northwood Commercial Centre area adjoining the Styx River	Existing	s771(a) – Section 6 matter	s77K	Site-specific: Intersecting sites 1-2 properties	18	TBC	Building height reduction	<p><a href="#">Link to s32 Report</a> and s771/s770 evaluation (para 6.5, beginning page 74).</p> <p>Relates to the Styx River and margins noting that the Act does not preclude managing the use, development and protection of natural and physical</p>	No intersect with tested zones	No intersect with tested zones

**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**

Note: The following information only summarises the impact of proposed qualifying matters on relevant residential and commercial zones to PC14.

QM Name	Existing, New, or 'other'	QM Type – s771 / s770	QM s77 required evaluation + actual	Spatial application	Planning map & QM intersects	Underlying Zoning	Activity status - management of QM specific characteristics PA-permitted RD – restricted discretionary D – discretionary NC – non-complying	Reference & Approach	Impacted development capacity – plan-enabled number of dwellings	Impacted development capacity – Feasible number of dwellings assessed on either full or part of a site
								resources of land that adjoins or surrounds a site of national importance		

- <sup>[1]</sup> 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.
- <sup>[2]</sup> 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).
- <sup>[3]</sup> 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).
- <sup>[4]</sup> 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.
- <sup>[5]</sup> Combines Medium and High risk areas.
- <sup>[6]</sup> Based on full site redevelopment potential. The proposed rules do allow for a minor dwelling unit which could reduce this total.
- <sup>[7]</sup> Includes some sites zoned for residential activity that are currently in use as electricity supply infrastructure.
- <sup>[8]</sup> Total is net of additional dwellings that may be provided for within the proposed Character Area rules. The proposed rules do also allow for a minor dwelling unit, which could reduce this total further.

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

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

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

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

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

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

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

## E. Plan Change 14 Mechanics

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

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

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

The below details full effect of zones influenced, as adapted from paragraph 6.1.6 of the s42A report from Mr Kleynbos:

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

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

*As above, giving effect has also influenced Industrial zones located with relevant Policy 3(c) and (d) catchments. In instances where industrial areas are in close proximity to CCZ, PC14 proposes to re-zone these areas to Mixed Use Zone (MUZ), also applying a Comprehensive Housing Precinct to ensure a suitable transition of established industrial areas. Industrial areas around other commercial centres have sought to have a Brownfield Precinct apply, which is essentially an extension of the operative Brownfield Overlay. The overlay/precinct provides a consenting pathway for mixed use development.*

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

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

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

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

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

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

*A new sub-chapter has been proposed in response to the QM framework direction through s77I and s77O of the Act, and clause 3.32 of the NPS-UD. Sub-chapter 6.1A provides a comprehensive overview of all of the QMs that have been proposed across the District Plan. It provides the Plan user a direct reference to rules that each QM influences. A variety of new overlays and precincts have also been proposed across planning maps to ensure clarity is provided to Plan users for when QMs apply across a site/area.*

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

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

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

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



**Note:**

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

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

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

Note, ‘MODs’ means Matters of Discretion.

**Zone Codes:**

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

## PC14 – Urban form, function and design - proposed rule thresholds

### Notes:

1. Mechanics of the building height (built form standards) and activity status – the permitted building heights for the Central City Zone (CCZ) and the Central City Mixed Use Zone (South Frame) do not have the effect of changing the activity status of a building development (which is either a controlled, restricted discretionary or discretionary activity – see Table A below). The permitted activity building height standard is to be viewed as a threshold for when breached, deems an activity restricted discretionary with the associated application of additional matters of discretion.
2. Some rules only apply where the building is “...visible from a publicly owned and accessible space” (refer to CCMUZ(SF) Rule 15.13.1.3.RD1 and CCZ - 15.11.1.2).
3. Other rule breaches to built form standards, for example building height and recession planes within the HRZ and MRZ, are not included within the table below. Such breaches may however require consideration of matters of discretion relating to urban form, function and design.

Activity status and specific standards	CCZ	TCZ	CCMUZ	CCMUZ(SF)	LCZ	NCZ	HRZ	MRZ
Permitted activity, including specific built form standards	Buildings up to 90m except that overall activity status is either CA up to 28m with certification or RDA up to 90m.	Buildings less than 4,000m <sup>2</sup> GLFA, (tenant occupancy). [15.4.2.1.b]  Unlimited floor area residential activity <sup>1</sup> .	CCMU Buildings up to 17m for non-residential activities or less than 4 units.	Buildings up to 17m provided meets specific built form requirements (see Urban Form diagram)	Buildings less than 1000m <sup>2</sup> GLFA, (tenant occupancy). [15.5.2.1.b]  Unlimited floor area residential activity <sup>1</sup>	N/A	Up to 3 residential units [14.6.1.1.P1].	Up to 3 residential units [14.5.1.1.P1].
Controlled Activity subject to the development being certified	Buildings up to 28m in height [15.11.1.2 C1]	Greater than 4000m <sup>2</sup> GLFA with Urban Design Certification	Only for new buildings on Catholic Diocese site. [15.12.1.2 C1]	Any building (other than a “small building”) with certification and	Greater than 1000m <sup>2</sup> GLFA With Urban Design Certification	N/A		

<sup>1</sup> Note: The definition of “GLFA” means the sum of total area of all floors designed or used for tenant occupancy. This definition could capture residential activities if tenanted.

Activity status and specific standards	CCZ	TCZ	CCMUZ	CCMUZ(SF)	LCZ	NCZ	HRZ	MRZ
by a qualified (urban design) expert on the Council approved list				17m or less in height. [15.13.1.2 C1]				
Restricted Discretionary	Up to 28m if not a CA (i.e. not a certified development); or where a building height is over 28m [15.11.1.3 RD1]	Greater than 4000m <sup>2</sup> GLFA without Urban Design Certification	Above 17m [15.12.1.3 RD5]	RD1 applies when compliance with: Built Form standard height of 21m and 17m building base – one matter of discretion applies.  RD5 applies when height is greater than 21m but base has to remain under 17m. This activity pathway has 13 matters of discretion.	Greater than 1000m <sup>2</sup> GLFA without Urban Design Certification	Outside Central City - Built Form Standards (15.6.1.3 RD1 + RD2)  Inside Central City – More than 4 residential units OR greater than 12m in height (15.6.1.3 RD5 + RD6)	4 or more residential units [14.6.1.3.RD2].  Breach of garage/parking setback [14.6.1.3.RD2].  Breach of ground floor habitable room [14.6.1.3.RD2].  Breach of 30m building length [14.6.1.3.RD25].  Breach of City Spine road boundary setback [14.6.1.3.RD23]	4 or more residential units [14.5.1.3.RD1].  Breach of garage/parking setback [14.5.1.3.RD26].  Breach of ground floor habitable room [14.5.1.3.RD26].  Breach of 30m building length [14.5.1.3.RD32].  2-3 units within the Suburban Density Precinct and Suburban Hill Density Precinct [14.5.3.1.3.RD19].
Discretionary	Buildings above 90m are DA. [Rule 15.11.1.4 D1]			If building base height (i.e. road wall) of 17m is breached			N/A	N/A

Activity status and specific standards	CCZ	TCZ	CCMUZ	CCMUZ(SF)	LCZ	NCZ	HRZ	MRZ
				(regardless of maximum overall height) the building is a DA				

**Amended Proposal (latest version at close of CCC Rebuttal and Summary Statements) - Urban form, function and design matters of control and discretion.**

Provision (rule trigger/threshold)	Matters of Control or Discretion
<b>City Centre Zone</b>	
<p>15.11.1.2 - Controlled Activities – C1 Any new building when:</p> <ul style="list-style-type: none"> <li>- 28m or less, and;</li> <li>- Is certified by a qualified expert on urban design</li> </ul> <p>Meets the built form standards:</p> <ul style="list-style-type: none"> <li>- 15.11.2.3 - Sunlight and outlook with the street</li> <li>- 15.11.2.12 - Maximum Road wall height</li> </ul>	<p>That the activity is undertaken in accordance with the urban design certification.</p>
<p>15.11.1.3 - Restricted Discretionary Activity – RD1 Any new building that is not a controlled activity under 15.11.1.2 C1 above.</p>	<p>15.14.2.6 City Centre Zone Urban design</p> <p>a. The extent to which the building or use:</p> <ul style="list-style-type: none"> <li>i. recognises and reinforces the context of a site, having regard to the identified urban form for the City Centre Zone, the grid and diagonal street pattern, natural, heritage or cultural assets, and public open spaces;</li> <li>ii. in having regard to the relationship of Ngāi Tūāhuriri/ Ngāi Tahu with Ōtautahi as a cultural element, consideration should be given to landscaping, the use of Te Reo Maori, design features, the use of locally sourced materials, and low impact design principles as is appropriate to the context-;</li> <li>iii. in respect of that part of the building or use visible from a publicly owned and accessible space, promotes active engagement with the street, community safety, human scale and visual interest, including consideration of the visual impact of car parking;</li> <li>iv. Demonstrates a clear and coherent design strategy through the composition of design elements, articulation and modulation of the building facades, colours &amp; materials, glazing and other architectural detailing. The strategy should take into account nearby buildings in respect of the exterior design, materials, architectural form, scale and detailing of the building;</li> <li>v. is designed to emphasise the street corner (if on a corner site);</li> <li>vi. is designed to incorporate Crime Prevention Through Environmental Design (CPTED) principles, including encouraging surveillance, effective lighting, management of public areas and boundary demarcation; and</li> <li>vii. incorporates landscaping or other means to provide for increased amenity, shade and weather protection.</li> <li>viii. For buildings or parts of buildings over 28m in height, the proposal will need to demonstrate (in addition to the above matters):</li> </ul>

	<ul style="list-style-type: none"> <li>a. How the top of the building contributes positively to the enhancement of the skyline, including the use of recessed and well-screened accommodation of rooftop plant, and service apparatus and telecommunication masts. Note that large blank walls / facades should be avoided in the tower element of the building.</li> <li>b. A clear and coherent design for the building that avoids a dominant built form, and provides visual interest when viewed from short, medium and long ranges, particularly from public open spaces and other areas where there are high levels of pedestrian activity.</li> <li>c. The relationship between the building base and building tower elements and the use of the building.</li> <li>d. How the building avoids the individual or cumulative effects of shading, glare and reflections, and reflected heat from glass for sensitive sites including adjoining residential zones or on the character, quality and use of public open space and in particular the Ōtākaro Avon River corridor, Earthquake Memorial, Victoria Square, Latimer Square and Cathedral Square.</li> <li>e. A clear design strategy for the building’s signage and night-time appearance, including lighting, results in a high quality outcome without a proliferation of signs and large scale advertising.</li> <li>f. The mitigation of the adverse impacts of wind caused by tall buildings on the safety and comfort of people, whether stationary or moving, at street level and in other public open spaces including Cathedral Square, Victoria Square, the Ōtākaro Avon River Corridor, the Margaret Mahy Family Playground, any public open space zoned Open Space Community Park Zone, Central City Heritage Triangles and other parks, and any mitigation measures proposed, demonstrated through the use of wind modelling and analysis.</li> <li>g. Note: The Council intends to publish a design guide for large scale central city buildings which will elaborate on the above specified matters.</li> </ul> <p>Advice Note:</p> <ul style="list-style-type: none"> <li>• For the purpose of this assessment, safety and comfort will be demonstrated where the building does not result in wind conditions that exceed the following cumulative wind condition standards (Gust Equivalent Mean) more than 5% annually at ground level, within 100m of the site based on modelling: <ul style="list-style-type: none"> <li>i. 4 m/s at the boundary of the site street frontage for the width of the footpath;</li> <li>ii. 6 m/s within any carriageway adjacent to the site;</li> <li>iii. 4 m/s at the following listed public open spaces: <ul style="list-style-type: none"> <li>A. The Avon River Precinct Zone;</li> <li>B. Cathedral Square;</li> <li>C. Victoria Square;</li> <li>D. Any public open space zoned Open Space Community Park Zone;</li> <li>E. The Margaret Mahy Family Playground.</li> </ul> </li> </ul> <p>New buildings, structures or additions greater than 28 metres in height shall not result in wind speeds exceeding 15m/s more than 0.3% annually at ground level.</p> </li> </ul>
15.11.1.3 Restricted Discretionary Activity – RD2	15.14.2.6 City Centre Zone Urban design – <i>same as 15.11.1.3 - Restricted Discretionary Activity – RD1 above</i>

<p>Any new building within Central City Retail Precinct (as identified Central City Core, Frame, Large Format Retail, and Health, Innovation, Retail and South Frame Pedestrian Precincts planning map)</p>	<p>15.14.2.7 City Centre Zone Retail Precinct</p> <p>a. The extent to which the proposal achieves the following matters:</p> <ul style="list-style-type: none"> <li>i. the comprehensive development of a contiguous area of not less than 7,500m<sup>2</sup>, except that, for the triangular block bounded by High, Cashel and Colombo Streets, the extent to which the proposal achieves the comprehensive development of the entire triangular block;</li> <li>ii. north and south pedestrian connections through street blocks, ideally with two such connections within each of the larger street blocks, distributed to facilitate convenient and accessible connectivity through blocks;</li> <li>iii. car parking, access and servicing arrangements integrated to achieve shared access point(s) to avoid unnecessary crossings in an otherwise continuous building façade and minimise pedestrian conflict;</li> <li>iv. publicly accessible open space provided within the area of the proposal;</li> <li>v. natural light and ventilation within internal spaces and to public open space; and</li> <li>vi. the interrelationship with any existing approved Development Plan for the same and/or adjoining land.</li> </ul>
<p>15.11.1.3 Restricted Discretionary Activity – RD3 Active frontages</p>	<p>15.14.2.8 City Centre Zone - Activity at ground floor level.</p> <ul style="list-style-type: none"> <li>a. The effect of not providing for an active frontage on the present and anticipated future pattern of adjacent activities, and on the attractiveness of the frontage for pedestrians, including shoppers.</li> <li>b. The visual impact of any activity upon the street façade of a building and street scene.</li> <li>c. The extent to which the principle of building to the street frontage and ensuring buildings contribute to a high quality public environment is reinforced.</li> <li>d. The extent to which main entrances, openings and display windows face the street, and visual and physical connections are maintained between building interiors and public spaces contributing to the vitality and safety of the public space.</li> <li>e. Any effect on maintaining sunlight access and outlook for interior spaces, and those of neighbouring buildings.</li> </ul>
<p>15.11.1.3 Restricted Discretionary Activity – RD4 Residential activity that does not meet one or more activity specific standards in 15.11.1.1 P13.</p>	<p>15.14.2.9 Residential activity in the City Centre and Central City Mixed Use Zones</p> <ul style="list-style-type: none"> <li>a. In relation to minimum unit size, whether: <ul style="list-style-type: none"> <li>i. the floor space available and the internal layout represents a viable residential unit that would support the amenity of current and future occupants and the surrounding neighbourhood;</li> <li>ii. other onsite factors compensate for a reduction in unit sizes e.g. communal facilities;</li> <li>iii. the balance of unit mix and unit sizes within the overall development is such that a minor reduction in the area of a small percentage of the overall units may be warranted;</li> <li>iv. the units are to be a part of a development delivered by a social housing provider and have been specifically designed to meet atypical housing needs; and</li> <li>v. the nature and duration of activities proposed may warrant a reduced unit size to operate e.g. very short term duration.</li> </ul> </li> <li>b. In relation to outdoor service space, whether: <ul style="list-style-type: none"> <li>i. indoor service areas have been provided to compensate for the reduced or lack of outdoor service areas; and</li> <li>ii. there are effects on amenity within the site, and of adjoining sites including public spaces.</li> </ul> </li> <li>c. In relation to outdoor living space:</li> </ul>

	<ul style="list-style-type: none"> <li>i. the extent to which the reduction in outdoor living space and/or its location will adversely affect the ability of the site to provide for the outdoor living needs of likely future residents of the site.</li> <li>d. In relation to residential activity in the first 10m depth of ground floor that fronts the street: <ul style="list-style-type: none"> <li>i. the effect on the pattern of adjacent activities and the continuity of the shopping frontage;</li> <li>ii. any adverse effects on pedestrians and street life; and</li> <li>iii. the visual impact of any residential activity upon the street façade of a building and street scene.</li> </ul> </li> </ul> <p>15.14.3.37 Glazing</p> <ul style="list-style-type: none"> <li>a. The extent to which clear street-facing or public space -facing glazing, that is visible from the street, is provided for ground floor habitable rooms;</li> <li>b. Whether the majority of street-facing or public space-facing glazing is from habitable rooms within the unit;</li> <li>c. The extent to which passive unimpeded surveillance is provided from the residential unit to the street, for example transparent glazing and absence of fencing and vegetation; and</li> <li>d. Any other architectural features such as porticos or gables that are incorporated to add visual interest to facades facing the street and other public spaces.</li> </ul> <p>15.14.3.38 Outlook spaces</p> <ul style="list-style-type: none"> <li>a. The extent to which the outlook space shall remain unobstructed, is open to the sky and provides access to daylight for windows of habitable rooms;</li> <li>b. The nature of occupation within the outlook space and the effects on the use of the habitable room;</li> <li>c. Any effects on amenity of future occupants from a reduced outlook;</li> <li>d. The extent and quality of internal space of the residential unit in reducing the need for outlook space; and</li> <li>e. Any privacy benefits resulting from a reduced outlook.</li> </ul>
<p>15.11.1.3 Restricted Discretionary Activities – RD6, RD7, RD8, RD9, RD10, RD11.</p> <p>These provisions relate to activities (retirement villages, parking lot/parking building, buildings at 100 Cathedral Square, small buildings, new buildings on New Regent Street, the Arts Centre, and in the Central City Heritage Qualifying Matter and Precinct) that do not comply with the activity specific standards for their respective permitted activities in 15.11.1.1.</p> <p>Matters of discretion are activity specific, and also include urban design and built form standards where relevant (e.g. RD7 retirement villages that do not meet one or more built form standards).</p>	
<p>15.11.1.13 Restricted Discretionary – RD5</p> <p>Any activity that does not meet one or more of the built form standards listed in 15.11.2</p>	<p>15.14.3.15 City Centre Zone – Building Setbacks and continuity</p> <ul style="list-style-type: none"> <li>a. The extent to which buildings are of sufficient height to enclose the street or public space taking into account the scale of surrounding buildings.</li> <li>b. The extent to which buildings are already aligned with the street frontage in the vicinity of the site, contribute to the quality and activation of adjacent public space and the coherence of the street interface, and the likelihood of future buildings on sites in the vicinity being aligned with the street frontage if they currently do not contain buildings.</li> </ul>



	<p>c. Whether a setback is needed to enable high amenity private open space, and whether this will be integrated with public open space.</p> <p>d. The effect on adjacent activities and sites, on utilisation of the street, including by pedestrians, and on the safe and efficient functioning of transport networks in not providing for continuity of building frontage.</p> <p>e. the principles of CPTED.</p> <p>15.14.3.16 City Centre Zone and Central City Mixed Use Zones (South Frame) - Verandas</p> <p>a. In the Central City Business City Centre Zone, the present and anticipated volume of pedestrian movement in the vicinity of the building concerned and any adverse effect on pedestrians.</p> <p>b. The effect of not providing a veranda or other weather protection upon the use, design and appearance of the building and of adjoining buildings, the continuity of the veranda provision along the street, and the continuity of the street façade</p> <p>15.14.3.17 City Centre Zone – Sunlight and outlook for the street</p> <p>a. Any effect on the sense of openness and/or the admission of sunlight to the street.</p> <p>b. The dominance of buildings on the street environment and the incidence of adverse effects from wind at street level.</p> <p>15.14.3.18 City Centre Zone and Central City Mixed Use Zone (South Frame) - Minimum number of floors</p> <p>a. The effect of a reduced number of floors on defining the street edge, and providing a sense of enclosure for the street taking into account the scale of surrounding buildings or anticipated future buildings on surrounding sites.</p> <p>b. Maintaining continuity of built form, including in relation to adjoining properties.</p> <p>15.14.3.19 City Centre Zone – Flexibility in building design for future uses</p> <p>a. The extent to which a reduced height will preclude future alternative uses on the ground floor.</p> <p>b. The effect of the reduced height on the continuity of built form with adjacent properties.</p> <p>15.14.3.20 City Centre Zone – Location of on-site car parking</p> <p>a. The extent to which proposed car parks dominate the streetscape or disrupt the built edge continuity.</p> <p>b. The extent to which any car parking area and associated driveways disrupt active frontages, and pedestrian circulation and safety.</p> <p>c. Any effect of the placement of car parking area on the ability to accommodate activity at ground floor level contributing to an active building frontage.</p> <p>15.14.3.21 City Centre and Mixed Use Zones – Fencing and screening structures</p> <p>a. The extent to which a taller screening structure or reduction in visual transparency may be more visually appropriate or suited to the character of the site or area, or is appropriate to provide privacy or security;</p>
--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

- b. The extent to which the screening structure is varied in terms of incorporating steps, changes in height, variety in materials, or incorporates landscaping and avoids presenting a blank, solid facade to the street or Avon River Precinct (Te Papa Ōtākaro) Zone; and to the Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro in the Commercial Central City Mixed Use Zone).
- c. The extent to which taller fencing or screening and/or reduced transparency has adverse effects on the actual or perceived safety for users of the adjoining public space and any CPTED principles adopted in the design of fencing and/or screening to mitigate effects.

15.14.3.22 City Centre and Mixed Use Zones – Screening of outdoor storage and service area /spaces

- a. The extent to which the lack of screening of any outdoor storage area or outdoor service space, or not positioning the space behind the principal building, will impact on the visual amenity of the street scene or the amenity of any adjoining site.
- b. Any adverse effect of siting storage or service space elsewhere within the site that is not visible from any adjoining site or public road.

15.14.3.23 Sunlight and outlook with a residential zone, and in the Central City Mixed Use Zone, the boundary with the Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone

- a. Any adverse effect on the enjoyment of residential amenity within sites in adjoining residential zones, particularly on outdoor living spaces or main living areas of residential units;
- b. The extent of increased shadowing and any adverse visual effects on neighbouring properties;
- c. Any proposed landscaping provision adjacent to the boundary, and whether it would mitigate the effect on outlook from any affected residential property or have an adverse effect on the enjoyment of those properties; and
- d. The presence of any non-residential activity on sites within any building in adjoining residential zone and the sensitivity of those activities to effects on their amenity.

15.14.3.24 Minimum separation from the boundary with a residential zone or from an internal boundary

- a. Any adverse effect on the enjoyment of residential amenity within sites and in adjoining residential zones, particularly on outdoor living spaces or main living areas of residential units;
- b. The extent of any loss of daylight and increased shadowing and any adverse visual effects within sites and on neighbouring residential properties;
- c. Any proposed landscaping provision adjacent to the boundary, and whether it would mitigate the effect on outlook from any affected residential property or have an adverse effect on the enjoyment of those properties;
- d. The presence of any non-residential activity on sites or within any buildings in adjoining residential zones and the sensitivity of those activities to effects on their amenity;
- e. Any effects on the amenity of outdoor living space or habitable space as a consequence of a reduced setback distance from the boundary; and

f. The effect of any reduced landscaping on visually softening the built form, and on the amenity of activities on the site and adjoining residential sites.

15.14.3.8 Water supply and access for fire fighting

a. Whether sufficient fire fighting water supply is available to ensure the health and safety of the community, including neighbouring properties.

15.14.3.1 Maximum Building Height

a. The extent to which an increase in height of the building:

- i. Is visually mitigated through the design and appearance of the building, and the quality and scale of any landscaping and tree planting proposed;
- ii. Allows more efficient use of the sites with limited street frontage or small sites which are an irregular shape;
- iii. Enables the long term protection of sites of Ngāi Tahu cultural significance identified in Schedule 9.5.6.1, significant trees listed in Appendix 9.4.7.1, or natural features on the balance of the site through more intensive development;
- iv. Improves the legibility of a centre within the wider context of the anticipated urban form for the city;
- v. Contributes to variety in the scale of buildings in a centre, and creates landmarks on corner sites;
- vi. Reflects functional requirements of the activity;
- vii. Results in adverse effects on adjoining residential zones or on the character, quality and use of public open space;
- viii. Is visually dominant within the streetscape and public realm, and in the context of the anticipated built form;
- ix. If in New Brighton, provides for residential activity above ground floor, promoting a mix of uses and greater levels of activity in the centre.
- x. Would maintain a scale of development consistent with the anticipated role of the commercial centre, as set out in Policy 15.2.2.1, Table 15.1; and
- xi. Would cause adverse effects on the function and recovery of the City Centre or the role and function of Town and Local Centres as a result of enabling any additional gross leasable floor area;
- xii. Is demonstrated to support the financial feasibility of the development;
- xiii. Detracts from the anticipated urban form of the centre and city;
- xiv. Causes adverse effects on the anticipated amenity of adjoining sites and activities, particularly where they are subject to lower maximum height controls.

b. In addition to the above, in the City Centre, and Central City Mixed Use Zones, the effects on/of:

- i. The retention of, or contribution to, the anticipated continuity and visual coherence of the street wall;
- ii. The extent to which the building provides for visual interest and engagement with:
  - A. The street and adjacent environment, through design elements such as articulation, materials, glazing and architectural detailing; and
  - B. The wider area, through the form and materials of the roof structure and, modulation and articulation of the building facades.

	<ul style="list-style-type: none"> <li>iii. The visual impacts of rooftop plant, servicing and lighting, through their containment such that they are integrated within the roof or building form;</li> <li>iv. The impacts of wind on the safety and comfort of people, whether sedentary or moving, at street level and in other public open spaces including Cathedral Square, Otākaro Avon River Corridor, Central City Heritage Triangles and parks, demonstrated through the use of wind modelling;</li> <li>v. The individual or cumulative effects of shading, visual bulk and dominance, and reflected heat from glass on sites in adjoining residential zones or on the character, quality and use of public open space and in particular the Ōtākaro Avon River corridor, Earthquake Memorial, Victoria Square and Cathedral Square;</li> <li>vi. Supporting a legible urban form that provides for an increase in building height closer to the core of the Central City and generally a reduction in height out to the edges of the Central City; and</li> <li>vii. Reflecting the height of an adjacent significant community asset including Te Kaha and Parakiore, while ensuring that key view shafts to, or from, and the legibility of, the community facility is retained.</li> </ul> <p>15.14.3.35 Upper floor setbacks, tower dimension and site coverage</p> <ul style="list-style-type: none"> <li>a. The extent to which there is visual separation between building towers on a site and with current and anticipated buildings on adjacent sites, that provides a balance between building to void to lessen the visual impacts of building dominance when viewed from within the central city;</li> <li>b. The extent to which the building base and/or building tower is visually dominant in relation to the uses of current and anticipated adjacent buildings, in particular if the adjacent buildings contain predominantly residential use, more sensitive to the effects of tall buildings;</li> <li>c. Whether the depth of the floorplan provides sufficient natural light and outlook for building occupants, taking into account the intended use of the building;</li> <li>d. The extent of any impacts for occupants of adjacent sites and current and anticipated buildings and for the public realm from the bulk and scale of the building, in respect to sunlight, outlook and views of the sky;</li> <li>e. The extent to which visible blank walls, particularly flank walls, are minimised;</li> <li>f. The extent to which the proposal ensures the street wall is the dominant visual element of the streetscape; and</li> <li>g. The extent of any building modulation, corner treatments, articulation or other measures undertaken to mitigate the visual bulk when viewed from within the streetscape and other public space.</li> </ul>
<p>15.11.1.4 Discretionary Activities D1 Any activity that does not meet one or more of the following built form standards:</p> <ul style="list-style-type: none"> <li>- Rule 15.11.2.11 Building Height a(i)(A) (Buildings over 90 Metres)</li> <li>- Rule 15.11.2.11 Building Height (a)(i)(B) (Building Base)</li> </ul>	<p>The following objectives and policies are considered to be the most relevant:</p> <p>Objective 15.2.4 Urban Form, Scale and design outcomes</p> <ul style="list-style-type: none"> <li>Policy 15.2.4.1 - Scale and form of development</li> <li>Policy 15.2.4.2 - Design of new development</li> </ul> <p>Objective 15.2.5 Diversity and distribution of activities in the Central City</p> <ul style="list-style-type: none"> <li>Policy 15.2.5.1 - Cathedrals in the Central City</li> </ul> <p>Objective 15.2.6 Role of the City Centre Zone</p> <ul style="list-style-type: none"> <li>Policy 15.2.6.1 - Diversity of activities and concentration of built development</li> </ul>

<ul style="list-style-type: none"> <li>- Rule 15.11.2.11 Building Height (a)(ii) (Heritage setting – New Regent Street)</li> <li>- Rule 15.11.2.11 Building Height(a)(iii) (Arts Centre); and</li> <li>- Rule 15.11.2.11 Building Height (a(iv)(B) (Cathedral Square Height Precinct);</li> <li>- Rule 15.11.2.12 (Maximum Road Wall height)</li> </ul>	<p>Policy 15.2.6.2 - Usability and adaptability  Policy 15.2.6.3 - Amenity  Policy 15.2.6.4 - Residential intensification  Policy 15.2.6.5 - Pedestrian focus  Policy 15.2.6.6 - Comprehensive development  Policy 15.2.6.7 - Entertainment and Hospitality Precinct</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Provision (rule trigger/threshold)	Matters of Control or Discretion
<b>Central City Mixed Use South Frame</b>	
<p>15.13.1.2 - Controlled Activities – C1  Any new building when:</p> <ul style="list-style-type: none"> <li>- 17m or less, and;</li> <li>- Is certified by a qualified expert on urban design</li> </ul> <p>Meets the built form standards:</p> <ul style="list-style-type: none"> <li>- 15.11.2.3 - Sunlight and outlook with the street</li> <li>- 15.11.2.12 - Maximum Road wall height</li> </ul>	<p>That the activity is undertaken in accordance with the urban design certification.</p>
<p>15.13.1.3 - Restricted Discretionary Activity – RD1  Any new building that is not a controlled activity under 15.13.1.2 C1 above.</p>	<p>15.14.2.11 Urban design in the Central City Mixed Use Zone (South Frame)</p> <ol style="list-style-type: none"> <li>a. If adjoining a road, the South Frame Pedestrian Precinct or an Open Space Community Parks Zone, the extent to which the part of the development, visible from a publicly owned and accessible space, provides active engagement with these areas, provides for human scale and visual interest, and avoids significant areas of outdoor display space which may discourage active engagement;</li> <li>b. The extent to which the building or site use takes account of nearby buildings including with respect to the architectural form and scale;</li> <li>c. The extent to which the building or site use is designed to incorporate CPTED principles, including encouraging surveillance through the use of transparent glazing, effective lighting, management of public areas and boundary demarcation; and</li> <li>d. If the proposal is located within the city block bounded by Tuam Street, St Asaph Street, Hagley Avenue and Antigua Street, the extent to which the building or site use achieves one permanent north–south pedestrian connection through the block to provide safe and direct access between the Metro Sports Facility and the Bus Super Stop.; and</li> </ol>

	<p>e. In having regard to the relationship of Ngāi Tūāhuriri/ Ngāi Tahu with Ōtautahi as a cultural element, consideration should be given to landscaping, the use of Te Reo Maori, design features, the use of locally sourced materials, and low impact design principles as is appropriate to the context.</p>
<p>15.13.1.3 - Restricted Discretionary Activity – RD2 &amp; RD3 Any retail activity and commercial services or office activities that do not meet the activity specific standards.</p>	<p>Matters of discretion apply specific to either retail [15.14.2.12 Retail activities in the Innovation Precinct] or commercial services and offices [15.14.2.13 Offices and commercial services in the Innovation Precinct].</p>
<p>15.13.1.3 - Restricted Discretionary Activity – RD4 Residential activity that does not meet one or more of the activity specific standards.</p>	<p>15.14.2.10 Residential activities in the Central City Mixed Use Zone (South Frame)</p> <p>Outdoor service space</p> <ol style="list-style-type: none"> <li>a. The extent to which alternative provision for storage facilities is made, and whether the space is sufficient to meet the anticipated demand of the building occupiers;</li> <li>b. The extent to which passive surveillance of, and engagement with the street is adversely affected by the location of the outdoor service space; and</li> <li>c. The extent to which the amenity values of surrounding properties may be adversely affected by the location of the outdoor service space.</li> </ol> <p>Minimum unit size</p> <ol style="list-style-type: none"> <li>a. The extent to which the floor area of the unit/s will maintain amenity for residents and the surrounding neighbourhood;</li> <li>b. The extent to which other on-site factors may compensate for a reduction in unit sizes e.g. communal facilities;</li> <li>c. The nature and duration of activities proposed on site which may warrant a reduced unit size to operate e.g. very short term duration; and</li> <li>d. Whether the units are to be operated by a social housing agency and have been specifically designed to meet atypical housing needs.</li> </ol> <p>Outdoor living space</p> <ol style="list-style-type: none"> <li>a. The extent to which the reduction in outdoor living space and/or its location will adversely affect the ability of the site to provide for the outdoor living needs of likely future residents of the site.</li> </ol> <p>Separation from neighbours</p> <ol style="list-style-type: none"> <li>a. Any effect on the amenity or privacy of the balcony or habitable space as a consequence of a reduced setback distance from the boundary.</li> </ol> <p>15.14.3.37 Glazing</p> <ol style="list-style-type: none"> <li>a. The extent to which clear street-facing or public space -facing glazing, that is visible from the street, is provided for ground floor habitable rooms;</li> <li>b. Whether the majority of street-facing or public space-facing glazing is from habitable rooms within the unit;</li> <li>c. The extent to which passive unimpeded surveillance is provided from the residential unit to the street, for example transparent glazing and absence of fencing and vegetation; and</li> </ol>

	<p>d. Any other architectural features such as porticos or gables that are incorporated to add visual interest to facades facing the street and other public spaces.</p> <p>15.14.3.38 Outlook spaces</p> <p>a. The extent to which the outlook space shall remain unobstructed, is open to the sky and provides access to daylight for windows of habitable rooms;</p> <p>b. The nature of occupation within the outlook space and the effects on the use of the habitable room;</p> <p>c. Any effects on amenity of future occupants from a reduced outlook;</p> <p>d. The extent and quality of internal space of the residential unit in reducing the need for outlook space; and</p> <p>e. Any privacy benefits resulting from a reduced outlook.</p>
<p>15.13.1.3 - Restricted Discretionary Activity – RD5</p> <p>Any activity listed in Rule 15.13.1.1 P1 to P16 and Rule 15.14.1.3 RD1 to RD4 and RD6 that does not meet one or more of the built form standards in Rule 15.13.2 except Rule 15.13.2.1a)i)b). unless otherwise specified.</p>	<p>As relevant to the standard not met:</p> <p>15.14.3.28 Building height in the Central City Mixed Use Zone (South Frame)</p> <p>a. The effect of increased building height on sunlight and amenity of adjoining sites, roads and activities, and particularly on any adjacent Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone;</p> <p>b. The effect of increased building height and associated floor space on the distribution of activities across the Central City Business City Centre and Commercial Central City Mixed Use Zones; and</p> <p>c. The extent to which the increased height facilitates the reuse of heritage buildings or façades.</p> <p>15.14.3.27 City Centre - Flexibility in building design for future uses.</p> <p>a. The extent to which building design remains capable of readily being able to cater for a range of alternative activities to meet changing demands for land uses and buildings; and</p> <p>b. Any particular aspects of a proposed activity that necessitates a different floor to floor height; and</p> <p>c. In the Commercial Central City (South Frame) Mixed Use Zone (South Frame), the effect of the reduced floor height on the continuity of built form with adjacent buildings.</p> <p>15.14.13.29 Sunlight and outlook for neighbours in the Central City Mixed Use Zone (South Frame)</p> <p>a. The extent of increased shadowing and any adverse visual amenity effects on the South Frame Pedestrian Precinct or Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone;</p> <p>b. The extent to which any increased shadowing is offset by:</p> <ul style="list-style-type: none"> <li>i. increased activation;</li> <li>ii. improved architectural form and scale;</li> <li>iii. improved safety and surveillance of the South Frame Pedestrian Precinct or Open Space Community Parks Zone, Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone; or</li> <li>iii. increased opportunities for residential activity.</li> </ul>

	<p>15.14.3.30 Street scene, landscaping, and open space in the Central City Mixed Use Zone (South Frame)</p> <ol style="list-style-type: none"> <li>a. The effect of any reduced landscaping on the amenity of an adjacent Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone and the South Frame Pedestrian Precinct;</li> <li>b. The effect of any reduced landscaping in relation to the scale and appearance of any building on the site;</li> <li>c. The effect of any reduced landscaping, with respect to the visual appearance of any open spaces, car parking areas or vehicle storage and loading areas on the site;</li> <li>d. Any adverse effect on providing an open view between buildings and the street, maintaining safety and security and achieving CPTED principles;</li> <li>e. The extent to which the building promotes active engagement with Colombo Street or High Street; and</li> <li>f. The extent to which the building provides for other forms of landscaping, such as vertical gardens, green roofs or internal landscaping that is visible from outside of the site in a manner which contributes to the outcome of a high amenity environment while mitigating effects of built form.</li> <li>g. The extent of any adverse effects on traffic, pedestrian and cyclist safety.</li> </ol> <p>15.14.3.31 Outdoor storage, fencing and screening structures in the Central City Mixed Use Zone (South Frame)</p> <ol style="list-style-type: none"> <li>a. The extent to which a taller screening structure or reduction in visual transparency may be more visually appropriate or suited to the character of the site or area, or is appropriate to provide privacy or security;</li> <li>b. The extent to which the screening structure is varied in terms of incorporating steps, changes in height, variety of materials, or incorporates landscaping and avoids adverse effects on public safety or amenity;</li> <li>c. The extent to which the lack of screening of any outdoor storage or service space will impact on the visual amenity of the road, South Frame Pedestrian Precinct, Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone or any adjoining site; and</li> <li>d. Any adverse effect of siting outdoor storage areas or outdoor service space elsewhere within the site that is not visible from any adjoining site, public road, Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone or the South Frame Pedestrian Precinct.</li> </ol> <p>15.14.3.32 Active frontage on Colombo Street and High Street in the Central City Mixed Use Zone (South Frame)</p> <ol style="list-style-type: none"> <li>a. The effect of not providing for an active frontage on the present and anticipated future pattern of adjacent activities, and on the attractiveness of the frontage for pedestrians;</li> <li>b. The visual amenity provided by any activities not considered to form an active frontage; and</li> <li>c. The extent to which main entrances, openings and display windows face the street, and visual and physical connections are maintained between building interiors and public spaces.</li> </ol> <p>15.14.3.16 City Centre and Central City Mixed Use Zone (South Frame) - Verandas</p> <ol style="list-style-type: none"> <li>a. In the City Centre Zone, the present and anticipated volume of pedestrian movement in the vicinity of the building concerned and any adverse effect on pedestrians.</li> </ol>
--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



	<p>b. The effect of not providing a veranda or other weather protection upon the use, design and appearance of the building and of adjoining buildings, the continuity of the veranda provision along the street, and the continuity of the street façade.</p> <p>15.14.3.18 City Centre and Central City Mixed Use Zone (South Frame) - Minimum number of floors</p> <p>a. The effect of a reduced number of floors on defining the street edge, and providing a sense of enclosure for the street taking into account the scale of surrounding buildings or anticipated future buildings on surrounding sites.</p> <p>b. Maintaining continuity of built form, including in relation to adjoining properties.</p> <p>15.14.3.8 Water supply and access for fire fighting</p> <p>a. Whether sufficient fire fighting water supply is available to ensure the health and safety of the community, including neighbouring properties.</p> <p>15.14.3.1a) and b) Maximum building height (below 32m)</p> <p>a. The extent to which an increase in height of the building development:</p> <ul style="list-style-type: none"> <li>i. Is visually mitigated through the design and appearance of the building, and the quality and scale of any landscaping and tree planting proposed;</li> <li>ii. Allows more efficient use of sites with limited street frontage or small sites which are an irregular shape;</li> <li>iii. Enables the long term protection of sites of Ngāi Tahu cultural significance identified in Schedule 9.5.6.1, significant trees listed in Appendix 9.4.7.1, or natural features on the balance of the site through more intensive development;</li> <li>iv. Improves the legibility of a centre within the wider context of the anticipated urban form for the city;</li> <li>v. Contributes to variety in the scale of buildings in a centre, and creates landmarks on corner sites;</li> <li>vi. Reflects functional requirements of the activity;</li> <li>vii. Results in adverse effects on adjoining residential zones or on the character, quality and use of public open space;</li> <li>viii. Is visually dominant within the streetscape and public realm, and in the context of the anticipated built form;</li> <li>ix. If in New Brighton, provides for residential activity above ground floor, promoting a mix of uses and greater levels of activity in the centre.</li> <li>x. Would maintain a scale of development consistent with the anticipated role of the commercial centre, as set out in Policy 15.2.2.1, Table 15.1; and</li> <li>xi. Would cause adverse effects on the function and recovery of the Central City City Centre or the role and function of District Town and Neighbourhood Local Centres as a result of enabling any additional gross leasable floor area;</li> <li>xii. Is demonstrated to support the financial feasibility of the development;</li> <li>xiii. Detracts from the anticipated urban form of the centre and city;</li> <li>xiv. Causes adverse effects on the anticipated amenity of adjoining sites and activities, particularly where they are subject to lower maximum height controls.</li> </ul> <p>b. In addition to the above, in the City Centre, and Central City Mixed Use Zones, the effects on/of:</p>
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

- i. The retention of, or contribution to, the anticipated continuity and visual coherence of the street wall;
- ii. The extent to which the building provides for visual interest and engagement with:
  - A. The street and adjacent environment, through design elements such as articulation, materials, glazing and architectural detailing; and
  - B. The wider area, through the form and materials of the roof structure and, modulation and articulation of the building facades.
- iii. The visual impacts of rooftop plant, servicing and lighting, through their containment such that they are integrated within the roof or building form;
- iv. The impacts of wind on the safety and comfort of people, whether sedentary or moving, at street level and in other public open spaces including Cathedral Square, Otākaro Avon River Corridor, Central City Heritage Triangles and parks, demonstrated through the use of wind modelling;
- v. The individual or cumulative effects of shading, visual bulk and dominance, and reflected heat from glass on sites in adjoining residential zones or on the character, quality and use of public open space and in particular the Ōtākaro Avon River corridor, Earthquake Memorial, Victoria Square and Cathedral Square;
- vi. Supporting a legible urban form that provides for an increase in building height closer to the core of the Central City and generally a reduction in height out to the edges of the Central City; and
- vii. Reflecting the height of an adjacent significant community asset including Te Kaha and Parakiore, while ensuring that key view shafts to, or from, and the legibility of, the community facility is retained.

15.14.3.18 Minimum number of floors

- a. The effect of a reduced number of floors on defining the street edge, and providing a sense of enclosure for the street taking into account the scale of surrounding buildings or anticipated future buildings on surrounding sites.
- b. Maintaining continuity of built form, including in relation to adjoining properties.

15.14.3.35 Upper floor setbacks, tower dimension and site coverage

- a. The extent to which there is visual separation between building towers on a site and with current and anticipated buildings on adjacent sites, that provides a balance between building to void to lessen the visual impacts of building dominance when viewed from within the central city;
- b. The extent to which the building base and/or building tower is visually dominant in relation to the uses of current and anticipated adjacent buildings, in particular if the adjacent buildings contain predominantly residential use, more sensitive to the effects of tall buildings;
- c. Whether the depth of the floorplan provides sufficient natural light and outlook for building occupants, taking into account the intended use of the building;
- d. The extent of any impacts for occupants of adjacent sites and current and anticipated buildings and for the public realm from the bulk and scale of the building, in respect to sunlight, outlook and views of the sky;

	<p>e. The extent to which visible blank walls, particularly flank walls, are minimised;</p> <p>f. The extent to which the proposal ensures the street wall is the dominant visual element of the streetscape; and</p> <p>g. The extent of any building modulation, corner treatments, articulation or other measures undertaken to mitigate the visual bulk when viewed from within the streetscape and other public space.</p> <p>15.14.3.37 Glazing</p> <p>a. The extent to which clear street-facing or public space -facing glazing, that is visible from the street, is provided for ground floor habitable rooms;</p> <p>b. Whether the majority of street-facing or public space-facing glazing is from habitable rooms within the unit;</p> <p>c. The extent to which passive unimpeded surveillance is provided from the residential unit to the street, for example transparent glazing and absence of fencing and vegetation; and</p> <p>d. Any other architectural features such as porticos or gables that are incorporated to add visual interest to facades facing the street and other public spaces.</p>
<p>15.13.1.3 Restricted Discretionary Activities – RD6 and RD7</p> <p>These provisions relate to retirement villages and small buildings, that do not comply with the activity specific standards for their respective permitted activities in 15.13.1.1. Matters of discretion are activity specific, and also include urban design and built form standards where relevant.</p>	
<p>15.11.1.4 Discretionary Activities D2</p> <p>Any activity that does not meet one or more of the following built form standards:</p> <ul style="list-style-type: none"> <li>- Rule 15.13.1.1 Building Height a(i)(b) (Building Base)</li> </ul>	<p>The following objectives and policies are considered to be the most relevant:</p> <p>Objective 15.2.4 Urban Form, Scale and design outcomes</p> <ul style="list-style-type: none"> <li>Policy 15.2.4.1 - Scale and form of development</li> <li>Policy 15.2.4.2 - Design of new development</li> </ul> <p>Objective 15.2.5 Diversity and distribution of activities in the Central City</p> <p>Objective 15.2.9 Role of the Central City Mixed Use Zone (South Frame)</p> <ul style="list-style-type: none"> <li>Policy 15.2.9.1 - Diversity of activities</li> </ul> <p>Policy 15.2.10 Built form and amenity in the South Frame</p> <ul style="list-style-type: none"> <li>Policy 15.2.10.1 - Amenity</li> <li>Policy 15.2.10.2 - Residential development</li> <li>Policy 15.2.10.3 - Health Precinct</li> </ul>

<b>Provision (rule trigger/threshold)</b>	<b>Matters of Control or Discretion</b>
<b>Central City Mixed Use</b>	
<p>15.12.1.2 C1 – Any building on the site at 136 Barbadoes Street.</p> <p>Built form standards in 15.12.2 shall not apply.</p>	<p>15.14.5.2 – Buildings at 136 Barbadoes Street</p> <p>a. The extent to which the building:</p> <ul style="list-style-type: none"> <li>i. is able to function successfully as a spiritual facility and as a place for ministry;</li> <li>ii. recognises and reinforces the context of the site having regard to the identified urban form for the Central City, and cultural elements and the heritage setting;</li> </ul>

	<p>iii. promotes engagement with the space around it, including publicly accessible spaces, through:</p> <ul style="list-style-type: none"> <li>A. interaction with activities within the Cathedral, where appropriate,</li> <li>B. safety in design of the built form, and</li> <li>C. visual interest.</li> </ul> <p>iv. contributes to the attractiveness of the wider setting;</p> <p>v. is of a high quality in its architectural design, and displays architectural features, spaces and/or materials that draw on the values and heritage of the site;</p> <p>vi. is designed in a manner that any effects of equipment on the exterior of the building and/or the storage of materials are minimised.</p>
<p>15.12.1.3 RD1 – Residential Activity that does not meet one or more of the activity specific listed in 15.12.1.1 P16.</p>	<p>15.14.2.9 – Residential activity in the City Centre Zone and Central City Mixed Use Zone - <i>same as in 15.11.1.3 Restricted Discretionary Activity – RD4 above.</i></p> <p>15.14.3.37 – Glazing - <i>same as in 15.11.1.3 Restricted Discretionary Activity – RD4 above.</i></p> <p>15.14.2.38 – Outlook spaces - <i>same as in 15.11.1.3 Restricted Discretionary Activity – RD4 above.</i></p>
<p>15.12.1.3 RD2 – Any activity listed in P1-P20 that does not meet one or more of the built form standards in 15.12.2, except 15.12.2.2(b) - Building Base</p>	<p>15.14.3.25 – Central City Mixed Use Zone – Landscaping and Trees</p> <ul style="list-style-type: none"> <li>a. The effect of any reduced landscaping on visual softening of the built form, connecting the built form with public spaces such as the street, and establishing a strong and integrated streetscape;</li> <li>b. The effect of any reduced landscaping in relation to the scale and appearance of buildings on the site;</li> <li>c. The effect of any reduction in landscaping, in respect to the visual appearance of any open spaces on the site, car parking areas or vehicle storage and loading areas; and</li> <li>d. Any adverse effect on providing an open view between buildings and the street, maintaining safety, security and achieving CPTED.</li> </ul> <p>15.14.3.1(a), 15.14.3.1(b) – Maximum building height (below 32m) - <i>same as 15.13.1.3 - Restricted Discretionary Activity – RD5 above.</i></p> <p>15.14.3.27 – City Centre – Flexibility in building design for future uses - <i>same as 15.13.1.3 - Restricted Discretionary Activity – RD5 above.</i></p> <p>15.14.3.21 – Fences and screening structures in the City Centre and Mixed Use Zones - <i>same as 15.13.1.3 - Restricted Discretionary Activity – RD5 above.</i></p> <p>15.14.3.22 – Screening and outdoor storage and service areas/spaces - <i>same as 15.13.1.3 - Restricted Discretionary Activity – RD5 above.</i></p>

	<p>15.14.3.23 - Sunlight and outlook at boundary with a residential zone, and in the Central City Mixed Use Zone, the boundary with the Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone. - <i>same as 15.13.1.3 - Restricted Discretionary Activity – RD5 above.</i></p> <p>15.14.3.24 – Minimum separation from the boundary with a residential zone or from an internal boundary - <i>same as 15.13.1.3 - Restricted Discretionary Activity – RD5 above.</i></p> <p>15.14.3.8 – Water supply and access for fire fighting</p> <ul style="list-style-type: none"> <li>a. Whether sufficient fire fighting water supply is available to ensure the health and safety of the community, including neighbouring properties.</li> </ul> <p>15.14.3.36 – Building height in the Central City Mixed Use Zone</p> <ul style="list-style-type: none"> <li>a. Whether the combination of building height and building setbacks provides adequate access to daylight for occupants of adjacent sites and buildings, and in respect to public streets and spaces, existing and planned;</li> <li>b. The extent of any visual impacts of the proposal on the visual coherence and interest of the street wall, and the quality of the streetscape;</li> <li>c. Whether the development gives rise to any demonstrable economic or other impacts on the primacy of the City Centre Zone;</li> <li>d. The extent of any impacts on public space and for occupants of adjacent sites and buildings from the bulk and scale of the building, in respect to sunlight, outlook and views of the sky;</li> <li>e. The extent to which visible blank walls, particularly flank walls, are minimised;</li> <li>f. The extent to which the proposal ensures that the street wall is the prominent visual element of the streetscape; and</li> <li>g. The extent of any building modulation, corner treatments, articulation or other measures undertaken to mitigate the visual bulk of the building when viewed from within the streetscape and other public space, existing or planned.</li> </ul> <p>15.14.3.18 – City Centre and Central City Mixed Use Zones (South Frame) – Minimum number of floors - <i>same as 15.13.1.3 - Restricted Discretionary Activity – RD5 above.</i></p> <p>15.14.3.35 – Upper floor setbacks, tower dimension and site coverage in the central city - <i>same as 15.13.1.3 - Restricted Discretionary Activity – RD5 above.</i></p> <p>15.14.3.37 - Glazing - <i>same as 15.13.1.3 - Restricted Discretionary Activity – RD5 above.</i></p>
<p>15.12.1.3 RD3 – Retirement Villages that do not meet one or more of the built form standards</p>	<p>15.14.3.25 – Central City Mixed Use Zone – Landscaping and Trees - <i>same as 15.12.1.3 - Restricted Discretionary Activity – RD2 above.</i></p> <p>15.14.3.1(a), 15.14.3.1(b)(vi) and (a)(xiv) – Maximum building height</p>

	<p>15.14.3.27 – City Centre – Flexibility in building design for future uses - <i>same as 15.13.1.3 - Restricted Discretionary Activity – RD5 above.</i></p> <p>15.14.3.21 – Fences and screening structures in the City Centre and Mixed Use Zones - <i>same as 15.13.1.3 - Restricted Discretionary Activity – RD5 above.</i></p> <p>15.14.3.22 – Screening and outdoor storage and service areas/spaces - <i>same as 15.13.1.3 - Restricted Discretionary Activity – RD5 above.</i></p> <p>15.14.3.23 - Sunlight and outlook at boundary with a residential zone, and in the Central City Mixed Use Zone, the boundary with the Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone. - <i>same as 15.13.1.3 - Restricted Discretionary Activity – RD5 above.</i></p> <p>15.14.3.24 – Minimum separation from the boundary with a residential zone or from an internal boundary - <i>same as 15.13.1.3 - Restricted Discretionary Activity – RD5 above.</i></p> <p>15.14.3.8 – Water supply and access for fire fighting</p> <ol style="list-style-type: none"> <li>a. Whether sufficient fire fighting water supply is available to ensure the health and safety of the community, including neighbouring properties.</li> </ol> <p>15.14.3.37 - Glazing - <i>same as 15.13.1.3 - Restricted Discretionary Activity – RD5 above.</i></p>
<p>15.12.1.3 RD4 – The erection of new buildings and alterations or additions to existing buildings including all accessory buildings, fences and walls associated with that development, that results in four or more residential units.</p>	<p>14.15.1 – Residential Design Principles - <i>same as MRZ and HRZ: Greater than 3 residential units below.</i></p> <p>15.14.2.15 – Outdoor living space for residential activity of 4 units of more</p> <ol style="list-style-type: none"> <li>a. Whether the quality, amenity and extent of internal space within the residential unit adequately compensates for any reduced dimension or area of outdoor living space.</li> <li>b. Whether the private outdoor living spaces connect directly to the living spaces within the residential units.</li> <li>c. The extent to which all communal outdoor living spaces provided: <ol style="list-style-type: none"> <li>i. have attractive, high quality pedestrian access from each residential unit or shared lobby, and is located in an accessible part of the site;</li> <li>ii. are well overlooked by habitable space, with the exception of rooftop communal outdoor living space; and</li> <li>iii. have dimensions that provide for functional use for a range of outdoor domestic activities, excluding access, any storage, service or parking area;</li> <li>iv. have appropriate amenities such as seating, access to water and shelter; and</li> <li>v. have good sunlight access and tree planting provided.</li> </ol> </li> </ol>

	15.14.3.37 - Glazing - <i>same as 15.13.1.3 - Restricted Discretionary Activity – RD5 above.</i>
15.12.1.3 RD5 – Any new building for an activity listed in 15.12.1.1 P1-P22, of 17m or more in height, and/or any external alteration to an existing building that results in a building height of 17m or more	15.14.3.35 – Upper floor setbacks, tower dimension and site coverage in the central city. - <i>same as 15.13.1.3 - Restricted Discretionary Activity – RD5 above.</i>  15.14.3.36 – Building Height in the Central City Mixed Use Zones - <i>same as 15.12.1.3 - Restricted Discretionary Activity - RD2 above</i>
15.12.1.4 D2 – Any building for any activity listed in 15.12.1.1 P1-P22 that does not meet 15.12.2.2(b) (Building Base)	The following objectives and policies are considered to be the most relevant: Objective 15.2.4 Urban Form, Scale and design outcomes Policy 15.2.4.1 - Scale and form of development Policy 15.2.4.2 - Design of new development Objective 15.2.5 Diversity and distribution of activities in the Central City Objective 15.2.7 Role of the Central City Mixed Used Zone Policy 15.2.7.1 – Diversity of activities Objective 15.2.8 – Built form and amenity in the Central City Mixed Use Zone Policy 15.2.8.1 – Usability and adaptability Policy 15.2.8.2 – Amenity and effects Policy 15.2.8.3 – Residential development

<b>Town and Local Centres Zones – Urban Design Performance Standards 15.4.2.1 and 15.5.2.1</b>	<b>Matter of Control or Discretion</b>
Greater than 4000sqm (Town) or 1000sqm (Local) Gross Leasable Floor Area <b>WITH urban design certification</b> Controlled Activity 15.5.2.1(b) - Local Centre Controlled Activity 15.4.2.1(b) - Town Centre	That the new building or addition to a building is built in accordance with the urban design certification.
Greater than 4000sqm or 1000sqm Gross Leasable Floor Area – <b>WITHOUT urban design certification</b> Restricted Discretionary 15.5.2.1(c) - Local Centre Restricted Discretionary 15.4.2.1(c) - Town Centre	15.14.1 - Matter of Discretion - Urban Design  The extent to which the development: i. Recognises and reinforces the centre’s role, context, and character, including any natural, heritage or cultural assets; ii. Promotes active engagement with, and contributes to the vibrancy and attractiveness of, any adjacent streets, lanes or public spaces; iii. Takes account of nearby buildings in respect of the exterior design, architectural form, scale and detailing of the building;

	<ul style="list-style-type: none"> <li>iv. Provides a human scale and minimises building bulk while having regard to the functional requirements of the activity;</li> <li>v. Is designed to incorporate Crime Prevention Through Environmental Design (CPTED) principles, including encouraging surveillance, effective lighting, management of public areas and boundary demarcation;</li> <li>vi. Incorporates landscaping or other means to provide for increased amenity, shade, and weather protection;</li> <li>vii. Provides safe, legible, and efficient access for all transport users;</li> <li>viii. Where relevant, has regard to the actions of the Suburban Centre Master Plan to support their recovery, long term growth and a high level of amenity.</li> <li>ix. Where within a Site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6, the matters set out in Rule 9.5.5 as relevant to the site classification: <ul style="list-style-type: none"> <li>A. Rule 9.5.5.1 – Wāhi Tapu / Wāhi Taonga, Mahaanui Iwi Management Plan Silent Files and Kaitōrete Spit;</li> <li>B. Rule 9.5.5.2 – Ngā Tūranga Tūpuna; and</li> <li>C. Rule 9.5.5.3 – Ngā Wai.</li> </ul> </li> </ul>
<p><b>MRZ and HRZ:</b> <b>Greater than 3 residential units.</b></p>	<p><b>14.15.1 – Matter of discretion – Residential Design Principles</b></p> <ul style="list-style-type: none"> <li>a. New developments shall be assessed against the seven residential design principles c.-i. set out below. Each residential design principle is accompanied by relevant considerations which are a guide to applicants and consent officers when considering an application against the residential design principles themselves.</li> <li>b. The relevance of the considerations under each residential design principle will vary from <b>site to site</b> and, in some circumstances, some of the considerations may be less relevant. For example, c.ii. is likely to be highly relevant to a development adjacent to <b>heritage items</b>; whereas c.ii. might be less relevant to a development in an area void of <b>heritage items</b>.</li> <li>c. Site layout and context: <ul style="list-style-type: none"> <li>i. Whether the development achieves high quality design through a logical and coherent site layout that prioritises the street interface, a public frontage for each unit, and safe and direct pedestrian access throughout the development. The relevant considerations include the extent to which the development: <ul style="list-style-type: none"> <li>A. prioritises site layout that provides a safe and attractive <b>access</b> to units including entrances to attached dwellings and apartment buildings;</li> <li>B. achieves good on-site residential amenity and a positive street interface;</li> <li>C. minimises the need for tall fencing at street and <b>accessway boundaries</b>;</li> <li>D. provides space for planting and <b>trees</b> in communal areas, adjacent to <b>accessways</b> and at the street front; and</li> <li>E. for <b>development sites</b> exceeding 4,000m<sup>2</sup> in total area, provides connections (or designed not to foreclose potential future connections) through the <b>site</b> for the public; and</li> <li>F. retains <b>heritage items</b>, <b>Sites of Ngāi Tahu Cultural Significance</b> identified in <b>Appendix 9.5.6</b>, and retains or adapts existing <b>site</b> contours and mature trees.</li> </ul> </li> </ul> </li> <li>d. Relationship to the street and public open spaces <ul style="list-style-type: none"> <li>i. Whether the development engages with and contributes to adjacent streets, on-site communal space, and any other adjacent <b>public open spaces</b> to contribute to them being lively, safe and attractive.</li> </ul> </li> </ul>



	<ul style="list-style-type: none"> <li>ii. The relevant considerations include the extent to which the development: <ul style="list-style-type: none"> <li>A. orientates building frontages, including public entrances and windows to habitable rooms, toward the street, adjacent public open spaces, and on-site shared spaces;</li> <li>B. designs buildings on corner sites to emphasise the corner and address both streets; and</li> <li>C. locates habitable rooms on the ground floor, with windows facing towards, and visible from, the street and accessway.</li> </ul> </li> <li>e. Built form and appearance <ul style="list-style-type: none"> <li>i. Whether the development is designed to manage the visual bulk of the buildings and provide visual interest.</li> <li>ii. The relevant considerations include the extent to which the development: <ul style="list-style-type: none"> <li>A. places building bulk at the street front and otherwise limits the continuous lengths of buildings;</li> <li>B. avoids blank elevations and facades dominated by garage doors or breezeways;</li> <li>C. achieves visual interest and a sense of human scale through the use of varied rooflines, building articulation, architectural detailing, glazing and variation of materials;</li> <li>D. where buildings are higher than 12 metres from ground level: <ul style="list-style-type: none"> <li>1. the massing of the top of the building is moderated through upper floor setbacks and roof-form and any rooftop plant and servicing is integrated into the roof-form; and</li> </ul> </li> <li>E. where more than three units are proposed, these are contained within buildings that are designed to and positioned to avoid extensive façade lengths along side and rear site boundaries, and blocks of units are separated with setbacks to allow access to daylight between buildings and to provide privacy between blocks.</li> </ul> </li> </ul> </li> <li>f. Residential environment <ul style="list-style-type: none"> <li>i. How good internal and external residential amenity for occupants and neighbours is provided.</li> <li>ii. The relevant considerations include the extent to which the development: <ul style="list-style-type: none"> <li>A. provides for outlook, sunlight and privacy through the site layout, and orientation and internal layout of residential units;</li> <li>B. directly connects private outdoor spaces to the living spaces within the residential units;</li> <li>C. for buildings higher than 12 metres from ground level, orients windows and balconies to face the street, public spaces or internally within the site, rather than towards internal site boundaries;</li> <li>D. where communal outdoor living is provided: <ul style="list-style-type: none"> <li>1. has attractive, high quality, safe pedestrian access that directs people from each residential unit or shared lobby, which is of sufficient width and standard of formation to be usable by people with differing mobility</li> </ul> </li> </ul> </li> </ul> </li> </ul>
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>needs;</p> <ol style="list-style-type: none"> <li>2. is centrally located in an accessible part of the <b>site</b>;</li> <li>3. is usable and attractive for residents, oriented for good solar access and including tree planting; and</li> </ol> <p>E. includes tree and garden planting visible from, and relating to, the street frontage, <b>boundaries, access ways, and parking areas</b>.</p> <p>g. Access, parking and servicing</p> <ol style="list-style-type: none"> <li>i. Whether the development provides for good, safe access and integration of space for pedestrian movement, cyclist servicing, and parking (where provided).</li> <li>ii. The relevant considerations include the extent to which the development: <ol style="list-style-type: none"> <li>A. integrates access in a way that is safe for all users, and offers direct and convenient access for pedestrians and cyclists from the street to the front door of each unit;</li> <li>B. provides effective physical separation between vehicles and any dedicated pedestrian access;</li> <li>C. when <b>parking areas</b> and <b>garages</b> are provided, these are designed and located in a way that does not dominate the development, particularly when viewed from the street or other <b>public open spaces</b>;</li> <li>D. when no on-site car parking is provided, the movement of people and car-free modes of travel are facilitated, including accesses that are of sufficient width and standard of formation to be used by people with differing mobility needs; and</li> <li>E. provides for suitable storage (including bike storage) and service spaces which are conveniently <b>accessible</b> for people with differing mobility needs, safe and/or secure, and located and/or designed to minimise adverse effects on occupants, neighbours and public spaces.</li> </ol> </li> </ol> <p>h. Safety</p> <ol style="list-style-type: none"> <li>i. Whether the development incorporates Crime Prevention Through Environmental Design (CPTED) principles as required to achieve a safe, secure environment.</li> <li>ii. The relevant considerations include the extent to which the development: <ol style="list-style-type: none"> <li>A. provides for views over, and passive surveillance of, adjacent public and shared spaces, from ground level <b>living areas</b>, without compromising internal privacy;</li> <li>B. clearly demarcates boundaries of public and private space;</li> <li>C. promotes a sense of ownership of communal areas and front yards, planting areas and other transition spaces through the location of these in relation to unit entrances and pedestrian accessways;</li> <li>D. makes pedestrian entrances and routes readily recognisable and legible through clear and logical site layout; and</li> <li>E. provides for good visibility with clear sightlines and effective lighting, avoiding tight bends, blind corners and entrapment spaces.</li> </ol> </li> </ol> <p>Advice note: Refer to NZS1158.3.1:2020 for guidance on effective lighting.</p>
--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

## Appendix 2

**Overview of mandatory MDRS objective and policy locations within PC14**

<b>Mandatory objective or policy</b>	<b>PC14 – as notified</b>	<b>PC14 – as s42A recommendation</b>
MDRS Objective 1	3.3.7.a – Strategic Objectives and Policies	<u>3.3.1.b</u> – Strategic Objectives and Policies
MDRS Objective 2	14.2.3 – Residential Objectives and Policies	14.2.3 – Residential Objectives and Policies
MDRS Policy 1	14.2.3.1 – Residential Objectives and Policies	14.2.3.1 – Residential Objectives and Policies
MDRS Policy 2	14.2.3.2 – Residential Objectives and Policies	14.2.3.2 – Residential Objectives and Policies
MDRS Policy 3	14.2.3.4 – Residential Objectives and Policies	14.2.3.4 – Residential Objectives and Policies
MDRS Policy 4	14.2.3.5 – Residential Objectives and Policies	14.2.3.5 – Residential Objectives and Policies
MDRS Policy 5	14.2.3.3 – Residential Objectives and Policies	14.2.3.3 – Residential Objectives and Policies

Only the location of MDRS Objective 1 (Well-functioning urban environment) has changed through s42A reporting.

In all instances, mandatory Schedule 3A objectives and policies have been included within provisions as **bold underlined red text**.

## Appendix 3

**PC14 – Overview of Operative District Plan Residential (lower density) Zones and existing residential intensification enablement**

Table notations					
PA	Permitted Activity	Max.	Maximum	FMA	Flood Management Area
RDA	Restricted Discretionary Activity	Min.	Minimum	TIA	Tsunami Inundation Area
DA	Discretionary Activity	GF	Gound Floor Level	RWI	Riccarton Wastewater Interceptor
Residential Activity	Residential Suburban (RS)	Residential Suburban Transition Density (RSDT)	Residential Medium Density (RMD)	Residential Hills (RH)	
Subdivision – Controlled Activity	Min. net site - 450m <sup>2</sup> <sup>1</sup> (RDA: 400m <sup>2</sup> -450m <sup>2</sup> DA: >400m <sup>2</sup> ) Character Areas – min. net site - 600m <sup>2</sup>	Min. net site - 330m <sup>2</sup> (RDA: 300m <sup>2</sup> -330m <sup>2</sup> DA: >300m <sup>2</sup> ) Character Areas min. net site - 400m <sup>2</sup>	Min. net site - 200m <sup>2</sup> On sites within Riccarton Wastewater Interceptor Overlay – 330m <sup>2</sup> (breach is DA) Character Areas min. net site -400m <sup>2</sup>	Min. net site - 650m <sup>2</sup> <sup>2</sup> (breach is DA)	
Building height (as provides/ limits density)	PA: 8m, RDA >8m	PA: 8m, RDA >8m	PA: 11 metres and max of 3 storeys	PA: 8m, RDA >8m	
Residential activity	<i>Controlled</i> : < 6 bedrooms				
Minor residential unit (detached from main unit)	PA: Min.net site 450m <sup>2</sup> ; GFA - Minor unit min. 35m <sup>2</sup> , max. 80m <sup>2</sup> ; (breach is RDA)		Not applicable	PA: Min. net site 650m <sup>2</sup> ; GFA - Minor unit min. 35m <sup>2</sup> , max. 80m <sup>2</sup> (breach is RDA)	
Multi-unit residential complex (two or more)	PA: Min. net floor areas for units based on # bedrooms <sup>3</sup> (breach is RDA) Multi-unit residential complexes: DA within RS zone, and PA within RSDT >4 units (<4 breach is RDA)		PA: >3 units (RDA <3) RDA: 1 or 2 units on site >300m <sup>2</sup> gross; 1 or 2 units floor area <500m <sup>2</sup> .	Not applicable	
Social housing complexes	Social housing: PA > 4 units (<4 breach is RDA)		Not applicable	PA: > 4 units (<4 breach is RDA); Min. net floor areas for units based on # bedrooms <sup>4</sup> (breach is RDA)	
Older person’s housing unit	PA: GFA - max. 120m <sup>2</sup> (breach is RD), and PA Conversion – elderly person’s housing unit into residential unit		Not applicable	PA: GFA - max. 120m <sup>2</sup> (breach is RD)	
Conversion – one residential unit into two	PA (only outside TIA, RWI and FMA) : GFA - Each flat min. 35m <sup>2</sup> ; Outside –. (breach is RDA)		Not applicable	PA: GFA - Each flat min. 35m <sup>2</sup> (breach is DA)	
Conversion – family flat into residential unit	Permitted: GFA - Each flat min. 35m <sup>2</sup> (breach is RDA)		Not applicable		
Replacement – 1 unit to 2 units (EQ) and Construction of 2 Units on site vacant prior to EQ’s	PA (only outside TIA, RWI and FMA) Existing site has 1 unit and will or to be demolished due to insurers deemed uneconomic to repair by EQ (breach is RDA)		Not applicable	PA: Existing site has 1 unit and will or to be demolished due to insurers deemed uneconomic to repair by EQ (RD)	

<sup>1</sup> Cashmere and Worlsey - 4ha, max. 380 allotments and residential units; RS Heathcote Village - 2000m<sup>2</sup>, and max. 30 allotments in Peat Overlay; RS Existing Rural Hamlet - 2000m<sup>2</sup>;RS Corner Hendersons’s and Sparks Roads - 1ha

<sup>2</sup> Montgomery Spur, Moncks Spur, Shalamar Drive - 850m<sup>2</sup>; Cashmere and Worlsey - 4ha; RH Mixed Density Overlay Redmond Spur- max. 400 allotments, and 30% of sites min.net site; 1500m<sup>2</sup>.

<sup>3</sup> Studio 35m<sup>2</sup>; 1 bed 45m<sup>2</sup>; 2 bed 60m<sup>2</sup>; 3 or more 90m<sup>2</sup> .

<sup>4</sup> Studio 35m<sup>2</sup>; 1 bed 45m<sup>2</sup>; 2 bed 60m<sup>2</sup>; 3 or more 90m<sup>2</sup> .

## Appendix 4

## PC14 Amended Proposal - policies and methods for requiring minimum levels of intensification

Incorporates s42A recommendations:

Zone / location / overlay	Standard / Rule	Non-compliance control / MoDs	Relevant Policy	S32 and 42A link to evaluation
<b>CCZ</b> – City Centre Zone (existing rule)	Standard 15.11.2.4 – Minimum number of floors: <ul style="list-style-type: none"> <li>• <b>Two floor minimum</b> within the Central City Core Precinct overlay<sup>1</sup>.</li> </ul>	15.11.1.3 – RD5 – Restricted Discretionary Activity (non-notifiable): <ul style="list-style-type: none"> <li>• Matter of Discretion: City Centre and Central City Mixed Use Zones (South Frame) - Minimum number of floors - 15.14.3.18: <ul style="list-style-type: none"> <li>○ Defining street edge and alignment with anticipated development; maintaining continuity of building form.</li> </ul> </li> </ul>	<b>Policy 15.2.6.2</b> – Usability and adaptability [CCZ]	Operative District Plan Rule 15.10.2.4 Minimum number of floors – refer to 2017 District Plan Review.
<b>CCMU</b> – Central City Mixed Use Zone	Standard 15.12.2.9 – Minimum number of floors: <ul style="list-style-type: none"> <li>• <b>Two floor minimum</b> required throughout zone</li> </ul>	15.12.1.3 – RD2 – Restricted Discretionary Activity (open to notification): <ul style="list-style-type: none"> <li>• Matter of Discretion: City Centre and Central City Mixed Use Zones (South Frame) - Minimum number of floors - 15.14.3.18: <ul style="list-style-type: none"> <li>○ Defining street edge and alignment with anticipated development; maintaining continuity of building form.</li> </ul> </li> </ul>	<b>Policy 15.2.8.1</b> – Usability and adaptability [CCMU]	Page 34, 68 of <a href="#">Commercial s32 report</a> .
<b>CCMU (South Frame)</b> – Central City Mixed	Standard 15.13.2.8 – Minimum number of floors:	15.13.1.3 – RD5 – Restricted Discretionary Activity (non-notifiable):	<b>Policy 15.2.8.1</b> – Usability and adaptability [CCMU]	Pages 36, 68 of <a href="#">Commercial s32 report</a> .

<sup>1</sup> As detailed on page 5 of CC Planning Maps: [PlanningMaps\\_CC.pdf \(ccc.govt.nz\)](#)



Zone / location / overlay	Standard / Rule	Non-compliance control / MoDs	Relevant Policy	S32 and 42A link to evaluation
Use Zone (South Frame)	<ul style="list-style-type: none"> <li>• <b>Two floor minimum</b> required throughout zone</li> </ul>	<ul style="list-style-type: none"> <li>• Matter of Discretion: City Centre and Central City Mixed Use Zones (South Frame) - Minimum number of floors - 15.14.3.18: <ul style="list-style-type: none"> <li>○ Defining street edge and alignment with anticipated development; maintaining continuity of building form.</li> </ul> </li> </ul>		
<b>MUZ</b> – Mixed Use Zone, within Comprehensive Housing Precinct (PC14 rule)	Standard 15.10.2.9 – Minimum standards for Comprehensive Residential Developments [sample below]: <ul style="list-style-type: none"> <li>• Minimum 2,000m<sup>2</sup> site size and 24m frontage;</li> <li>• <b>Four-storey apartments</b> adjacent to the street required; or <b>three-storey</b> on south side of street;</li> <li>• Maximum ratio of residential units to car parking spaces shall be 0.1.</li> </ul>	15.10.1.3 – RD4 – Restricted Discretionary Activity (public notification exempted): <ul style="list-style-type: none"> <li>• Matter of Discretion: 15.14.3.40: comprehensive urban design considerations, with focus on achieving perimeter block development.</li> </ul>	<b>Policy 14.2.4.1.b.iv</b> – Scale and form of development;  <b>Policy 15.4.1</b> - Scale and form of development  <b>Policy 15.4.2</b> – Design of new development  <b>Policy 14.2.3.2</b> – Mixed use areas outside of the central city	Pages 33, 39, 54, 78-80 Appendix 6 and appendix 8 of <a href="#">Commercial s32 report</a> .
<b>HRZ</b> – High Density Residential Zone (PC14 rule)	Standard 14.6.2.1.c – Building Height <ul style="list-style-type: none"> <li>• Requires minimum of <b>two-storey</b>, when developing</li> </ul>	14.6.1.3 – RD22 – Restricted Discretionary Activity (non-notifiable):	<b>Policy 14.2.7.6</b> – High Density Residential development	Pages 26, 110-115 of <a href="#">Residential s32 Report</a> .

Zone / location / overlay	Standard / Rule	Non-compliance control / MoDs	Relevant Policy	S32 and 42A link to evaluation
	<p>three or more residential units.</p>	<ul style="list-style-type: none"> <li>• Matters of Discretion: 14.15.41 – Minimum building height in the residential zone: <ul style="list-style-type: none"> <li>○ Building form reflecting HRZ outcomes; does not foreclose future increase in density; lower height needed for older persons housing.</li> </ul> </li> </ul>		
<p><b>FUZ</b> – Future Urban Zone (existing RNN rule)</p>	<p>Standard 8.6.11 – Additional standards for Future Urban Zone:</p> <ul style="list-style-type: none"> <li>• Requirement of <b>15 households per hectare</b>, as a subdivision activity, except has provided for within an Outline Development Plan.</li> </ul>	<p>Meeting density standard is a Controlled Activity under 8.5.1.2 C5.</p> <p>Non-compliance is a Restriction Discretionary Activity under 8.5.1.3 RD2 (open to notification). Matters of discretion are:</p> <ul style="list-style-type: none"> <li>• Rule 8.8.8 – Compliance with outline development plans and density: <ul style="list-style-type: none"> <li>○ whether the typologies cater for all life stages, physical abilities, and opportunities for socio-economic diversity; ODP alignment/longevity; practicality; infrastructure requirements.</li> </ul> </li> <li>• Rule 8.8.9 – Additional matters – Future Urban Zone:</li> </ul>	<p><b>Policy 8.2.2.7</b> – Urban density - minimum net density of 15 households per hectare averaged across the residential development area within the relevant outline development plan, except in areas shown on an outline development plan as being subject to development constraints.</p>	<p>Operative District Plan – Chapter 8 provisions for Residential New Neighbourhood Zone – refer to 2017 district Plan Review</p>

Zone / location / overlay	Standard / Rule	Non-compliance control / MoDs	Relevant Policy	S32 and 42A link to evaluation
		<ul style="list-style-type: none"> <li>○ Integration, context and placemaking;</li> <li>○ Subdivision design (including provision for range of housing types);</li> <li>○ Movement networks;</li> <li>○ Public spaces (including interaction between private and public spaces).</li> </ul>		
<p><b>FUZ</b> – East Papanui Outline Development Plan (ODP RNN Rule)</p>	<p>8.10.23.D.(2.)</p> <ul style="list-style-type: none"> <li>● Requirement of a minimum net density of <b>30 lots or households per hectare</b> in Area 1.</li> <li>● Normal FUZ densities - <b>15 households per hectare</b> in Area 2.</li> </ul>	<p>Development meeting ODP requirements is a controlled activity 8.5.1.2 C5.</p> <p>Non-compliance is a Restriction Discretionary Activity under 8.5.1.3 RD2 (open to notification). Matters of discretion are:</p> <ul style="list-style-type: none"> <li>● Rule 8.8.8 – Compliance with outline development plans (as above)</li> <li>● Rule 8.8.9 – Additional matters – Future Urban Zone (as above)</li> </ul> <p>8.5.1.3 RD17 includes requirements to meet density and household yields:</p> <ul style="list-style-type: none"> <li>○ Whether development is exemplary including whether design supports universal access; Lifemark 3 and</li> </ul>	<p><b>Policy 8.2.2.7</b> – Urban density</p>	<p>Operative District Plan – Chapter 8 provisions for Residential New Neighbourhood Zone – refer to 2017 district Plan Review</p>

Zone / location / overlay	Standard / Rule	Non-compliance control / MoDs	Relevant Policy	S32 and 42A link to evaluation
		<p>Homestar 6 minimum standards for buildings; diversity of building and unit typology and affordable housing; innovation in neighbourhood layout technologies and design</p> <p>Non-compliance is a Discretionary Activity under 8.5.1.4.a. D7</p>		

## Appendix 5

## Enablement of Non-Residential Activities across zones

- \*Activities not captured in activity tables are a Discretionary Activity.
- Sections beneath narrative in *(italicised brackets)* states non-compliance activity status (PA – Permitted Activity; RDA – Restricted Discretionary Activity; DA-Discretionary Activity).

Activities with similar status across zones				
Care of non-residential children	<i>Permitted: Max. 4 children and carer lives on site (breach is DA)</i>			
Hosted visitor accommodation (PC4)	Permitted: Max. 6 guests at any one time, Council is notified., Records of bookings kept, Manage adverse effects on neighbours between 11pm and 6am <i>(Guests: Non-Notified - 6-12: Discretionary, and 12+ Non-Complying) Note: if within Accommodation and Community Facilities Overlay: &gt;25% of GFA</i>			
Visitor accommodation in a heritage item (PC4)	Permitted: Manager on site, Max. 10 guests at any one time, Max. 60 nights per year <i>(Guests: Non-Notified – 10-20: Discretionary, and 20+: Non-Complying)</i> <i>Note: if within Accommodation and Community Facilities Overlay: &gt;25% of GFA</i>			
Un-hosted visitor accommodation (PC4)	Controlled: Max. 6 guests at any one time, Max. 60 nights per year <i>(Guests: Non-Notified – 6-12: Discretionary, and 12+: Non-Complying)</i> . <i>Note: if within Accommodation and Community Facilities Overlay: &gt;25% of GFA</i>			
Show homes	Discretionary			
Activities with different status across zones	RS	RSDT	MRZ	HRZ
Emergency services facilities		PA		PA outside Central City, otherwise Discretionary
Market gardens, community gardens and garden allotments				Permitted
Boarding houses		RDA		DA*
Convenience activities		RDA if on corner of minor + minor/collector, no more than 50m <sup>2</sup> of retailing <i>(breach is DA)</i>		DA*
Integrated family health centres		RDA if – main entry on minor/collector, adjoining Local Centre/Local Town or Key Activity Centre , GFA 301-700m <sup>2</sup> , <i>(breach is DA)</i>		DA*
Home occupation		PA: Max. GFA 40m <sup>2</sup> , Max. 2 FTE non residing at site <i>(breach is RDA- if in MRZ for m<sup>2</sup> Discretionary)</i>		PA outside of the Central City: Max. GFA 40m <sup>2</sup> , Max. 2 FTE non residing at site, limited hours of operation and vehicle movements. <i>(Restricted Discretionary)</i> PA within the Central City: Max. GFA 40m <sup>2</sup> , only persons residing on the site employed, Max. 40 hours per week and limited.
Education activity Preschool Health care facility Veterinary care facility Place of assembly (except Kate Sheppard House)		PA - ALL: Entry on minor/collector (right turning), GFA >200m <sup>2</sup> ; Health care facility: >300m <sup>2</sup> ; Preschool: Noise limits; Vets: Max. 4 animals boarding; Preschool/Vet/Assembly: Max. 2 non-residential activities on a residential bloc; Places of assembly/Entertainment <i>(breach is RDA, except breach for place of assembly - DA)</i>		Within Central City: PA - Education/Spiritual/ Preschool/Healthcare: >40m <sup>2</sup> <i>(breach of hours and employment is NCA, between 40-201m<sup>2</sup>: is a DA, except if on local road and/or &lt;200m<sup>2</sup>+: is a NCA)</i> Outside the Central City: PA – ALL: Entry on minor/collector (right turning), GFA >200m <sup>2</sup> ; Health care facility: >300m <sup>2</sup> ; Preschool: Noise limits ; Vets: Max. 4 animals boarding; Preschool/Vet/Assembly: Max. 2 non-residential activities on a residential block; Places of assembly/Entertainment <i>Note: if activities (including Care Facility) are located within the Accommodation and Community Facilities Overlay: Permitted: &gt;500m<sup>2</sup> GLA, limited hours of operation</i>
Spiritual facility		PA - Limited hours of operation and 1 heavy vehicle on site <i>(breach in hours is RDA)</i>		Within Central City: PA - Only person residing on site can be employed in activity <i>(Discretionary)</i> Outside the Central City: PA - limited house of operation and 1 heavy vehicle on site
Community corrections facilities Community welfare facilities		PA - limited hours of operation <i>(breach is RDA)</i>		DA*, except Community corrections facilities permitted in Accommodation and Community Facilities Overlay: > 500m <sup>2</sup> , limited hours of operation
Visitor accommodation not hosted, un-hosted or in heritage item		NCA		Permitted on Fitzgerald Ave or Bealey Avenue between Durham St North and Madras St: limited hours of operation, vehicle movements, and only 1 heavy vehicle stored on site. <i>Note: if within Accommodation and Community Facilities Overlay: &gt;25% of GFA</i> <i>(All other locations breach is a NCA)</i>

## Appendix 6

# Additional commentary on public transport

## Plan Change 13 & 14 Hearings

Chris Morahan

19 October 2023

---

## Background

On Wednesday 11/08/2023 (recorded in morning session #2 at 1:37-1:41), during a session involving Rebecca Foy speaking on the social impacts of housing intensification, Commissioner Munro asked several questions relating to public transport. One related to any information on the proportion of travel that is theoretically possible to be serviced by public transport. The second related to the risk that bus routes may change in future. This document provides additional information in response to these questions.

## Data on public transport use

There is a wide variation in travel habits of residents throughout Christchurch. Some residents use public transport and walking almost exclusively for their travel needs, as evidenced by the fact that approximately 9,500 households in Christchurch do not own a car (7%)<sup>1</sup> and that these households tend to be located on core public transport routes in areas highly populated with younger adults, students, or older retirees.

At the other end of the spectrum, a large proportion of residents never use public transport for any trips. The Ministry of Transport conduct annual travel surveys where they ask a sample of residents to keep detailed travel diaries over a three week period. In Christchurch, of the 3,597 people surveyed, 63% had not used public transport at all in the last year, compared to only 34% in Wellington.<sup>2</sup>

ECan conducted annual surveys asking a sample of public transport users a range of questions. These show that people currently use public transport for a range of trip types. In 2021, 43% of trips were for work, 13% education, 20% social/recreational, 21% shopping/personal/medical, and 3% other.<sup>3</sup>

---

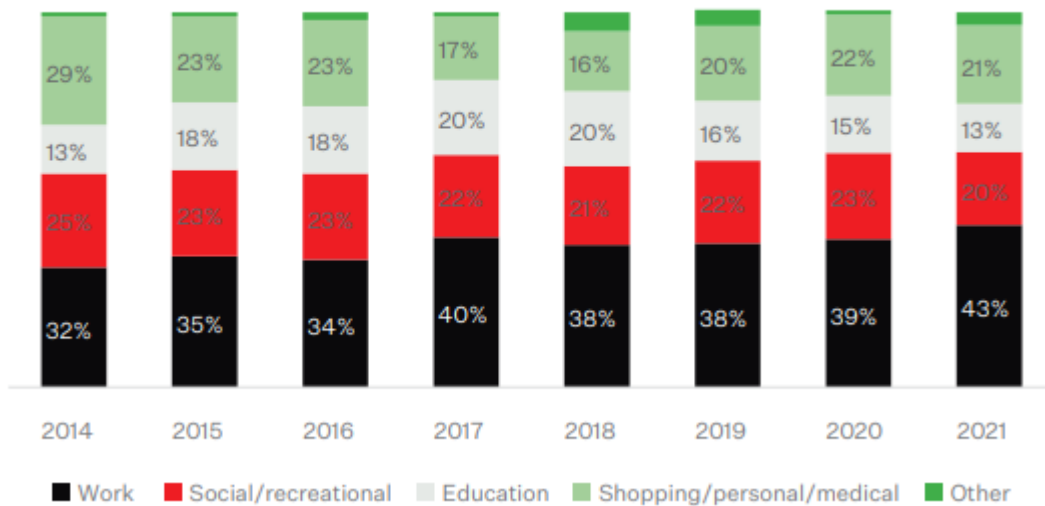
<sup>1</sup> Census 2018

<sup>2</sup> 25 Years of Travel in New Zealand, Ministry of Transport, 2015, available online here: <https://www.transport.govt.nz/assets/Uploads/Report/25yrs-of-how-NZers-Travel.pdf>

<sup>3</sup> Metro user surveys, Ecan, available online here: <https://api.ecan.govt.nz/TrimPublicAPI/documents/download/4533465>

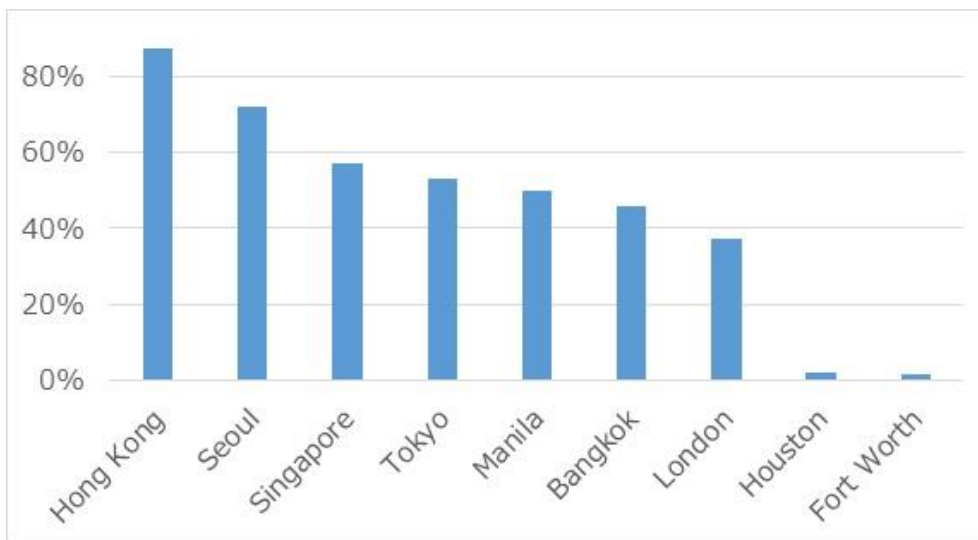


**Figure 3.5: Main trip purpose, over time**



Public transport mode share varies wildly in cities across the world. At one extreme, 87% of travel in Hong Kong is undertaken on public transport. For many other cities across the world it is close to zero, as shown in the graph below.<sup>4</sup>

**Comparison of public transportation modal share in each city**



In the Canterbury Region, approximately 5% of all travel is completed on public transport, compared to 11% in the Wellington region.<sup>5</sup> In conclusion, it is difficult to put a number on what proportion of travel could theoretically be undertaken on public transport in Christchurch. For some people it is close to 100%, for others it is close to zero. Globally, public transport modal shares as high as 87% are observed.

<sup>4</sup> Comparison of cities’ transportation modal shares and post-coronavirus prospects, Sakutaro Itokawa, 2020, available online here: [https://www.sc-abeam.com/and\\_mobility/en/article/20201203-01/](https://www.sc-abeam.com/and_mobility/en/article/20201203-01/)

<sup>5</sup> Waka Kotahi Transport Agency Transport 2035 online dashboard, NZTA, available here: <https://transport2035.mrcagney.works/dashboard>

## Flexibility of bus routes

There is a distinction to be made between core public transport routes, which are inflexible and tend to attract high usage, and non-core public transport routes, which are more flexible, but tend to not attract significant usage. The evidence of Mr Morahan includes two quotes from the Christchurch Transit Alternatives Report, commissioned by ECan in 2016 on this topic (paragraphs 63 and 35 respectively):

*“The Metro Lines [top-tier routes] are the top performers, with 20-35 people getting on the bus for every hour a bus is operating... Suburban Links [third-tier routes], by contrast, are delivering disappointing performance, with some attracting fewer than 10 boardings for every hour a bus is in service. This is exactly what should be expected, because these two kinds of service are focused on different purposes. Metro Lines – straight, frequent, and linking many dense areas and attractions – are the kind of service that attracts high patronage all over the world. The Suburban Links – which tend to be circuitous, infrequent, and focused on areas of lower demand – resemble lower-ridership services all over the world.”*

*“the Metro Lines are likely to be a persistent feature of the city’s public transport network – indeed they typically reflect tramway routes established over a century ago and remain largely unchanged over recent decades. In addition, most suburban interchange locations have been key activity centres on these main corridors for many years and are unlikely to change. There are few opportunities for significantly restructuring the core of the city’s PT network.”*

Plan Change 14 may result in additional medium density housing in areas not currently serviced by the core public transport network, depending on the final form of the plan change. Even under the notified plan change, the low public transport qualifying matter does still include provision for intensification within it, but through a consenting pathway rather than as a permitted activity. If this intensification happens, then theoretically it may catalyse investment to improve public transport in that area. However, the critical mass required to do this is high and would be larger than what would be realised in the foreseeable future. Even if development was at a scale that was able to justify investment, it would likely be only low frequency service, not enough to warrant bus priority lanes, and therefore unlikely to be useful enough to attract high usage in the way that the core routes do.

Mr Morahan’s evidence discusses how the return on investment for public transport improvements tends to be higher when applied to the core routes than when investment is applied to non-core routes (paragraphs 39-40 and 59-63). This means that, if that same residential growth occurred on a core public transport route, then it would result in more public transport use and would catalyse further investment in public transport to a greater degree than it would if it were to occur away from the core public transport network.

## Appendix 7

# 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 770 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.

## **The Housing and Neighbourhoods Survey**

As with all of our Life in Christchurch surveys, the questions in the housing and neighbourhoods survey were written in a way where they would provide useful information now, but also with a focus on them also being repeatable in the future.

The 2023 survey provides a baseline for us to measure changing trends, preferences and perceptions over time. The questions have been designed around high-level ideas and concepts, and have been written to try and make the survey as accessible as possible. This includes using plain language and trying to stay away from any jargon and technical terms.

We know that our urban form is going to change over years to come, so it is important to understand where we are starting from, and to have an instrument that will enable us to understand the impacts of these changes on Christchurch residents over time. The Life in Christchurch series will be one of our main tools to undertake qualitative research and monitoring of these impacts.

# Housing and Neighbourhoods 2023

---

## Start of Block: Intro

### Q1.1 We'd love your feedback on neighbourhoods and housing in Christchurch!

Our neighbourhoods should all be places where we enjoy living, where we feel like we belong, and where we feel at home.

Our population is growing. Over the next 30 years it's predicted we'll need at least 40,000 more houses in Christchurch to ensure everyone has a place to live, and we're planning for that now.

It should take around 15 minutes to provide us with your feedback.

All responses will remain anonymous. Please complete this survey only once.

## End of Block: Intro

---

## Start of Block: Neighbourhood Preferences

Q2.1 Our neighbourhoods should all be places where we enjoy living, where we feel like we belong, and where we feel at home. To achieve this we need to make sure our neighbourhoods are well planned so people have access to transport links – ensuring they can get to work and school easily – and all the other amenities and greenspace that make them a great place to live.

---

Page Break

---

Q2.2 We're going to be asking you some questions about your current neighbourhood and about the neighbourhood that you would like to live in if there were no constraints (e.g. house prices, affordability, availability).

To help us better understand how our neighbourhoods are currently meeting the needs of Christchurch residents, please tell us a little bit about where you live at the moment.

---

Q2.3 Where do you live?

- I live in Christchurch (including Banks Peninsula) (1)
  - I live elsewhere in Canterbury (e.g. Rolleston, Lincoln, Rangiora, Kaiapoi) (3)
  - I don't live in Christchurch or Canterbury, I live in... (4)
- 

---

*Display This Question:*

*If Where do you live? = I live in Christchurch (including Banks Peninsula)*

Q2.4 Where do you live in Christchurch?

---

*Display This Question:*

*If Where do you live in Christchurch? = Other*

Q2.5 Other (Please specify)

---

---

*Display This Question:*

*If Where do you live? = I live in Christchurch (including Banks Peninsula)*

Q2.6 How long have you lived in Christchurch?

- Less than a year (1)
- 1 - 3 years (2)
- 4 - 6 years (3)
- 7 - 9 years (4)
- More than 10 years (5)

---

*Display This Question:*

*If Where do you live? = I live in Christchurch (including Banks Peninsula)*

Q2.7 How long have you lived in your neighbourhood?

- Less than a year (1)
- 1 - 3 years (2)
- 4 - 6 years (3)
- 7 - 9 years (4)
- More than 10 years (5)

---

*Display This Question:*

*If Where do you live? = I live elsewhere in Canterbury (e.g. Rolleston, Lincoln, Rangiora, Kaiapoi)*

Q2.8 Where do you live elsewhere in Canterbury?

---

*Display This Question:*

*If Where do you live elsewhere in Canterbury? = Other*



Q2.9 Other (Please specify)

---

---

*Display This Question:*

*If Where do you live? != I live in Christchurch (including Banks Peninsula)*

Q2.10 Have you previously lived in Christchurch City (including Banks Peninsula)?

Yes (1)

No (2)

Don't know (3)

---

Page Break

---

Q2.11

Thinking about your current lifestyle, please tell us a bit about your **ideal neighbourhood**.

You do not need to consider house prices, affordability or availability when answering this, we are interested in understanding more about the neighbourhood you would like to live in regardless of any constraints.



Q2.12 Which of the following best describes the type of neighbourhood that you would like to live in? (Select up to three)

- In the central city (15)
  - Within walking or cycling distance of the central city (1)
  - In a neighbourhood with a mixture of activities and amenities (e.g. shops, services, cafes) (16)
  - In a well established neighbourhood (10)
  - In a neighbourhood that has only recently been established (5)
  - On Banks Peninsula (3)
  - In a rural area (13)
  - Away from industrial areas and busy roads (6)
  - A neighbourhood that is close to a range of outdoor recreation opportunities (e.g. the port hills, beaches, parks) (11)
  - In a green neighbourhood (e.g. there are well established street trees, gardens and green spaces) (12)
  - Other (Please specify) (8)
- 

Page Break

Q2.13 Thinking about the neighbourhood that you **currently live in...**

---

Q2.14 How many of these describe the neighbourhood that you **currently live in**? (Select all that apply)

*Display This Choice:*

*If Which of the following best describes the type of neighbourhood that you would like to live in? (... = In the central city*

In the central city (7)

*Display This Choice:*

*If Which of the following best describes the type of neighbourhood that you would like to live in? (... = Within walking or cycling distance of the central city*

Within walking or cycling distance of the central city (8)

*Display This Choice:*

*If Which of the following best describes the type of neighbourhood that you would like to live in? (... = In a neighbourhood with a mixture of activities and amenities (e.g. shops, services, cafes)*

In a neighbourhood with a mixture of activities and amenities (e.g. shops, services, cafes) (9)

*Display This Choice:*

*If Which of the following best describes the type of neighbourhood that you would like to live in? (... = In a well established neighbourhood*

In a well established neighbourhood (10)

*Display This Choice:*

*If Which of the following best describes the type of neighbourhood that you would like to live in? (... = In a neighbourhood that has only recently been established*

In a neighbourhood that has only recently been established (11)

*Display This Choice:*

*If Which of the following best describes the type of neighbourhood that you would like to live in? (... = On Banks Peninsula*

On Banks Peninsula (12)

*Display This Choice:*

*If Which of the following best describes the type of neighbourhood that you would like to live in? (... = In a rural area*

In a rural area (13)

*Display This Choice:*

*If Which of the following best describes the type of neighbourhood that you would like to live in? (... = Away from industrial areas and busy roads*

Away from industrial areas and busy roads (14)

*Display This Choice:*

*If Which of the following best describes the type of neighbourhood that you would like to live in? (... = A neighbourhood that is close to a range of outdoor recreation opportunities (e.g. the port hills, beaches, parks)*

A neighbourhood that is close to a range of outdoor recreation opportunities (e.g. the port hills, beaches, parks) (15)

*Display This Choice:*

*If Which of the following best describes the type of neighbourhood that you would like to live in? (... = In a green neighbourhood (e.g. there are well established street trees, gardens and green spaces)*

In a green neighbourhood (e.g. there are well established street trees, gardens and green spaces) (16)

None of these describe the neighbourhood that I currently live in (17)

---

Page Break

Q2.15 Thinking again about the type of neighbourhood that you would like to live in...

---



Q2.16 Which of the following characteristics are important to you when you are thinking about the type of neighbourhood that you want to live in? (Select all that apply)

- Value for money in comparison with elsewhere in Christchurch (1)
- There are affordable homes available (2)
- A quiet neighbourhood (3)
- School zones and proximity to schools (4)
- Access to a range of safe transport options (5)
- Proximity to shops, parks, and other community facilities (6)
- Access to health care and other services (18)
- Proximity to where you work (7)
- The character of the neighbourhood (e.g. the look and feel of the streets and houses) (8)
- Attractive streetscape, street trees and gardens (9)
- Attractive buildings and built spaces (10)
- Proximity to the outdoors and outdoor recreation opportunities (e.g. the Port Hills, beaches) (11)
- A safe neighbourhood (12)
- Neighbourhoods with a good reputation (13)
- Proximity to family and friends (14)
- Proximity to a park or reserve or a place to walk your dog (15)



Vulnerability to natural hazards and climate change (17)

Other (Please specify) (16)

---

---

Page Break

Carry Forward Selected Choices from "Which of the following characteristics are important to you when you are thinking about the type of neighbourhood that you want to live in? (Select all that apply)"



Q2.17 Thinking about the attributes that are important when you are considering where you want to live, which are the most important? **Please rank them in order of importance - 1 being the most important.**

*Drag and drop the options to rearrange the order.*

- \_\_\_\_\_ Value for money in comparison with elsewhere in Christchurch (1)
- \_\_\_\_\_ There are affordable homes available (2)
- \_\_\_\_\_ A quiet neighbourhood (3)
- \_\_\_\_\_ School zones and proximity to schools (4)
- \_\_\_\_\_ Access to a range of safe transport options (5)
- \_\_\_\_\_ Proximity to shops, parks, and other community facilities (6)
- \_\_\_\_\_ Access to health care and other services (7)
- \_\_\_\_\_ Proximity to where you work (8)
- \_\_\_\_\_ The character of the neighbourhood (e.g. the look and feel of the streets and houses) (9)
- \_\_\_\_\_ Attractive streetscape, street trees and gardens (10)
- \_\_\_\_\_ Attractive buildings and built spaces (11)
- \_\_\_\_\_ Proximity to the outdoors and outdoor recreation opportunities (e.g. the Port Hills, beaches) (12)
- \_\_\_\_\_ A safe neighbourhood (13)
- \_\_\_\_\_ Neighbourhoods with a good reputation (14)
- \_\_\_\_\_ Proximity to family and friends (15)
- \_\_\_\_\_ Proximity to a park or reserve or a place to walk your dog (16)
- \_\_\_\_\_ Vulnerability to natural hazards and climate change (17)
- \_\_\_\_\_ Other (Please specify) (18)

---

Q2.18 Comments (Optional)

---

---

---

---

---

Page Break

---



Q2.19 Which of these characteristics does your current neighbourhood provide? (Select all that apply)

Display This Choice:

If Which of the following characteristics are important to you when you are thinking about the type... = Value for money in comparison with elsewhere in Christchurch

Value for money in comparison with elsewhere in Christchurch (9)

Display This Choice:

If Which of the following characteristics are important to you when you are thinking about the type... = There are affordable homes available

Affordable homes (10)

Display This Choice:

If Which of the following characteristics are important to you when you are thinking about the type... = A quiet neighbourhood

It is a quiet neighbourhood (11)

Display This Choice:

If Which of the following characteristics are important to you when you are thinking about the type... = Access to a range of safe transport options

Access to a range of safe transport options (12)

Display This Choice:

If Which of the following characteristics are important to you when you are thinking about the type... = Proximity to shops, parks, and other community facilities

Shops, parks, and other community facilities in close proximity (13)

Display This Choice:

If Which of the following characteristics are important to you when you are thinking about the type... = Proximity to where you work

It is close to work (14)

Display This Choice:

If Which of the following characteristics are important to you when you are thinking about the type... = Attractive streetscape, street trees and gardens

Attractive streetscapes, street trees and gardens (15)

Display This Choice:

If Which of the following characteristics are important to you when you are thinking about the type... =  
Attractive buildings and built spaces

Attractive buildings and built spaces (16)

Display This Choice:

If Which of the following characteristics are important to you when you are thinking about the type... =  
Proximity to the outdoors and outdoor recreation opportunities (e.g. the Port Hills, beaches)

Lifestyle factors (e.g. near the beach or the hills) (17)

Display This Choice:

If Which of the following characteristics are important to you when you are thinking about the type... =  
A safe neighbourhood

A safe neighbourhood (18)

Display This Choice:

If Which of the following characteristics are important to you when you are thinking about the type... =  
Neighbourhoods with a good reputation

It has a good reputation (19)

Display This Choice:

If Which of the following characteristics are important to you when you are thinking about the type... =  
Proximity to a park or reserve or a place to walk your dog

Proximity to a park or reserve or a place to walk your dog (21)

None of the above (23)

---

Q2.20 Is there anything else that you would like to tell us about the neighbourhood that you currently live in or the characteristics that you consider important when you are thinking about where you would like to live?

---

---

---

---

---

End of Block: Neighbourhood Preferences

---

Start of Block: 15-minute Neighbourhood

Q3.1 Thinking now about your local neighbourhood, where you work or attend education and where you go shopping or access important services such as medical care....

---

Q3.2 Could you reach the destinations below **from your home** in a trip of 15 minutes or less (one way) using the following transport options?

	<b>Walking</b>				<b>Bike</b>				<b>Public Transport (including getting to a bus stop and any waiting time)</b>				<b>Scooting</b>			
	Ye s (1)	N o (2)	Don' t kno w (3)	Not applicabl e (4)	Ye s (1)	N o (2)	Don' t kno w (3)	Not applicabl e (4)	Ye s (1)	N o (2)	Don' t kno w (3)	Not applicabl e (4)	Ye s (1)	N o (2)	Don' t kno w (3)	Not applicabl e (4)



Where you work (1)

( C O ( C O ( C O ( C O

Where you or your children attend education (7)

( C O ( C O ( C O ( C O

Where you go to the doctor (3)

( C O ( C O ( C O ( C O

A supermarket (4)

( C O ( C O ( C O ( C O

A park or other open space (e.g. a reserve, sports park, the port hills, somewhere to walk your dog) (5)

( C O ( C O ( C O ( C O

---

*Display This Question:*

*If Could you reach the destinations below from your home in a trip of 15 minutes or less (one way) u... : Walking = Yes*

*Carry Forward Selected Choices from "Walking"*



Q3.3 How often do you walk, bike or scoot to the following places from your home?

	Walk						Bike						Scoot					
	5 or more times a week (1)	2 to 4 times a week (2)	Once a week (3)	At least once a month (4)	Less than once a month (5)	Never (6)	5 or more times a week (1)	2 to 4 times a week (2)	Once a week (3)	At least once a month (4)	Less than once a month (5)	Never (6)	5 or more times a week (1)	2 to 4 times a week (2)	Once a week (3)	At least once a month (4)	Less than once a month (5)	Never (6)
Where you work (x1)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Where you go to the doctor (x3)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A supermarket (x4)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A park or other open space (e.g. a reserve, sports park, the port hills, somewhere to walk your dog) (x5)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Where you or your children attend education (x7)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Q3.4 Is there anything that you would like to tell us about the places you can access within a 15 minute walk, bike or scoot of your home?

---

---

---

---

---

-----  
Page Break

Q3.5 Thinking now about the types of amenities that you would like or expect to be available in your local neighbourhood...

---



Q3.6 Which of the following amenities/services would you like to be available within a 15 minute walk, bike ride or scoot of your home? (Select all that apply)

- Local shops and services (e.g. café, dairy) (1)
  - Entertainment and cultural amenities (e.g. theatres, live music venues, pubs) (2)
  - Recreational facilities (e.g. gyms, pools, playgrounds) (3)
  - Nature, parks and gardens (4)
  - Large shopping complexes (e.g. malls, large format shopping areas) (5)
  - A local shopping centre (e.g. small centres with services such as post shops, cafés, hairdressers) (11)
  - Supermarkets (6)
  - Healthcare services (7)
  - Public services (e.g. libraries, council service centres) (8)
  - Places of worship (9)
  - Marae (10)
  - Other (Please specify) (12)
-

*Carry Forward Selected Choices from "Which of the following amenities/services would you like to be available within a 15 minute walk, bike ride or scoot of your home? (Select all that apply)"*



Q3.7 Please indicate whether you would like or expect these to be available within a 15 minute walk, bike ride or scoot of your home

	I would <b>expect</b> that these are available within a 15 minute walk, bike ride or scoot of my home (1)	I would <b>like</b> these to be available within a 15 minute walk, bike ride or scoot of my home (2)
Local shops and services (e.g. café, dairy) (x1)	<input type="radio"/>	<input type="radio"/>
Entertainment and cultural amenities (e.g. theatres, live music venues, pubs) (x2)	<input type="radio"/>	<input type="radio"/>
Recreational facilities (e.g. gyms, pools, playgrounds) (x3)	<input type="radio"/>	<input type="radio"/>
Nature, parks and gardens (x4)	<input type="radio"/>	<input type="radio"/>
Large shopping complexes (e.g. malls, large format shopping areas) (x5)	<input type="radio"/>	<input type="radio"/>
A local shopping centre (e.g. small centres with services such as post shops, cafés, hairdressers) (x11)	<input type="radio"/>	<input type="radio"/>
Supermarkets (x6)	<input type="radio"/>	<input type="radio"/>
Healthcare services (x7)	<input type="radio"/>	<input type="radio"/>
Public services (e.g. libraries, council service centres) (x8)	<input type="radio"/>	<input type="radio"/>
Places of worship (x9)	<input type="radio"/>	<input type="radio"/>
Marae (x10)	<input type="radio"/>	<input type="radio"/>
Other (Please specify) (x12)	<input type="radio"/>	<input type="radio"/>

*Carry Forward Selected Choices from "Which of the following amenities/services would you like to be available within a 15 minute walk, bike ride or scoot of your home? (Select all that apply)"*





Q3.8 If the following amenities/services were available within a 15 minute or less walk (one way) of your home, how likely is it that you would walk to these amenities/services?

	Very likely (1)	Likely (2)	Neither likely nor unlikely (3)	Unlikely (4)	Very unlikely (5)
Local shops and services (e.g. café, dairy) (x1)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Entertainment and cultural amenities (e.g. theatres, live music venues, pubs) (x2)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recreational facilities (e.g. gyms, pools, playgrounds) (x3)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Nature, parks and gardens (x4)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Large shopping complexes (e.g. malls, large format shopping areas) (x5)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A local shopping centre (e.g. small centres with services such as post shops, cafés, hairdressers) (x11)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Supermarkets (x6)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Healthcare services (x7)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Public services (e.g. libraries, council service centres) (x8)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Places of worship (x9)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Marae (x10)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other (Please specify) (x12)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

*Display This Question:*

*If the following amenities/services were available within a 15 minute or less walk (one way) of y... = Unlikely*

*Or If the following amenities/services were available within a 15 minute or less walk (one way) of y... = Very unlikely*

Q3.9 Generally, what is the maximum amount of time that you would be willing to spend walking from your home to these amenities/services?

- Up to 5 minutes (1)
- 6 - 10 minutes (7)
- 11 - 15 minutes (8)
- 16 - 20 minutes (2)
- I **would not** consider walking to these amenities/services (3)
- I **could not** walk to these amenities/services (9)

Q3.10 Is there anything else that you would like to tell us about the amenities/services available in your neighbourhood?

---

## End of Block: 15-minute Neighbourhood

---

### Start of Block: Housing Intro

Q4.1 Now we're going to ask you a few questions about housing in Christchurch. This will help us better understand the demand for different types of housing, both now and in the future.

---

Q4.2 Which type of house do you currently live in?

- Stand-alone detached single story home (1)
  - Stand-alone detached two or three storey home (2)
  - Single storey duplex (8)
  - Other (please specify) (5)
- 
- Two or three storey terraced home (7)
  - A "low rise" apartment building (three or four stories) (9)
  - An apartment building (more than four stories) (4)
-

Q4.3 How many bedrooms does your current home have?

*A bedroom is defined as a room that is used, or intended to be used, for sleeping in.*

- 1 bedroom (1)
- 2 bedrooms (2)
- 3 bedrooms (3)
- 4 bedrooms (4)
- 5 or more bedrooms (5)

---

Page Break

Q4.4 Does your current home have a stand-alone or internal access garage?

- Yes - a 1-car garage (1)
  - Yes, a 2-car garage (4)
  - Yes, a 3+ car garage (5)
  - No (2)
  - Don't know (3)
- 

Q4.5 Do you regularly park a vehicle in on-street parking outside your home?

- Yes (1)
  - No (2)
  - Don't know (3)
- 

*Display This Question:*

*If Does your current home have a stand-alone or internal access garage? != No*

*Or Does your current home have a stand-alone or internal access garage? = Don't know*

Q4.6 Generally, how do you use your garage? (Select all that apply)

- To store motor vehicles (1)
  - As a workshop to work on motor vehicles (6)
  - To store recreational items (e.g. boat, jet ski, bikes, other outdoor gear) (5)
  - As an additional storage space for general household storage (4)
  - As an office, laundry, play room, or other type of additional room (2)
  - Other (Please specify) (3)
- 

*Display This Question:*

*If If Generally, how do you use your garage? (Select all that apply)  
q://QID158/SelectedChoicesCount Is Greater Than 1*

*Carry Forward Selected Choices from "Generally, how do you use your garage? (Select all that apply)"*



Q4.7 Which of the following best describes the MAIN thing that you use your garage for?

- To store motor vehicles (1)
  - As a workshop to work on motor vehicles (2)
  - To store recreational items (e.g. boat, jet ski, bikes, other outdoor gear) (3)
  - As an additional storage space for general household storage (4)
  - As an office, laundry, play room, or other type of additional room (5)
  - Other (Please specify) (6)
- 

Page Break

Q4.8 How long have you lived in your current home?

- Less than a year (1)
  - 1 - 3 years (2)
  - 4 - 6 years (3)
  - 7 - 9 years (4)
  - More than 10 years (5)
- 



Q4.9 Which of the following best applies to you?

- I own my home with or without a mortgage (1)
  - I jointly own my home with or without a mortgage (6)
  - A family trust or other similar entity owns my home (2)
  - Other (Please specify) (3)
- 
- Parents / other family members own my home (7)
  - A private landlord who is not related to me owns my home (8)
  - A local authority, council, or Kāinga Ora own my home (9)
  - Don't know (10)
- 

*Display This Question:*

*If Which of the following best applies to you? = I own my home with or without a mortgage*

*Or Which of the following best applies to you? = I jointly own my home with or without a mortgage*

Q4.10 Thinking about the home that you currently own and live in...



---

*Display This Question:*

*If Which of the following best applies to you? = I own my home with or without a mortgage*

*Or Which of the following best applies to you? = I jointly own my home with or without a mortgage*

Q4.11 If you had to buy this house in the current market, how likely is it that you would still be able to afford to buy this house?

- Very likely (1)
- Likely (2)
- Neither likely nor unlikely (5)
- Unlikely (6)
- Very unlikely (7)
- Don't know (3)
- Prefer not to answer (4)

---

*Display This Question:*

*If Which of the following best applies to you? = A private landlord who is not related to me owns my home*

*Or Which of the following best applies to you? = A local authority, council, or Kāinga Ora own my home*

*Or Which of the following best applies to you? = Parents / other family members own my home*

Q4.12 How much do you agree or disagree with the following statements about buying your own home?

	Strongly agree (1)	Agree (2)	Neither agree nor disagree (3)	Disagree (4)	Strongly disagree (5)	Don't know (6)	Not applicable (7)
Housing affordability is leading me to have to delay home ownership (1)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The property I purchase is likely to be one that isn't necessarily my 'dream' or 'ideal' property (2)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I feel like I am losing hope in being able to afford to buy my own home (3)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I have other priorities which don't include owning my own home (4)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Q4.13 Which of the following price brackets would you consider to be affordable for a home for your household? (Select all that apply)

- Less than \$400,000 (1)
- \$400,000 - \$500,000 (2)
- \$500,000 - \$600,000 (3)
- \$600,000 - \$700,000 (4)
- \$700,000 - \$800,000 (5)
- More than \$800,000 (6)

End of Block: Housing Intro

---

Start of Block: Future Housing

Q5.1 Thinking about the range and choice of housing that is **currently available in Christchurch...**

---

Q5.2 How much do you agree or disagree with the following statements?

	Strongly agree (1)	Agree (4)	Neither agree nor disagree (5)	Disagree (6)	Strongly disagree (7)	Don't know (8)
The current range and types of housing in Christchurch meet the <b>diverse needs of current and future residents</b> (1)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New and existing homes in Christchurch are <b>energy efficient and healthy</b> (2)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Christchurch has <b>well-designed homes and neighbourhoods</b> which provide a high quality of life for residents (3)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Q5.3 Comments (Optional)

---



---



---



---



---

Page Break

Q5.4 Generally, how much do you agree or disagree that there are affordable housing options available in **a range of locations** across the city?

- Strongly agree (1)
- Agree (2)
- Neither agree nor disagree (3)
- Disagree (4)
- Strongly disagree (5)
- Don't know (6)

---

Q5.5 Is there anything else that you would like to tell us about affordable housing options in Christchurch?

---

---

---

---

---

---

Page Break

Q5.6 Our population is growing. Over the next 30 years it's predicted we'll need at least 40,000 more houses in Christchurch to ensure everyone has a place to live, and we're planning for that now.

Thinking about the need to provide homes for our growing population...

---

Q5.7 How much do you agree or disagree that you would consider living in the following types of housing in the future?

	Strongly agree (1)	Agree (2)	Neither agree nor disagree (3)	Disagree (4)	Strongly disagree (5)	Don't know (6)
Stand-alone detached two or three storey home (2)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Single storey duplex (8)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Two or three storey terraced home (7)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A "low rise" apartment building (three or four stories) (9)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
An apartment building (more than four stories) (4)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other (please specify) (5)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

*Display This Question:*

*If How much do you agree or disagree that you would consider living in the following types of housin... = Stand-alone detached two or three storey home [ Neither agree nor disagree ]*

*Or How much do you agree or disagree that you would consider living in the following types of housin... = Stand-alone detached two or three storey home [ Disagree ]*

*Or How much do you agree or disagree that you would consider living in the following types of housin... = Stand-alone detached two or three storey home [ Strongly disagree ]*

**Q5.8** Is there anything that would make you more likely to consider living in a **stand-alone detached two or three storey home** homes in the future? (Select all that apply)

- Privacy between neighbours (achieved through landscaping or built design) (16)
  - Internal garage or secure covered parking (17)
  - Secure uncovered off street parking (18)
  - Proximity to public recreation spaces (e.g. parks and reserves) (19)
  - Private outdoor living space (e.g. a fenced courtyard or balcony) (20)
  - Orientated to take advantage of the sun for warming and cooling breezes (21)
  - Natural light (22)
  - The character of the neighbourhood (e.g. the look and feel of the houses and streets) (23)
  - Accessibility (e.g. a home that meets the needs of people who use wheelchairs or mobility aids or people with vision impairment) (24)
  - Other (Please specify) (25)
- 
- Nothing (26)
  - Don't know (27)
-



Display This Question:

If How much do you agree or disagree that you would consider living in the following types of housin... = Single storey duplex [ Neither agree nor disagree ]

Or How much do you agree or disagree that you would consider living in the following types of housin... = Single storey duplex [ Disagree ]

Or How much do you agree or disagree that you would consider living in the following types of housin... = Single storey duplex [ Strongly disagree ]

Q5.9 Is there anything that would make you more likely to consider living in a **single storey duplex** in the future? (Select all that apply)

- Privacy between neighbours (achieved through landscaping or built design) (16)
  - Internal garage or secure covered parking (17)
  - Secure uncovered off street parking (18)
  - Proximity to public recreation spaces (e.g. parks and reserves) (19)
  - Private outdoor living space (e.g. a fenced courtyard or balcony) (20)
  - Orientated to take advantage of the sun for warming and cooling breezes (21)
  - Natural light (22)
  - The character of the neighbourhood (e.g. the look and feel of the houses and streets) (23)
  - Accessibility (e.g. a home that meets the needs of people who use wheelchairs or mobility aids or people with vision impairment) (24)
  - Other (Please specify) (25)
- 
- Nothing (26)
  - Don't know (27)
-

Display This Question:

If How much do you agree or disagree that you would consider living in the following types of housin... = Two or three storey terraced home [ Neither agree nor disagree ]

Or How much do you agree or disagree that you would consider living in the following types of housin... = Two or three storey terraced home [ Disagree ]

Or How much do you agree or disagree that you would consider living in the following types of housin... = Two or three storey terraced home [ Strongly disagree ]

Q5.10 Is there anything that would make you more likely to consider living in a **two or three storey terraced home** in the future? (Select all that apply)

- Privacy between neighbours (achieved through landscaping or built design) (16)
  - Internal garage or secure covered parking (17)
  - Secure uncovered off street parking (18)
  - Proximity to public recreation spaces (e.g. parks and reserves) (19)
  - Private outdoor living space (e.g. a fenced courtyard or balcony) (20)
  - Orientated to take advantage of the sun for warming and cooling breezes (21)
  - Natural light (22)
  - The character of the neighbourhood (e.g. the look and feel of the houses and streets) (23)
  - Accessibility (e.g. a home that meets the needs of people who use wheelchairs or mobility aids or people with vision impairment) (24)
  - Other (Please specify) (25)
- 
- Nothing (26)
  - Don't know (27)
-

Display This Question:

If How much do you agree or disagree that you would consider living in the following types of housin... = A "low rise" apartment building (three or four stories) [ Neither agree nor disagree ]

Or How much do you agree or disagree that you would consider living in the following types of housin... = A "low rise" apartment building (three or four stories) [ Disagree ]

Or How much do you agree or disagree that you would consider living in the following types of housin... = A "low rise" apartment building (three or four stories) [ Strongly disagree ]

Q5.11 Is there anything that would make you more likely to consider living in a **"low rise" apartment building (three or four stories)** in the future? (Select all that apply)

- Privacy between neighbours (achieved through landscaping or built design) (16)
  - Internal garage or secure covered parking (17)
  - Secure uncovered off street parking (18)
  - Proximity to public recreation spaces (e.g. parks and reserves) (19)
  - Private outdoor living space (e.g. a fenced courtyard or balcony) (20)
  - Orientated to take advantage of the sun for warming and cooling breezes (21)
  - Natural light (22)
  - The character of the neighbourhood (e.g. the look and feel of the houses and streets) (23)
  - Accessibility (e.g. a home that meets the needs of people who use wheelchairs or mobility aids or people with vision impairment) (24)
  - Other (Please specify) (25)
- 
- Nothing (26)
  - Don't know (27)
-

Display This Question:

If How much do you agree or disagree that you would consider living in the following types of housin... = An apartment building (more than four stories) [ Neither agree nor disagree ]

Or How much do you agree or disagree that you would consider living in the following types of housin... = An apartment building (more than four stories) [ Disagree ]

Or How much do you agree or disagree that you would consider living in the following types of housin... = An apartment building (more than four stories) [ Strongly disagree ]

Q5.12 Is there anything that would make you more likely to consider living in an **apartment building (more than four stories)** in the future? (Select all that apply)

- Privacy between neighbours (achieved through landscaping or built design) (16)
  - Internal garage or secure covered parking (17)
  - Secure uncovered off street parking (18)
  - Proximity to public recreation spaces (e.g. parks and reserves) (19)
  - Private outdoor living space (e.g. a fenced courtyard or balcony) (20)
  - Orientated to take advantage of the sun for warming and cooling breezes (21)
  - Natural light (22)
  - The character of the neighbourhood (e.g. the look and feel of the houses and streets) (23)
  - Accessibility (e.g. a home that meets the needs of people who use wheelchairs or mobility aids or people with vision impairment) (24)
  - Other (Please specify) (25)
- 
- Nothing (26)
  - Don't know (27)
-

Q5.13 Is there anything else that you would like to tell us about the type of home you would like to live in in the future?

---

---

---

---

---

End of Block: Future Housing

---

Start of Block: Growth Questions

Q6.1 Our population is growing and changing and will continue to do so over the coming decades. If this growth isn't planned and well-managed, it's likely to result in poorly designed neighbourhoods, a lack of affordable housing, traffic congestion, increased emissions and pressure on our land and environment.

Christchurch residents have told us in the past that they value and want to protect open green spaces and neighbourhood green spaces, retain areas for growing food, and that they want to protect the look and feel of existing neighbourhoods.

-----  
Page Break

---

---

Start of Block: Demographics

**Q8.1 Finally we would like to ask a few questions about you. This helps us better understand who we are hearing from.**

---

Q8.2 How old are you?

- Under 18 years (1)
  - 18 - 24 years (2)
  - 25 - 34 years (3)
  - 35 - 49 years (4)
  - 50 - 64 years (5)
  - 65 - 79 years (6)
  - Over 80 years (7)
- 

Q8.3 How do you identify your gender?

- As a man (1)
  - As a woman (2)
  - Non-binary / another gender (3)
- 

Q8.4 Ethnicity is a measure of cultural affiliation, not a measure of race, ancestry, nationality, or citizenship.

Ethnicity is self perceived and people can belong to more than one ethnic group.

An ethnic group is made up of people who have some or all of the following characteristics:

one or more elements of common culture, for example religion, customs, or language  
unique community of interests, feelings, and actions, and a shared sense of common  
origins or ancestry

---



Q8.5 Which ethnic group(s) do you identify with?

(You may identify with more than one, please select all of the groups that you identify with)

- NZ European (23)
- Maori (24)
- British & Irish (41)
- Other European (42)
- Samoan (25)
- Cook Islands Maori (26)
- Tongan (27)
- Niuean (28)
- Tokelauan (29)
- Fijian (30)
- Southeast Asian (31)
- Chinese (32)
- Indian (33)
- Japanese (34)
- Korean (35)
- Other Asian (36)
- Middle Eastern (37)



- Latin American (38)
  - African (39)
  - Other (Please specify) (40)
- 

Q8.13 Which of the following best describes your household?

- Living alone (1)
  - Couple - no children (2)
  - Couple with children who no longer live at home (9)
  - Family with mainly pre-school age children (3)
  - Family with mainly school-age children (4)
  - Family with mainly independent children (5)
  - Living at home with my parents (6)
  - Living with friends / flatmates (7)
  - Other (Please specify) (8)
- 

---

*Display This Question:*

*If RecipientEmail Is Empty*

Q8.14 For future feedback about their services and issues impacting on Christchurch residents, would you consent to Christchurch City Council holding your email address and the demographic information that you have provided?

This information allows us to better understand who is giving us feedback about services and issues impacting residents. All personal details remain confidential, and your survey responses will always be made anonymous.

The Council complies with the Privacy Act 1993. Any information you provide will be used for the sole purpose of contacting you about future feedback about our services and other issues impacting on Christchurch residents.

Yes (1)

No (2)

---

*Display This Question:*

*If For future feedback about their services and issues impacting on Christchurch residents, would yo... = Yes*

*Or Would you like to sign up to our Resource Consents Newsletter to follow the Council's latest plan... = Yes*



Q8.16 Email address

---

---

Page Break

---

## Life in Christchurch Survey Results – by Suburb

*In the Life in Christchurch Housing and Neighbourhood 2023 survey, respondents were asked which of the following best describes the type of neighbourhood they would like to live in.*

### Close to a range of outdoor recreation opportunities

Respondents living in the following suburbs are significantly **more** likely to want to live in a neighbourhood that is close to a range of outdoor recreation opportunities:

- Cashmere
- Heathcote Valley
- Hillsborough
- Huntsbury
- Lyttelton
- Mount Pleasant
- New Brighton
- North New Brighton
- Parklands
- Redcliffs
- Southshore
- St Martins
- Sumner
- Waimairi Beach
- Westmorland
- Woolston

Respondents living in the following suburbs are significantly **less** likely to want to live in a neighbourhood that is close to a range of outdoor recreation opportunities:

- Avonhead
- Central City
- Fendalton
- Ilam
- Merivale
- Papanui
- Riccarton
- St Albans
- Strowan

### Away from industrial areas and busy roads

Respondents living in the following suburbs are significantly **more** likely to want to live away from industrial areas and busy roads:

- Avonhead
- Hornby

Respondents living in the following suburbs are significantly **less** likely to want to live away from industrial areas and busy roads:

- Central City

### In a green neighbourhood

Respondents from no specific suburbs are more significantly **more** likely to want to live in a green neighbourhood. This is reflective of a green neighbourhood being highly valued across the city.

Respondents living in the following suburbs are significantly **less** likely to want to live in a green neighbourhood:

- Central City

### In a neighbourhood that has only recently been established

Respondents living in the following suburbs are significantly **more** likely to want to live in a neighbourhood that has only recently been established:

- Broomfield
- Casebrook
- Halswell
- Marshland
- Wigram

Respondents from no specific suburbs are significantly **less** likely to want to live in a neighbourhood that has only recently been established.

### In a neighbourhood with a mixture of activities and amenities

Respondents living in the following suburbs are significantly **more** likely to want to live in a neighbourhood that has a mixture of activities and amenities:

- Ilam
- Papanui
- Upper Riccarton
- Wigram

Respondents living in the following suburbs are significantly **less** likely to want to live in a neighbourhood that has a mixture of activities and amenities:

- Mount Pleasant

### In a rural area

Respondents living in the following suburbs are significantly **more** likely to want to live in a rural area.

- Burwood

Respondents from no specific suburbs are significantly **less** likely to want to live in a rural area.

### In a well-established neighbourhood

Respondents living in the following suburbs are significantly **more** likely to want to live in a well-established neighbourhood:

- Aranui
- Strowan

Respondents living in the following suburbs are significantly **less** likely to want to live in a well-established neighbourhood:

- Central City
- Marshland

### In the Central City

Respondents living in the following suburbs are significantly **more** likely to want to live in the central city:

- Addington
- Central City

Respondents from no specific suburbs are significantly **less** likely to want to live in the central city.

### Within walking or cycling distance of the Central City

Respondents living in the following suburbs are significantly **more** likely to want to live within walking distance or cycling distance of the Central City:

- Addington
- Edgware
- Fendalton
- Linwood
- Merivale
- Riccarton
- Richmond
- Spreydon
- St Albans
- Strowan
- Sydenham

Respondents living in the following suburbs are significantly **less** likely to want to live within walking distance or cycling distance of the Central City:

- Halswell
- Marshland
- New Brighton
- North New Brighton
- Northwood
- Parklands
- South New Brighton

***Respondents were also asked which of the following characteristics are important to them when thinking about the type of neighbourhood that you want to live in.***

### Quietness

Respondents from no specific suburbs are significantly **more** likely to consider a neighbourhood's quietness as an important factor when thinking about the type of neighbourhood they would like to live in.

Respondents living in the following suburbs are significantly **less** likely to consider a neighbourhood's quietness as an important factor when thinking about the type of neighbourhood they would like to live in:

- Addington
- Central City

### Safety

Respondents from no specific suburbs are significantly **more** likely to consider a neighbourhood's safety as an important factor when thinking about the type of neighbourhood they would like to live in.

Respondents living in the following suburbs are significantly **less** likely to consider a neighbourhood's safety as an important factor when thinking about the type of neighbourhood they would like to live in:

- Central City

### Access to a range of safe transport options

Respondents from no specific suburbs are significantly **more** or **less** likely to consider a neighbourhood's access to a range of safe transport options as an important factor when thinking about the type of neighbourhood they would like to live in.

### Access to health care and other services

Respondents from no specific suburbs are significantly **more** or **less** likely to consider a neighbourhood's access to health care and other services as an important factor when thinking about the type of neighbourhood they would like to live in.

### Attractiveness of buildings and built spaces

Respondents living in the following suburbs are significantly **more** likely to consider the attractiveness of a neighbourhood's buildings and built spaces as an important factor when thinking about the type of neighbourhood they would like to live in:

- Aidanfield
- Central City

Respondents living in the following suburbs are significantly **less** likely to consider the attractiveness of a neighbourhood's buildings and built spaces as an important factor when thinking about the type of neighbourhood they would like to live in:

- Redwood

### Attractiveness of streetscapes, streets and gardens

Respondents living in the following suburbs are significantly **more** likely to consider the attractiveness of a neighbourhood's streetscapes, street trees and gardens as an important factor when thinking about the type of neighbourhood they would like to live in:

- Beckenham
- Fendalton

Respondents from no specific suburbs are significantly **less** likely to consider the attractiveness of a neighbourhood's streetscapes, street trees and gardens as an important factor when thinking about the type of neighbourhood they would like to live in.

### Reputation

Respondents living in the following suburbs are significantly **more** likely to consider a neighbourhood's reputation as an important factor when thinking about the type of neighbourhood they would like to live in:

- Halswell
- Northwood

Respondents living in the following suburbs are significantly **less** likely to consider a neighbourhood's reputation as an important factor when thinking about the type of neighbourhood they would like to live in:

- Central City
- Linwood
- Lyttelton

### Proximity to shops, parks and other community facilities

Respondents from no specific suburbs are significantly **more** likely to consider a neighbourhood's proximity to shops, parks and other community facilities as an important factor when thinking about the type of neighbourhood they would like to live in.

Respondents living in the following suburbs are significantly **less** likely to consider a neighbourhood's proximity to shops, parks and other community facilities as an important factor when thinking about the type of neighbourhood they would like to live in:

- Avondale

### Proximity to the outdoors and outdoor recreation opportunities

Respondents living in the following suburbs are significantly **more** likely to consider a neighbourhood's proximity to the outdoors and outdoor recreation opportunities as an important factor when thinking about the type of neighbourhood they would like to live in:

- Beckenham
- Cashmere
- Clifton
- Diamond Harbour
- Heathcote Valley
- Hillsborough
- Huntsbury
- Lyttelton
- Mt Pleasant
- New Brighton
- North New Brighton
- Parklands
- Redcliffs
- Somerfield

- Southshore
- St Martins
- Sumner
- Waimairi Beach
- Westmorland

Respondents living in the following suburbs are significantly **less** likely to consider a neighbourhood's proximity to the outdoors and outdoor recreation opportunities as an important factor when thinking about the type of neighbourhood they would like to live in:

- Avonhead
- Burnside
- Casebrook
- Central City
- Fendalton
- Merivale
- Papanui
- Riccarton
- St Albans
- Strowan
- Upper Riccarton
- Wigram

### Character

Respondents living in the following suburbs are significantly **more** likely to consider the character of a neighbourhood as an important factor of the neighbourhood they want to live in:

- Fendalton
- Merivale
- Northwood

Respondents from no specific suburbs are significantly **less** likely to consider the character of the neighbourhood as an important factor of the neighbourhood they want to live in.

### Value for money

Respondents living in the following suburbs are significantly **more** likely to consider the value for money of a neighbourhood compared with elsewhere in Christchurch as an important factor of the neighbourhood they want to live in:

- Aranui

Respondents from no specific suburbs are significantly **less** likely to consider the value for money of a neighbourhood compared with elsewhere in Christchurch as an important factor of the neighbourhood they want to live in.

### Affordability of homes

Respondents living in the following suburbs are significantly **more** likely to consider the affordability of homes available in a neighbourhood as an important factor of the neighbourhood they want to live in:



- Addington
- Aranui
- Hoon Hay
- Linwood
- Waltham

Respondents living in the following suburbs are significantly **less** likely to consider the affordability of homes available in a neighbourhood as an important factor of the neighbourhood they want to live in:

- Cashmere
- Fendalton
- Merivale

### Proximity to workplace

Respondents living in the following suburbs are significantly **more** likely to consider a neighbourhood's proximity to their workplace as an important factor of the neighbourhood they want to live in:

- Addington
- Central City
- Sydenham

Respondents from no specific suburbs are significantly **less** likely to consider a neighbourhood's proximity to their workplace an important factor of the neighbourhood they want to live in.

### School zones and proximity to schools

Respondents living in the following suburbs are significantly **more** likely to consider a neighbourhood's school zones and proximity to schools as an important factor of the neighbourhood they want to live in:

- Ilam
- Strowan

Respondents living in the following suburbs are significantly **less** likely to consider a neighbourhood's school zones and proximity to schools as an important factor of the neighbourhood they want to live in:

- Central City

## Appendix 8

Medium and High Density Housing in Christchurch  
**Urban Design Review 2020**

Prepared by Christchurch City Council Urban Design Team  
June 2020

## Contents

1	Introduction .....	3
2	Summary and Recommendations .....	4
2.1	Summary of Findings.....	4
2.2	District Plan.....	5
3	Review Methodology .....	6
3.1	Sample Developments.....	6
3.1.1	Density .....	7
3.2	Assessment Matrix and Criteria.....	8
3.3	Urban Scales .....	9
3.4	Five Point Scoring.....	9
4	Summary of Assessments .....	11
4.1	Overall Scoring .....	11
4.2	Performance by Site .....	11
4.3	Performance by Scale .....	13
4.3.1	Neighbourhood Scale.....	14
4.3.2	Street Scale.....	16
4.3.3	Site Scale .....	21
4.3.4	Building Scale .....	25
5	Design Issues .....	30
6	Comparison with Previous Studies.....	32
6.1	Overview .....	32
6.1	Comparison by Zone .....	33
6.1	Objectives and Policies.....	35
6.1.1	Policy Framework.....	35
	Contributing to a high quality street scene .....	37
6.1.2	Rules and Assessment Matters .....	40
6.1.3	Built Form Standards .....	41
6.1.4	Assessment Matters.....	42
7	Conclusion .....	48
7.1	Outcomes.....	48
7.1.1	Quality .....	48
7.1.2	Relationship to Established Character.....	49
7.1.3	Areas of Good Performance .....	49
7.2	District Plan.....	49
8	Recommendations.....	51
9	References.....	52
	Appendix 1: Potential Plan Changes .....	53

# 1 Introduction

This document is a technical review of the quality of recent medium density housing developments in Christchurch. Its purpose is to provide a summary of the effectiveness of Christchurch District Plan policy and provisions in delivering high quality residential medium density development within Christchurch, in respect to urban design outcomes.

The quality and supply of housing is an essential part of making Christchurch a liveable city. The importance of this to the Christchurch community is expressed through both the Community Outcomes for the city and the Christchurch District Plan:

**Community Outcomes - Liveable City:**

- Vibrant and thriving central city, suburban and rural centres
- A well-connected and accessible city
- Sufficient supply of, and access to, a range of housing
- 21<sup>st</sup> century garden city we are proud to live in

**District Plan Objective 14.2.4 – High Quality Residential Environments**

High quality, sustainable, residential neighbourhoods which are well-designed, have a high level of amenity, enhance local character and reflect the Ngai Tahu heritage of Ōtautahi

The District Plan residential medium density provisions have been operative since 2016. A review of the effectiveness of these provisions in respect to urban design matters began in March 2019 and was completed in March 2020 and forms the basis for the information presented in this report.

## 2 Summary and Recommendations

### 2.1 Summary of Findings

This report provides the findings from a review of the design quality of new residential medium density housing in Christchurch, developed under the provisions of the Christchurch District Plan made operative in 2016.

There is a clear statement of expectation in the District Plan objectives and policies for “high quality” outcomes. This review has found that whilst the standard of developments was in most cases close to a basic satisfactory quality overall, there was a significant proportion of developments which were poor quality. Neither would be achieving the high quality outcomes set out in the District Plan.

The majority of the issues arising are related to poor site layout which impacts on many aspects of the site and building design, including the street interface. The root causes are:

- More consideration needs to be given to the arrangement of buildings on the site so that buildings and private spaces are designed to function appropriately, without privacy conflicts or the need for prominent fencing;
- There has been insufficient space allocated to front gardens and accessway planting and the resulting environment is not as safe or as pleasant as anticipated.

Other recurring issues related to Crime Prevention Through Environmental Design (CPTED) and were caused by privacy conflicts that discouraged passive surveillance, and a lack of a sense of ownership, transition and territorial definition. A clear hierarchy of space is needed from private to public space.

Some positive trends were evident. These particularly related to the standard of private amenity on the site, such as good outdoor living space for occupants and good solar access. Developments achieving a basic satisfactory were often a mix of these high quality outcomes together with some aspects delivered poorly.

A tension was also identified between the existing character and the anticipated form of development, with smaller sites tending to better complement the existing character.

An issue unique to the central city was the scale of buildings, these tended to be one of two types. The first was suburban housing typologies, built at a higher density than in the inner suburbs. These higher density examples often had issues such as privacy conflicts. The second type was an apartment block, which were often monolithic in appearance. The first issue results from a reluctance to build a more intense typology (eg a three storey house or apartment) whilst the second is a matter of the design of higher densities.

Within the different District Plan Zones, the Residential Medium Density (RMD) zone produced more consistent outcomes than other zones and had a lower proportion of developments achieving a poor standard of design. The Residential Suburban Density Transition Zone (RSDT) most frequently produced outcomes that were unsatisfactory.

When compared to a previous survey carried out in 2009 (in the former L3 and L4 zones, equivalent to RMD and RCC), it is notable that density has increased over the period, particularly in the RMD zone. With regard to quality indicators, two trends are evident: improved outcomes in the RMD zone and a deterioration of quality in the Residential Central City (RCC) zone. In the

latter case, which performed well in 2009, this seems to be related to a change in typology from bespoke apartments towards townhouses.

## 2.2 District Plan

A detailed assessment was undertaken as to whether District Plan policy was an effective framework for urban design, against which the residential medium density developments were reviewed.

The design outcomes within the RMD zone are generally of a better quality than those in the remainder of the zones. RSDT zoning led to consistently poorer outcomes than RMD zoning, despite the lower density, and central city developments were also less satisfactory on average. It appears that:

- Less thorough RCC assessment matters have led to inconsistent outcomes in the RCC zone in relation to the street, site and aspects of the built form, in conjunction with higher densities;
- The absence of design controls in the RSDT zone (for less than 5 units) has resulted in consistently poor outcomes in relation to the street and site.

The Central City Mixed Use (CCMU) zone is not included in the above due to the small sample.

There is good coverage of urban design outcomes across the District Plan provisions but often not the ability to translate this into outcomes through the application process. The policy framework is relatively wide-ranging, however there are gaps in the assessment matters and the built form standards do not always support good design.

The built form standards can set a baseline for what can be accommodated on the site, however if they exclude aspects of design (such as privacy, or the landscaping of accessways) it can lead to those being neglected. More rounded built form standards would help to promote these as fundamental design issues. They can ensure space is set aside to manage the amenity and street scene issues identified.

Some matters are well covered in the District Plan (in particular CPTED) but are still not fully achieved. Changes to design and consenting under the existing plan provisions could potentially produce better outcomes.

The Plan does not include an overarching consideration of site layout. Instead, issues are often addressed one by one and this can result in an attempt to trade-off outcomes such as privacy verses street-interaction. In order to solve the issues, there is often a need to revisit the site layout and make different choices (rather than mitigating issues). This reflects the iterative nature of the design process.

The District Plan contains policy relating to sustainability and innovation, but no methods. There was very little achievement in this area. The purpose of the policy is to promote these aims (and it may be this allows them to be included in the balance of an assessment), but achievement has been limited.

### 3 Review Methodology

#### 3.1 Sample Developments

This survey was limited to developments consented and constructed post 2016, when the District Plan was made operative. A selection of 46 developments were identified across 4 medium density residential zones. These zones are shown below. The intention was to obtain a meaningful sample of developments undertaken since the introduction of the district plan, which was identified as being 25% of developments in each zone.

However, given the number of developments completed as at April 2019 when the study began, the sample is 100% of new medium density development in all zones except RMD. The small sample size and level of development that has occurred means that the study may not comprehensively identify all issues likely to arise into the future. One of the recommendations is therefore that more work is undertaken to confirm the results, in particular within the central city. This is due to the greater variety of buildings and outcomes expected in the two central city zones as well as the small sample size.

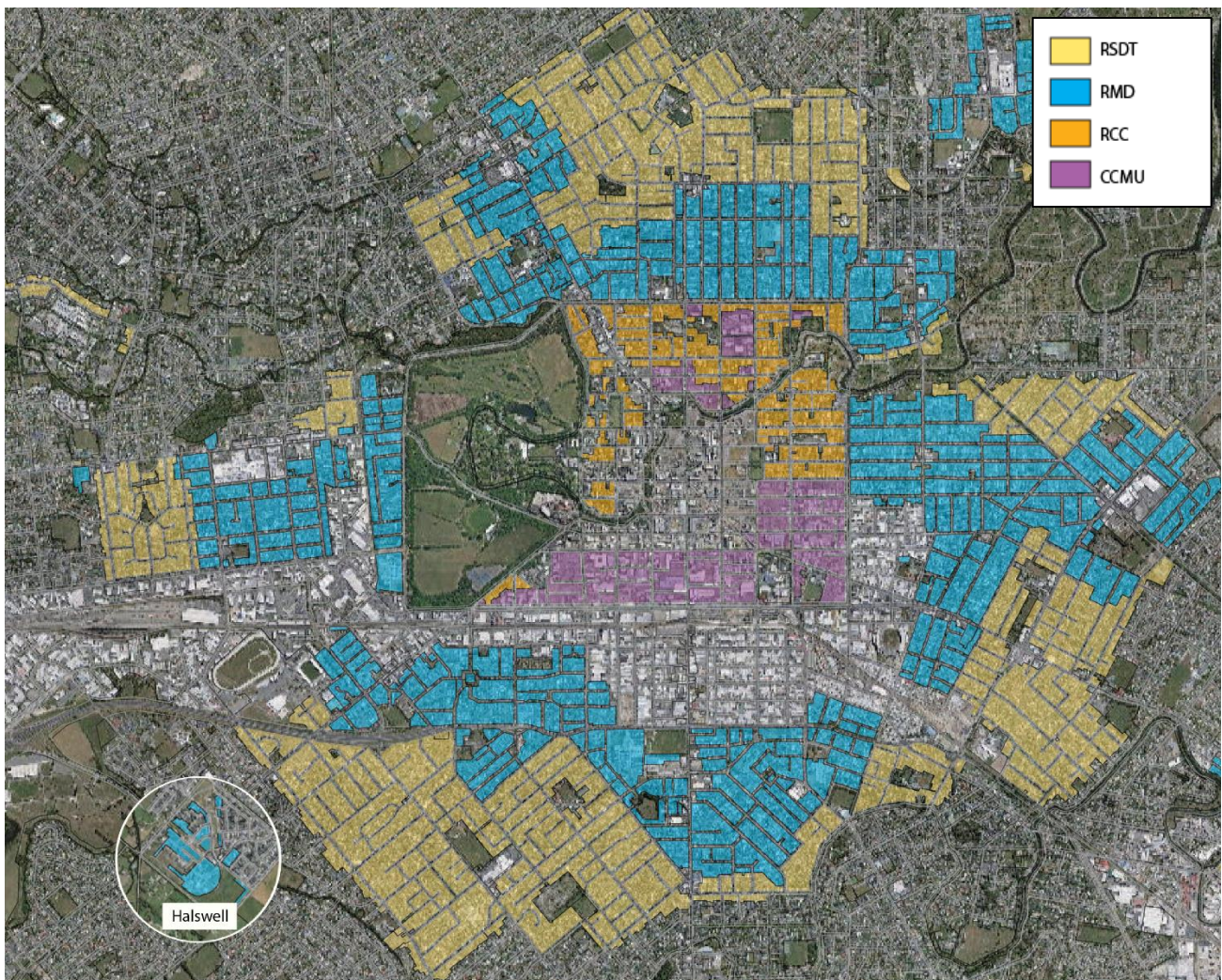


Figure 1: Residential zones and across the city



**List of Assessments by zone:**

- Central City Mixed Use zone (CCMU - 3 sites, out of 3 completed in the zone)
- Residential Central City Zone (RCC - 12 sites, out of 12)
- Residential Medium Density Zone (RMD - 20 sites, out of 46)
- Residential Suburban Density Transition Zone (RSDT - 11 sites out of 11)

Two studies were carried out to collect data. The information for this report is drawn primarily from the data gathered in those studies, and informed by the initial reporting carried out on that data (CCC 2020 i and ii).

**3.1.1 Density**

The District Plan includes policies relating to minimum density requirements for the redevelopment of sites in the zone. The target density and average density for each zone is as set out below. For the sake of this analysis, the net density is assumed to be the site density multiplied by 0.66. The net density is a larger area including a proportion of local roads and parks as well as the site area. Development in all zones on average exceeds the minimum density requirements:

<b>Zone</b>	<b>Target Net Density (Households/ha)</b>	<b>Site Density (Households/ha)</b>	<b>Net Density (Households/ha)</b>
<b>RSDT</b>	N/A	43	28
<b>RMD</b>	30	56	37
<b>RCC</b>	50	117	77
<b>CCMU</b>	N/A	139	91

### 3.2 Assessment Matrix and Criteria

For the purposes of this review, an assessment matrix for development was created by Boffa Miskell, adapting work they previously undertook for the Council in 2009 and the Ministry for the Environment in 2012.

**Figure 2** shows the assessment matrix which allows each development to be scored on a five-point scale according to various urban design criteria. These were organised into four urban scales.

<b>BEST PRACTICE ASSESSMENT</b>						
Urban Scales	Outcome	1	2	3	4	5
<b>A. Neighbourhood</b>	<b>A.1</b>	Integration into the existing and or planned site and local context.				
	<b>A.2</b>	Meeting residents' needs and is designed to reflect its location and access to social infrastructure				
	<b>A.3</b>	Contributes positively to the wider neighbourhood and community				
<b>B. Street</b>	<b>B.1</b>	Creating an appropriate sense of enclosure along the street				
	<b>B.2</b>	Fostering a sense of ownership of the street.				
	<b>B.3</b>	Activation and articulation of the street façade through openings				
	<b>B.4</b>	Property boundaries are well defined and enable views of the street.				
	<b>B.5</b>	Building layout and form appropriately responds to the urban context				
<b>C. Site</b>	<b>C.1</b>	An integrated and comprehensive approach to the layout of buildings and spaces				
	<b>C.2</b>	Provides for housing choice				
	<b>C.3</b>	Respectful and responsive design of neighbouring interfaces and activities				
	<b>C.4</b>	Comprehensive approach taken to the design and quality of paving, landscaped areas and open space.				
	<b>C.5</b>	Reduce opportunities for crime by ensuring an effective layout and provision of other features to maximise safety (including the perception of safety)				
	<b>C.6</b>	Appropriate provision and location of private outdoor living spaces				
	<b>C.7</b>	Appropriate provision, location and design of communal open space				
	<b>C.8</b>	Provide for the safe and efficient movement of pedestrians, cyclists and vehicles				
	<b>C.9</b>	A sound car parking strategy is utilised and the visual impact car parking where provided is minimised.				
	<b>C.10</b>	Efficient and effective provision of services and storage areas				
	<b>C.11</b>	Incorporation and promotion of sustainability across the site				
<b>D. Building</b>	<b>D.1</b>	A visually interesting and cohesive approach to the overall building form				
	<b>D.2</b>	Variation and steps in the building line				
	<b>D.3</b>	Sufficient breaks in the roofline				
	<b>D.4</b>	Designing to a domestic scale				
	<b>D.5</b>	Coordinated use of appropriate materials				
	<b>D.6</b>	Coordinated internal/ external relationship				
	<b>D.7</b>	Provision of adequate storage				
	<b>D.8</b>	Logical and efficient layout				
	<b>D.9</b>	Protecting privacy and minimising overlooking				
	<b>D.10</b>	Enabling of natural ventilation, solar gain and daylight penetration				
	<b>D.11</b>	Promotes energy efficiency and incorporates sustainability features				
	<b>D.12</b>	Demonstrates innovation and creativity in build design, form and function				

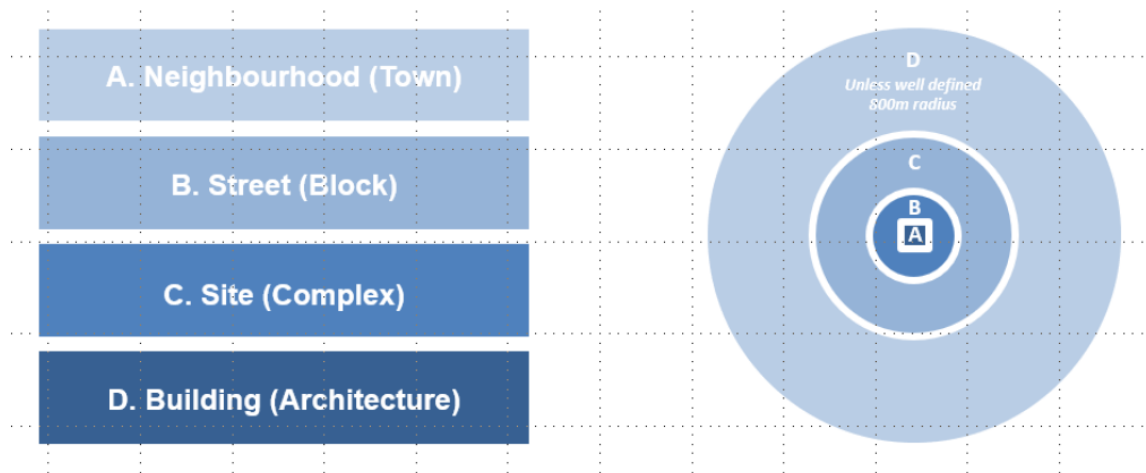
**Figure 2: Assessment Matrix**

### 3.3 Urban Scales

The Matrix includes four Urban Scales: (i) Neighbourhood, (ii) Street, (iii) Site and (iv) Building.

Use of these scales allows consideration of the outcome of the development and its impact on the surroundings at a range of levels. It avoids concentrating on individual known issues and instead allows the focus to be on the impact of the development on the wider area or site. It takes into account that what may be advantageous at one level (for instance a sunny and private garden) may be detrimental at a different level (such as the impact of fencing on the street scene).

When considering the urban design outcomes of residential developments, whether it is for a small lot intensification or a larger more complex multi-unit development, it is important to consider and be informed by matters across all of the four scales. It is also important to note that the policies and objectives for each of the respective zones also seek outcomes beyond individual sites. Consideration of the four scales will ensure a thorough analysis and best represent the overall impact of each development.



### 3.4 Five Point Scoring

The five-point scoring system is as follows:

1. **Poor** - A development with little consideration of urban design principles.
2. **Inadequate** - A predominantly functional development with some simplistic design features that inadequately address urban design principles.
3. **Basic Satisfactory** - A development that satisfactorily addresses basic urban design principles
4. **Well-considered** - A well-considered development that successfully addresses urban design principles.
5. **Best Practice** - Most representative of urban design best practice.

In broad terms, an average score of 3 indicated a satisfactory urban design response that addressed urban design considerations to at least a basic extent.

The District Plan policies seek a “high quality” development as distinct from “satisfactory” or “well-considered”. The term “high quality” is not well defined in the plan and how it aligns to the scoring system is a matter for interpretation.

In a city of successful development with satisfactory design, it may be expected that basic satisfactory would be the minimum achieved. It would then be expected that the average would be higher than this. Whilst some developments would outperform due to higher quality design choices, none should under-perform.

For a city with high quality design, it would be expected that the minimum score for each development would be 4, and that the average would be between 4 and 5.

It is worth noting that the mid-point score is 3, with a range of 1-5 (with no 0). The expectation is that developments record a basic satisfactory score across the board to reach a threshold of 3. A score falling significantly below 3 has not reached the threshold. For this reason, a score of 2.8 is seen as “inadequate” – it has not reached the threshold in all categories, or there are no particularly good points to offset the areas of poor performance. When averaged over 46 developments, significant areas of performance under 3 indicate a possible systemic issue.

Notwithstanding the above, scoring involves an element of interpretation and is not an exact science. Therefore, developments close to 3 (e.g. scoring 2.9) are often interpreted as being satisfactory within the analysis and limited weight is given to individual property category scores or small samples, which may be affected by a small number of marginal scoring decisions.

## 4 Summary of Assessments

This section includes a description of the scores for each of the urban scales, narrative around the urban design outcomes, and a summary of key observations with respect to urban design best practice.

It contains analysis of results by zone, while noting the sample size for each zone, and the potential complexity and variation in development types. This is most notable in the RCC zone.



Apartment and townhouse typologies in the RCC zone

### 4.1 Overall Scoring

The table below shows the average scores for the urban scales for the 46 sites:

Urban Scale	Range (1-5)	Average	Median
Neighbourhood	1.7 – 5	3.5	3.5
Street	1.2 - 4.6	2.8	2.8
Site	1.6 - 4.2	2.7	2.8
Building	1.9 - 4.3	3.0	2.9
Overall	1.6 - 4.5	3.0	2.9

The average score is close to 3 throughout, but below this level for “street” and “site”.

On an overall basis, it appears that the average development is basic satisfactory. However, this conceals two significant variations:

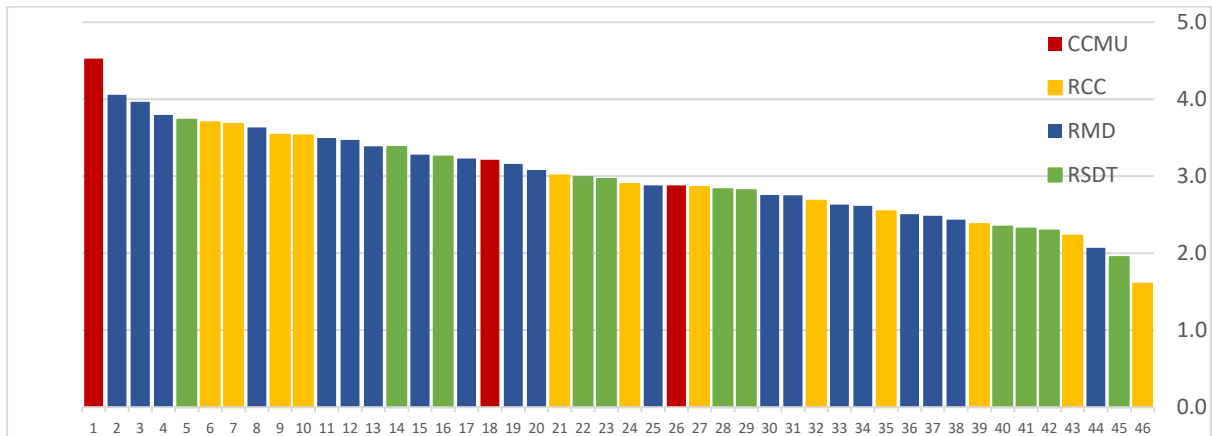
- The performance on the different scales (some aspects of developments are better than others).
- The performance of individual developments (some developments are above average and some are below).

When these issues are considered, a more complex picture emerges where a significant proportion of development is inadequate or poor.

### 4.2 Performance by Site

The performance of individual developments was variable, with some good examples that scored highly, and a larger group of developments that were rated in the inadequate category.

The range of development scores by site is shown below:



**Figure 2: Overall Scores by development site**

This chart illustrates that exactly half the developments achieve at least a basic satisfactory score and half do not achieve this level.

Of the underperforming group, some almost make the satisfactory level. Of greatest significance is a group comprising around a third of developments that fall well below this level. These developments are likely to be significantly unsatisfactory in some respects.

Of the best performing developments, there is a group which are higher performing. The top few would be “well considered” and they would meet the criteria for “high quality”. A further nine score at least 3.5.

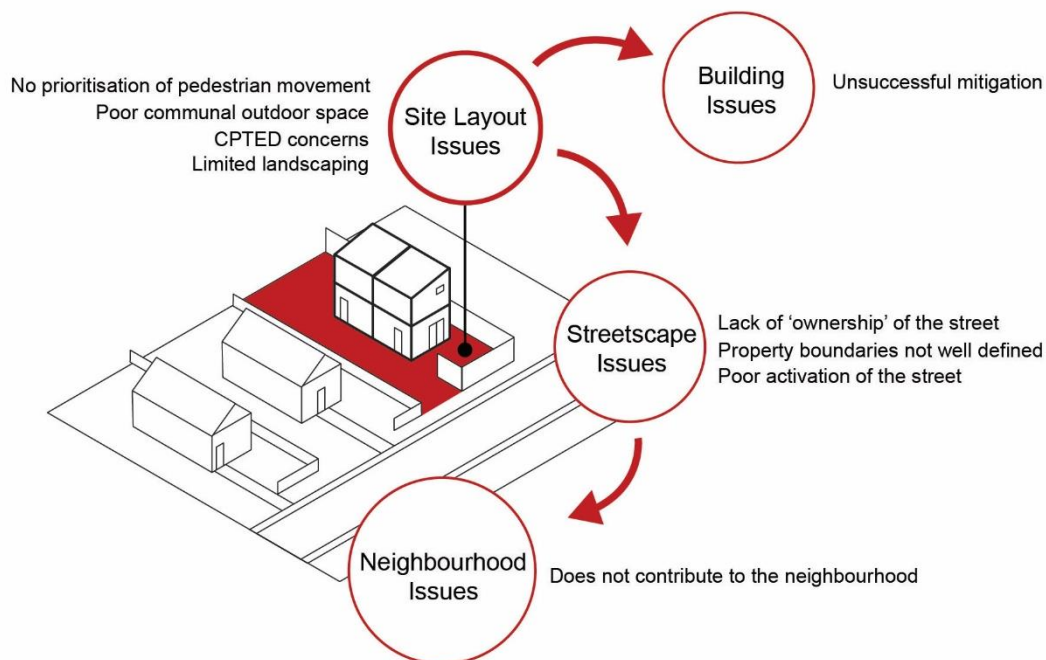
This shows that although the average score is close to a basic satisfactory grade, there are a high proportion of developments that do not reach this standard.

### 4.3 Performance by Scale

Performance across the scales was variable. Overall results were good at the neighbourhood scale and generally satisfactory at the building scale. However, performance at the site and street scale was below the basic satisfactory threshold.

These issues often have their root cause in the site scale. Outcomes were often unsatisfactory for the site scale and in particular the outcome in relation to Crime Prevention Through Environmental Design was poor.

Unsatisfactory outcomes relating to the street are often caused by site layout decisions (for example the location of outdoor living space at the front boundary leads to tall fencing on the street front). This is then reflected in the neighbourhood scale because the development does not contribute positively to the character. Some of the issues at the building scale are also an attempt to remedy site layout decisions, or are ultimately caused by the building envelope created by site layout choices.



**Above: Site layout issues reverberate through the urban scales**

Ultimately, this attempt to manage the effects of unsatisfactory site layout through mitigation has been moderately successful in many RMD developments, but has not succeeded in other zones.

In the Central City, this is likely to be due to the higher density development in the creating more challenges, such as privacy conflicts or a lack of building modulation. It may also be due to the more relaxed zoning provisions. For instance, there is no upper floor setback for bedroom windows in the RCC zone (but there is in the RMD zone).

### 4.3.1 Neighbourhood Scale

#### Key Points

- Overall development outcomes are mostly basic satisfactory or good for this urban scale.
- RMD developments are consistently positive, but RSDT and Central City sites are more variable and do not always make a positive contribution to the wider area.
- There has been limited development of apartments in the Central City. Instead, a more intense type of town house complex is the usual form of development. These complexes sometimes had issues like privacy conflicts that resulted from their close distance and a lack of space on the ground – the limits of the typology have been reached. However, where apartments were built, they were often monolithic in appearance.
- There is a tension between the existing character and the anticipated form of development. Smaller sites tend to complement the existing character.

#### Overview – Neighbourhood Scale

The neighbourhood scale is principally focused on location, integration, access to services and amenities, as well as the contribution that the development makes to the broader neighbourhood.

The average scoring for the scale is 3.5, with basic satisfactory average scores across the outcomes. Furthermore, the group of developments falling significantly below the basic satisfactory level is relatively small and a third of the sample displayed a well-considered outcome. The overall outcomes for this scale appear consistently satisfactory.

This picture does hide some variability and in particular, the central city developments perform less well and often do not contribute positively to the wider area (A3). By contrast, RMD developments were consistently good in this respect.

Ref	Outcome	Scoring Range	Average	Median
A1	Integration into the existing and or planned site and local context.	1 - 5	3.3	3
A2	Meeting residents' needs and is designed to reflect its location and access to social infrastructure	3 - 5	4.1	4
A3	Contributes positively to the wider neighbourhood and community	1 - 5	3.1	3
	Overall Score	2 - 5	3.5	3.5

Table 1: Neighbourhood Scores by category



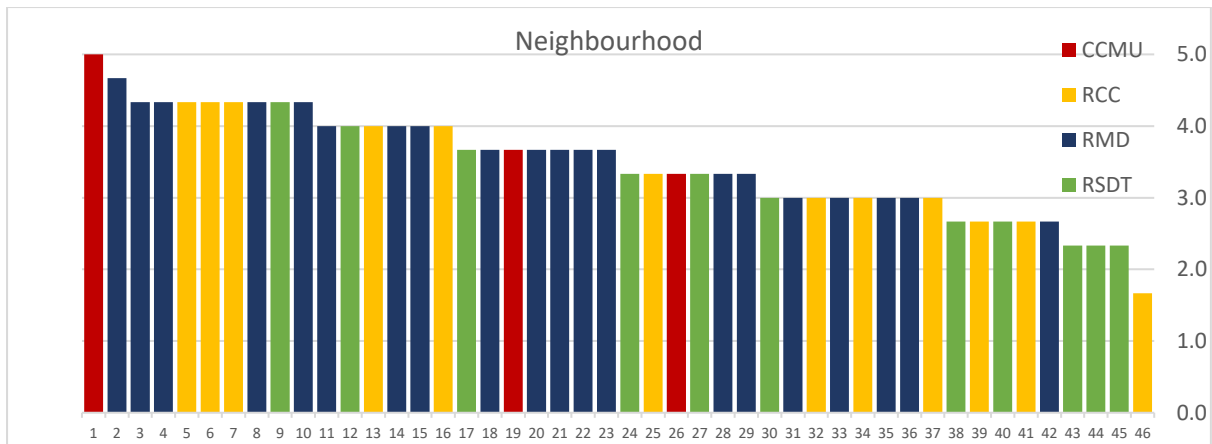


Figure 3: Neighbourhood Scale Scores by Development Site

### Analysis by Category

All categories displayed an average outcome that was at least basic satisfactory.

The outcome in relation to A2 (meeting residents’ needs) was particularly strong with all examples achieving a basic satisfactory score of 3 and having an average of 4.1. This reflects the considered approach to zoning which accounts for a range of location criteria such as access to services, amenities and public transit. This success is therefore at least partly due to good planning practice.

Outcomes in relation to A3 (Contributes positively to the wider neighbourhood and community) were more variable. The overall score of 3.1 was satisfactory, but there is a group of 13 developments scoring below 3. This was the weakest category overall and this is due to variable performances in different zones as described below.

### Analysis by Zone

Zone	Average Score
Residential Medium Density	3.7
Residential Suburban Density Transition	3.1
Central City Zones	3.1

Whilst all zones recorded a satisfactory outcome, The RMD zone performed significantly better than others. Performance of RMD sites was very consistent across the three categories with very few examples of poor outcomes to any development. The impact of RMD developments on the surrounding neighbourhood scale is consistently satisfactory and often well-considered.

The same is not true for other zones: 8 of the bottom 10 sites are either RSDT or RCC.

The central city developments performed poorly in category A3 (contributes positively to the wider neighbourhood), and in particular more than half the Residential Central City sites failed to reach a “basic satisfactory” score: RCC developments are not always making a positive contribution to the neighbourhood. They are often inward looking and either lacking in appropriate scale for the location, or where they do have scale they can be monolithic in appearance. The analysis indicates that RCC provisions may be failing to compliment the character of the surroundings.

The same is true for the RSDT sample. Where developments fell short, this was due to an unsympathetic impact on local character (for example setbacks are used for parking or development is oriented with its back to the street). This was caused by the layout of buildings

and fencing on the site rather than inherent to the scale of development, which was found to fit in with the surroundings.

## Observations

**Zone outcomes and existing character:** An incompatibility was identified in some cases between the anticipated outcomes of the zone and the established character, with limited value placed on the existing built form where these clashed. This was notable for the RMD and RCC zones especially, but not for RSDT where the lower density form was usually absorbed into the existing character more easily.

**Standardised Typologies** are unable to reflect the local context and setting, for example the nature of streets and the character of the area. This requires a specific design response. For example, a typology that works well in a regular mid-block site is different to that which is required at a corner which may need a bespoke design to allow units to address the street and allow for outlook and privacy.

**Few distinctive design outcomes in the Central City:** There are few differences in the approach to development in the Central City compared to lower density zones, with the majority of developments being individual two-storey townhouse units of a type similar to the suburbs, but built at a higher density, rather than apartments.

The partial exception is a new prevalence of car-free townhouse development in the central city, which is a more intensive form of the same typology.

This may reflect the state of market demand in Christchurch and a perception that a house is more desirable than an apartment. This presents challenges with character and capacity (sufficient density) as well as whether these typologies can successfully address the more active and public central city street environment.

**Increased Housing Choice:** A variety of house types and sizes was observed, although not usually within the same development. However, the variety of dwelling sizes, which included one, two and three bedroom houses is leading to an increase in housing choice in the city overall.

### 4.3.2 Street Scale

#### Key Points

- A majority of developments fall below the “basic satisfactory” threshold, many of them significantly so. Developments are not always contributing to an attractive street scene.
- Tall front fencing and a lack of transition space (such as front gardens or substantial landscaping) was identified as a cause of the poor results.
- Where there is outdoor living space in front of the house it usually results in fencing and screening of the street front
- Other issues were related to the design of front façades and arrangement of internal spaces.
- Where there are poor outcomes with the street scale, these are often caused by poor site layout.

**Overview – Street Scale**

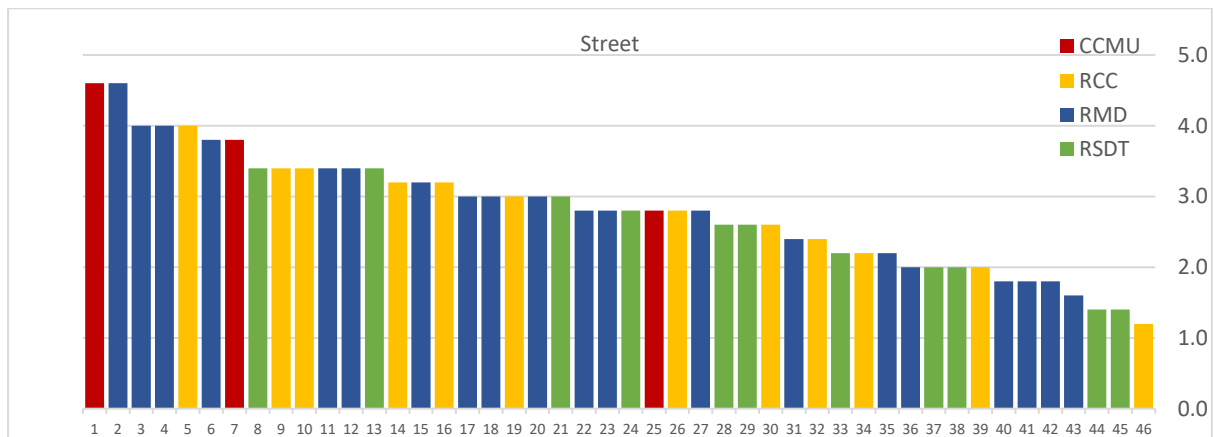
The average and median scores for this scale both stand at 2.8, indicating that on average, a basic satisfactory score is not achieved and well over half the developments are unsatisfactory. The overall performance is not sufficient to create high quality environments.

Ref	Outcome	Scoring Range	Average	Median
B1	Creating an appropriate sense of enclosure along the street	1-5	3.0	3
B2	Fostering a sense of ownership of the street.	1-5	2.5	3
B3	Activation and articulation of the street façade through openings	1-5	2.8	3
B4	Property boundaries are well defined and enable views of the street.	1-5	2.7	3
B5	Building layout and form appropriately responds to the urban context	1-5	2.9	3
	Overall Score	1.0 - 4.6	2.8	2.8

More tellingly, more than a third (16) of the developments score 2.5 or below, indicating a substantial proportion of development with a street scene response in the “inadequate” category.

At the top end of the scale, there was a small group of 7 developments in or close to the “well-considered” category, with none making it into the top category.

The overall performance is variable, but inadequate in most cases. This indicates that developers who are capable can create projects with a high quality street interface, but conversely that those who are not capable or interested can build poor quality.



**Figure 4: Neighbourhood Scale Scores by Development Site**

**Analysis by Category**

The categories with the poorest outcomes were B2 (fostering a sense of ownership of the street) and B4 (property boundaries are well-defined and enable views of the street). The root cause of this was often an ill-considered transition between public and private areas and activities. In the RSDT zone tall perimeter fencing was identified as a particular cause of these problems and scores in this zone were significantly below those elsewhere.

The best performing categories were B1 (creating an appropriate sense of enclosure along the street) and B5 (building layout and form appropriately respond to the urban context). This is an

indication that building height and road setbacks are generally appropriate, although performance in these categories is satisfactory rather than strong.

Activation of the street frontage (B3) was provided to a basic satisfactory standard in 28 of the 46 developments (just under two thirds). There was highly variable performance in this category with 12 developments scoring a four or above. The best examples had well considered frontages well oriented to the street with doors and glazing, the poorest examples had almost no openings, for example only high level windows facing the street.

### Analysis by Zone

Zone	Average Score
Residential Medium Density	2.9
Residential Suburban Density Transition	2.4
Central City Zones	3.0

The street scale is particularly poorly resolved in the RSDT zone. Of the eleven developments, three met the basic satisfactory standard whilst the remaining 8 fell short, including two developments in the lowest category (“poor”). Reasons for this were identified as being tall fencing (often due to the location of outdoor living space) and prominent parking areas in the front setback.

RMD developments average 2.9 for the category and were highly variable in quality, including 4 that were well-resolved, and by contrast 7 that were inadequate. Strongest performances were in the B1 and B5 categories, and relatively good RMD performance will have driven the overall results here, noting that there are still a high proportion of unsatisfactory RMD developments.

Central City Zones scored 3 on average, although this was in part due to good performance of two CCMU properties (with the RCC zone scoring 2.8).

The relatively good performance of the RMD units in respect of street scene and building layout is an indication that the predominant two-storey typologies are more suitable for RMD than the inner city. This is reflected in the commentary around many of the central city developments and also reflects what is happening at the neighbourhood scale: the central city is being developed with suburban style housing, at higher densities.

RMD developments performed less well in relation to B2 (fostering a sense of ownership of the street) and the reasons for this are well documented above, relating to the prevalence of fencing, location of entrances and issues around transition space. Central city developments were also weak in this category and a common theme emerging is the lack of activity facing the street.



Examples of front fencing

## Observations

A number of observations were made in relation to the street. There is a common theme, being that the space between public and private areas has not usually been well designed. This transition space is a fundamental design consideration that defines the appearance of the development and its relationship with the street. Whilst there are some good examples, in many cases, it appears to have been an afterthought. Increasing the importance of the street interface as a design consideration would substantially improve the quality of developments.

**Public Interface with the Street** – Failure to provide a satisfactory interface to the street, consisting of a front door and primary frontage facing the street, was common, with most developments facing either sideways to the accessway or internally to the site. This resulted in on-site and street space without sufficient passive surveillance and a limited sense of ownership.

**Transition Between Publicly Accessible and Private Spaces** – A transition space provides separation between houses and public areas, a space for planting and amenity and a sense of ownership and care towards the street. It provides for privacy, amenity and allows passive surveillance of the street and common property areas. A front garden would traditionally perform this role.

A consistent theme is that transitions are non-existent or not well resolved. Better performing properties often had a traditional interface with the street or driveway, consisting of front door and windows facing the street and associated with a front garden area.

There is a need to ensure that transition spaces are included in the development and well-located in respect to the street and areas such as accessways. These could include small front gardens next to the street or enlarged landscaped areas creating separation between the fronts of houses and common areas and potentially allowing for personalisation.



**Above: Use of the front setback as a separate planted front garden area allows street engagement, surveillance, space for planting and personalisation and transition space. Outdoor living space is behind the building line.**

**Hierarchy of Space** – Linked to the provision of transition space, many developments do not have a clear hierarchy of space (private space – semi-private space – common property – street) and an understanding of the role of the different types of space. Semi private space is clearly in the ownership (curtilage) of a house, but is publically visible.



Above: Hierarchy of Space from private - public

**Outdoor Living Spaces** - The placement of primary outdoor living space directly adjacent to the footpath creates a stark transition of ownership and results in the need for screening on the street boundary. This may be “permitted” (for instance 1.8m front fencing is permitted by RSDT built form standards) or unofficial (such as post-occupancy installed brushwood screening).

**Contribution from the Street** - The quality and nature of streets, including the amount of vehicle traffic, has an impact on the street environment separate to the standard of buildings. Improving the desirability and outlook of the street greatly improves neighbourhood quality.



Left: Bishop Street, St Albans (with street trees); Right: Packe Street, St Albans (without)

### 4.3.3 Site Scale

#### Key Points

- The majority of developments did not have basic satisfactory site layout.
- An unexpected result is the poor performance of sites in relation to CPTED criteria, related to fencing and inadequate transition space.
- Adequate outdoor living space was consistently provided and internal private amenity usually good.
- Privacy issues sometimes resulted from the location of bedrooms and living areas within houses, and from the location of outdoor living space next to the street or accessways.
- There was consistent poor performance relating to communal spaces such as accessways, with the exception of car free central city developments. Landscaping was consistently under-provided and not enough space was allocated to it.

#### Overview – Site Scale

The average score of 2.7 indicates that developments do not achieve a basic satisfactory outcome in relation to site layout on average. This shows that poor or unsatisfactory site layout was evident in the majority of medium density developments sampled.

The top third of development records a basic satisfactory performance and there was only one example of a well-considered site layout.

The remaining two-thirds of developments were at least some way short of satisfactory with the bottom third clearly in the “inadequate” category and three being rated “poor”.

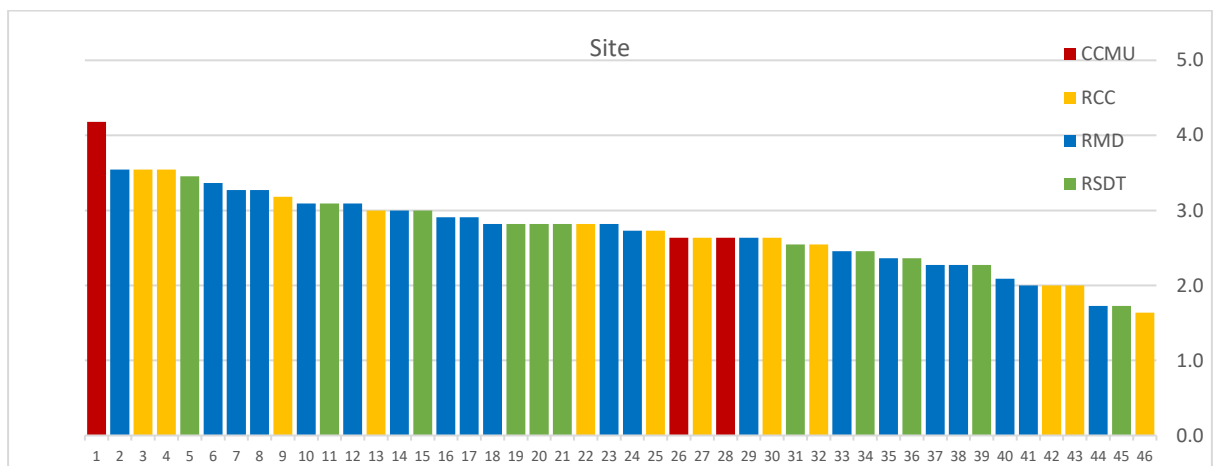


Figure 5: Site Scale Scores by Development Site

Site	Outcome	Scoring Range	Average Score	Median
C1	An integrated and comprehensive approach to the layout of buildings and spaces	1-4	2.7	3
C2	Provides for housing choice	1-5	2.9	3
C3	Respectful and responsive design of interfaces and activities relating to neighbouring properties	1-5	3.1	3
C4	Comprehensive approach taken to the design and quality of paving, landscaped areas and open space.	1-5	2.3	2
C5	Reduce opportunities for crime by ensuring an effective layout and provision of other features to maximise safety (including the perception of safety)	1-4	2.5	2.5
C6	Appropriate provision and location of private outdoor living spaces	1-5	3.2	3
C7	Appropriate provision, location and design of communal open space	1-4	2.5	2
C8	Provide for the safe and efficient movement of pedestrians, cyclists and vehicles	1-5	3.1	3
C9	A sound car parking strategy is utilised, and the visual impact car parking where provided is minimised.	1-4	2.8	3
C10	Efficient and effective provision of services and storage areas	1-5	3.1	3
C11	Incorporation and promotion of sustainability across the site	1-4	1.8	2
	Overall	1.6-4.2	2.7	2.8

### Analysis by Outcome Category

Across the outcomes, there were two areas which were in the inadequate category, with scores of around 2. These were C4 (Comprehensive approach taken to the design and quality of paving, landscaped areas and open space) and C11 (Incorporation and promotion of sustainability). A third area of weakness is C5 (Reduce opportunities for crime) which recorded 2.5.

Another observation is the good performance of C6 (outdoor living space) as opposed to the poor performance of C7 (communal outdoor space, which included common areas such as accessways). This poor performance of the communal space is also reflected in the more variable performance of sites against the criteria in C8-10. This indicates an under-allocation of space and resources to communal areas.

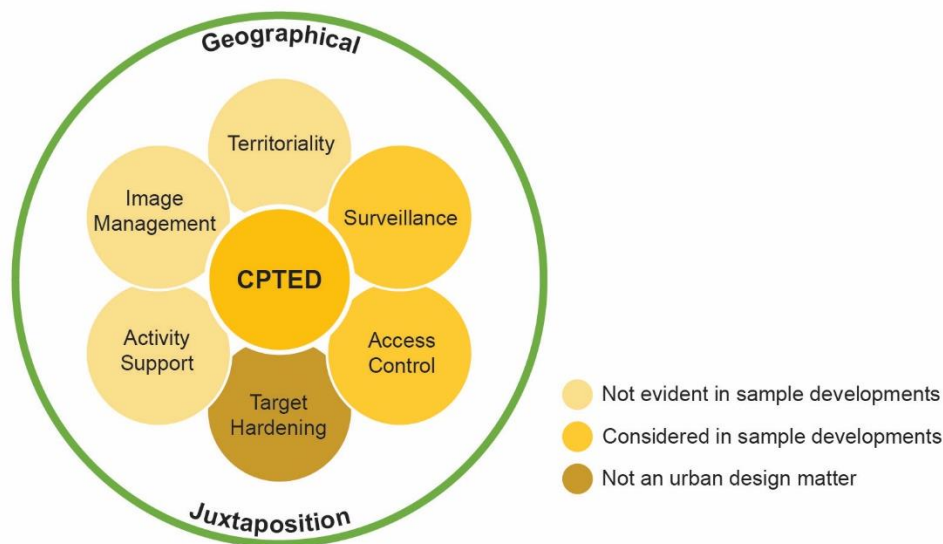
Finally, the proposals recorded a basic satisfactory score against C1 (increasing housing choice). Developments were often of a single typology, but did increase the choice of housing in the wider area.



The poor performance in C4 is in spite of relatively well-rounded provisions in the District Plan. In most cases the landscaping, particularly within communal or publicly accessible spaces was poorly considered and very limited. Generally very little space was given to landscape beyond that of the hardstand that formed the vehicle access. What was included had minimal impact, low visual amenity and little ecological value. There were only a few good examples.

With regard to C11, in the absence of comprehensive sustainability provisions within the District Plan, it was expected that this would be an area of weakness. Developments that performed well usually did so through the incorporation of stormwater management, landscape treatment, technological additions or food growing within communal areas. There were, however, very few examples of this and the majority of developments rated inadequate or below.

A particularly significant and unexpected finding is the poor overall score for C5 (Reduce opportunities for crime), which has some focus in the District Plan. This reasons for poor performance are often associated with fencing, and the interface between public and private areas either not providing opportunities for passive surveillance or not providing for privacy (so that people close their curtains). There is also a notable lack of transition space and front garden areas which support the principles of territoriality and image management (that a space has a legitimate use and is cared for). There appears to have been a narrow focus on surveillance and access control rather than the full spectrum of CPTED principles.



**Above: CPTED strategies (Adapted from Cozens et al, 2005)**

Scores relating to the appropriate provision of private open space stood out as a positive (C6). Gardens were generally well-proportioned and located and were usable and accessible. They worked well from a user perspective, but it is noted that they did often create issues with respect to the street interface when private space is located next to the street, instead of transition space.

This was in contrast to the score for C7 (Appropriate provision, location and design of communal open space). This includes the design of common space including accessways and recorded an inadequate outcome in the majority of cases. Limited amenity environments which were frequently car dominated were prevalent, with little effort made to create a quality accessway. This reflects the situation described under C4.

Scores for C8, C9 and C10 were generally satisfactory overall. These related to functional aspects of the development included car parking and servicing. The overall scores do hide some variability. For instance, the car-free developments in the central city tended to provided safe and high amenity access whilst some of the other accessways were found to be car dominated,

including with additional cars parking in common areas (eg in front of garages). Bin storage was sometimes poorly screened or reduced the usable garden areas.

A basic satisfactory score was recorded in relation to C3, the interface with neighbours, which was generally satisfactory, although the performance was variable with some good and some bad examples. Overlooking of private areas was identified as a problem in a minority of cases along with some issues of visual dominance. This may be an issue which some developers are aware of and considerate of, but it may not be being adequately managed where they are not.

### Analysis by Zone

Zone	Average Score
Residential Medium Density	2.7
Residential Suburban Density Transition	2.7
Central City Zones	2.8

The scores for the different zones were very consistent, and did not meet the basic satisfactory threshold.

RMD properties averaged 2.7, in line with the overall score. They followed the general trends in the scale outlined above, with satisfactory private space and lower quality communal space.

RSMT properties also scored 2.7. They performed better than average in respect of C3 (interface with neighbours), likely because of a lower intensity and a higher proportion of single storey units. They performed worse with regard to housing choice (C2) because they often provided a similar outcome to the established dwellings in the area. They also under-performed with regard to C7 and C8 which relate to communal space and accessways, which were often unlandscaped.

The central city sites likewise tended to follow the general trends with certain exceptions. They averaged a respectable 3.5 for C8 (Provide for the safe and efficient movement of pedestrians, cyclists and vehicles), largely due to the influence of the car free developments, illustrating the adverse impact that cars have on developments if not well managed. They scored lower than other areas for storage and for the interface with neighbours. There were particular issues with privacy for some developments, and a lack of suitable space for servicing. This reflects the pressure on space: that the same houses are being fitted in closer together. This density creates more challenges and potential conflicts (such as smaller gardens or reduced privacy) which could be resolved with a different form. Developers may have reached the limit of what can be achieved with high density two-storey houses, but there were few good examples of the next level of density (3-4 storey houses and apartments).

### Observations

**Site planning** is largely piecemeal and appears to be focussed on vehicle access, unit orientation and maximising yield, with little attention paid to creating high quality environments. This resulted in communal areas that were low quality, provided a poor sense of arrival and limited outlook for residents. The spaces functioned as service areas rather than a positive shared amenity. To a large extent this is due to a lack of space being provided as opposed to other design choices.

**Over-reliance on off-site amenity** – Many of the neighbourhoods lack smaller, more localised, offsite spaces to offset the intensity of development, and streets were often limited in amenity (for example no street trees). The developments (and rules) rely on a higher quality of public environment than is usually present.

**Accessway design** – There needs to be a greater focus on the overall design and amenity of accessways. These usually provide the principle access to each unit by foot and car but often lack a comprehensive landscape design, appropriate separation between the accessway and units or a clear pedestrian access. In some cases the driveway was used in ways that were not intended, but were foreseeable. Examples include bins stored on accesses where individual storage areas were inconvenient, and cars parked in manoeuvring spaces (in front of garages), sometimes blocking access to front doors.

**Crime Prevention Through Environmental Design (CPTED)** principles were not well implemented in the proposals. The developments usually provided windows overlooking streets and accessways but this did not always translate to oversight of public areas due to fencing obstructing views and a lack of separation meaning that privacy was compromised – occupiers responded to their environments by closing curtains. This tension between oversight and privacy is a key issue to resolve through site planning rather than mitigation which is often unsatisfactory. Other issues identified are a lack of a sense of ownership for the semi-private areas and not enough custodianship of the landscaped areas (which may lead to a lack of long-term maintenance). Most seriously, a number of developments contained entrapment spaces which can create risks for concealment and physical assault.

#### 4.3.4 Building Scale

##### Key Points

- The RMD and RSDT sites scored much more highly in the visual appearance related outcomes than the central city sites. The Central City is not achieving a basic satisfactory score in these matters.
- The functional outcomes were consistently basic satisfactory or better.
- The outcomes relating to innovation and sustainability were almost never achieved.
- Detailed architectural design appears to be being used to attempt to mitigate problems caused by poor site layout.

##### Overview – Building Scale

The building scale covers a variety of outcomes, from functional aspects through to visual qualities. While some are based on aesthetics, they have been measured based on performance with respect to urban design outcomes rather than architectural merit or taste.

This category is made up of three distinct sets of outcomes: Appearance related matters (D1-D5), Functional outcomes (D6-D10) and Sustainability and Innovation (D11 and D12). There is a breadth of subject matter and it is not surprising that there is significant variation in the average scores and scoring ranges.

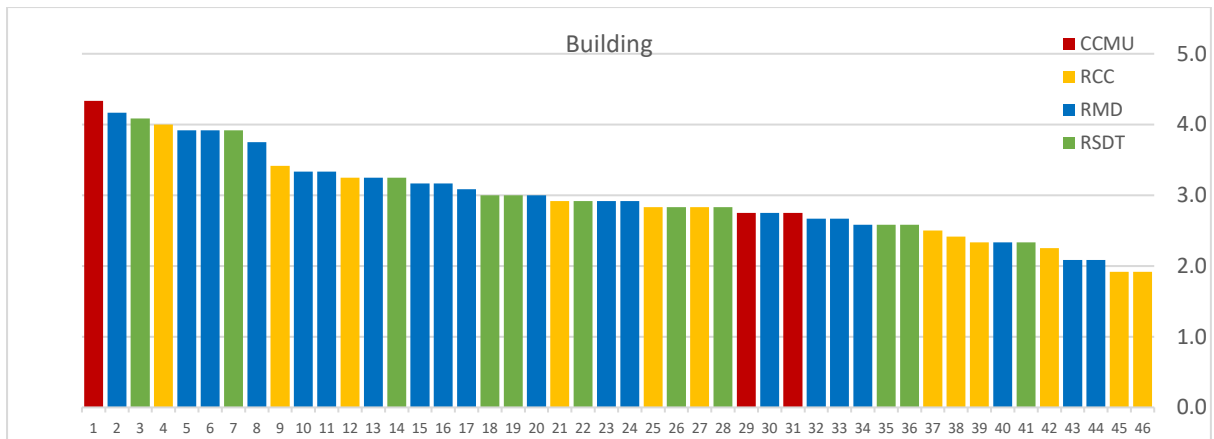


Figure 6: Site Scale Scores by Development Site

Both the average and the median were close to 3 in this category overall. The performance is quite variable with consistent good performance in some categories and under-performance in others.

Whilst performance is satisfactory on average, there is variation across the sites and zones. The most striking finding is the difference in the appearance related matters in the central city compared to the better performing RMD and RSDT zones. These outcomes are not being achieved in the central city, which may reflect the more intensive development or the relatively relaxed zoning provisions.

Sub - Category	Building	Outcome	Scoring Range	Average Score	Median
Appearance Related	D1	A visually interesting and cohesive approach to the building form	1-5	2.9	3
	D2	Variation and steps in the building line	1-5	3.2	3
	D3	Sufficient breaks in the roofline	1-5	3.2	3
	D4	Designing to a domestic scale	1-5	3.0	3
	D5	Use high quality materials	1-5	3.1	3
Functional	D6	Coordinated internal/ external relationship	2-5	3.3	3
	D7	Provision of adequate storage	2-5	3.6	4
	D8	Logical and efficient layout	2-5	3.6	4
	D9	Protecting privacy and minimising overlooking	1-5	3.0	3
	D10	Enabling of natural ventilation, solar gain and daylight penetration	1-5	3.7	4
Innovation and Sustainability	D11	Promotes energy efficiency and incorporates sustainability features	1-4	1.8	2
	D12	Demonstrates innovation and creativity in build design, form and function	1-4	1.3	1
		Overall	1.9 - 4.3	3.0	2.9

Meanwhile, the functional outcomes are met quite consistently and those for sustainability and innovation are almost never met.

Approximately half of the developments met the basic satisfactory threshold or were close to it, and satisfactorily addressed basic urban design principles, with a fifth being in the well-considered range. However, a third of developments fell significantly short of the threshold.

### **Analysis by Outcome Category**

#### **Appearance Related Outcomes (D1-D5)**

Outcomes D1-D5 are focussed on the visual aspects of the building and are consistently close to the basic satisfactory threshold. The best performing are D2 and D3 which relate to steps in the building line and the roofline respectively. These matters that shape the building envelope were usually met satisfactorily, although there was variability across the zones. Performance in relation to D4 and D5 was somewhat lower overall. These matters relate to the more detailed resolution of the design.

The lowest score of these five outcomes was D1 “A visually interesting and cohesive approach to the building form”. Scores in this category were much more variable, with a small number of “best-practise” scores balanced by some poor outcomes. Sites that scored poorly in D1 usually also recorded lower scores in some of the other categories. A common theme in the poorest performing sites is the use of tack-on features like variations in cladding to mitigate poor site layout or monolithic buildings, notably within the central city.

The relationship of D1, which is concerned with overall appearance, to the other appearance – related scores suggests that the individual rules and requirements are understood, but that the bigger-picture goal of cohesive design has not been so consistently met. Developers may be using the individual elements to mitigate more deep-lying issues (e.g. creating interest with steps) rather than dealing with the root cause.



**Example of visual interest in a medium density development**

#### **Functional Outcomes (D6-D10)**

Outcomes D6-D10 are focussed on functional aspects of the design. The developments performed relatively well, particularly with respect to the arrangement and proportions of living spaces, connection to outdoor living space and storage. This is a positive result given that space can be quite constrained on medium density sites, especially at the ground floor. These are all matters that directly benefit the internal private amenity of the occupants.

### Sustainability and Innovation (D11-12)

Within the scale, two outcomes stand out with notably low scores. As within the Site category there is a shortcoming related to sustainability (D11), with an average of below 2 likely to be linked to the limited measures within the district plan.

The poorest performing outcome across the assessment was D12, the demonstration of innovation and creativity. Only one site recorded a basic satisfactory score in relation to this outcome, with the remainder of sites taking a more standardised and formulaic approach.

### Analysis by Zone

Zone	Average Score	D1-D5	D6-D10
Residential Medium Density	3.1	3.3	3.5
Residential Suburban Density Transition	3.0	3.2	3.4
Central City Zones	2.8	2.7	3.4

There is a disparity evident in the visual appearance outcomes, between the performance of the RMD and RSDT sites which each averaged comfortably over 3, and the central city sites, which averaged 2.7.

This was particularly evident for D2 and D3, which indicates central city designs may be quite monolithic; and the low scores occur through both townhouse types and apartment blocks. The cause may be an increase in intensity compared to RMD sites, or the more relaxed zoning. These lower scores are reflected in a lower score for D1 visual coherence and the conclusion is that central city developments are unsatisfactory for the visual appearance criteria.

By contrast, RMD developments are comfortably in the satisfactory range, averaging 3.3 and the highest performing zone overall. For all zones the best performing outcome was D10 enabling natural ventilation, solar gain and daylight penetration. With the exception of D11 and D12, RMD sites scored 3.4, which is comfortably within the satisfactory range overall. This good overall performance does disguise some variability and some individual developments (around a quarter) which were significantly below the basic satisfactory threshold.

RSDT also scored well overall. RSDT typologies are often formed using standard group housing type plans joined together, which generally have more complex rooflines and feature steps in the walls. The lowest scores were from more standard medium density typologies which were often quite boxy (lacking variation in form) and appeared out of place when surrounded by low and moderate densities. These were a small part of the sample but this is a typology that is permissible and could become more prevalent depending on market trends.

Lower scoring RSDT categories were D4 and D5, designing to a domestic scale and use of high quality materials. For D4, there was very variable quality, with some developments including a good proportion of glazing and some providing very little. There was often the use of a single material with little in the way of detailing or visual interest or variation in colour. Developments that scored higher overall had a notably better use of materials.

### Observations

**Building architecture** – There is an over-reliance on architectural detailing to act as mitigation for more fundamental site layout and building form issues. This is a predominant issue in matters relating to visual dominance and engagement with the street. For example, where a development has not appropriately addressed the street with its primary frontage and main entrance, this has been mitigated through incorporation of a secondary entrance towards the street and inclusion of additional articulation, such as changes in cladding, to break up the

façade. This however does not address the more fundamental issues of passive surveillance, activation and sense of ownership of the street.

The lower scores in the central city zones reflect higher densities where architecture is being used to mitigate issues with site layout. The higher densities make this a less effective approach than in other zones.

**Standardised typologies** – Standardised typologies may not take into account the context and result in a range of poor outcomes. Whilst standardised typologies are often appropriate, there will be sites that require a more bespoke approach. For example, typologies suitable for mid-block locations may not be suited to corner sites, or suburban typologies delivered on more space constrained sites may result in a car dominated environment. An observation from the RSDT zone is that bespoke designs performed significantly better than standard types.

**Mix of typologies** – With a few exceptions, most developments have only a single typology on the site, with potentially some changes to articulation and layout. There may be some interest in the form, but on larger sites the uniformity of the architecture can create a bland outcome.

**Creativity and innovation** – Given the constrained nature of sites, there is a need and opportunity for creativity to craft individual solutions to suit the site. This was limited in the sample, although the potential was illustrated by one development with a bespoke typology that made best use of a rear section by using multi-functional spaces.

## 5 Design Issues

From the consideration of urban design outcomes presented in the previous section, a number of overarching design issues have been identified. These are as follows:

- There is a tension between the existing character and the anticipated form of development. Smaller sites tend to complement the existing character due to the scale and form of development.
- Despite the more enabling zoning, there has been limited development of apartments and higher density in the Central City. More intense town house complexes are most common. Where more intense apartment development was built, it was often monolithic in appearance.
- RSDT zoning led to consistently poorer outcomes than RMD zoning, despite the lower density. This is particularly in regard to the street interface and communal areas.
- Developments do not always contribute positively to the street scene. High front fencing and a lack of front gardens and front doors facing the street were identified as issues, along with outdoor living space located adjacent to the street.
- House layouts often had bedrooms adjacent to accessways and the street rather than kitchens or living rooms. This creates privacy conflicts and does not achieve passive surveillance.
- CPTED outcomes are not being achieved and there is a focus on surveillance (which was not always successful) and access management rather than a broad based CPTED approach.
- There was consistent poor performance relating to communal spaces such as accessways. Landscaping was consistently under-provided and the sense of arrival was undermined by dominance of car parking and service areas. There was no clear hierarchy of space and the purpose of space was not always clear.
- The majority of developments did not have basic satisfactory site layout. This was the root cause of issues including CPTED, the poor street interface and the poor amenity of communal areas. A lack of a clear hierarchy of space was a particular problem.
- Building scale outcomes were mostly met. However, Central city developments were often monolithic and RSDT developments sometimes lacked detail and human scale.
- The outcomes relating to innovation and sustainability were almost never achieved.

The majority of these issues are related to poor site layout and a particular theme is the street interface (and that with accessways). There has been insufficient space allocated to front gardens or communal space and the resulting environment is not as safe or as pleasant as anticipated. Developers also need to consider how the internal layout relates to public areas, to avoid privacy issues and ensure that good surveillance is achieved.

These issues are presented by zone in the table below:



<b>SCALE</b>	<b>ISSUE (Problem)</b>	<b>RSDT</b>	<b>RMD</b>	<b>CC</b>
Neighbourhood	Lack of suitable high density typologies	No	No	Yes
	Tension between existing and anticipated character	No	Yes	Yes
	Scale of development is not well matched to location (services/trans)	No	No	No
	Limited increase in housing choice	Some	No	No
Street	Tall fencing or screening	Yes	Some	Yes
	Prominent car parking	Yes	No	No
	Location of entranceways (developments without front door(s) facing the street)	Yes	Yes	Yes
	Insufficient landscaped threshold / transition	Yes	Yes	Yes
	Insufficiently engaging front facade	Yes	No	Yes
Site	Poor quality accessways	Yes	Yes	Yes
	No space for servicing	Yes	No	No
	Poor CPTED outcomes	Yes	Yes	Yes
	Poor indoor / outdoor private space	No	No	No
	Indoor privacy issues	Yes	Yes	Yes
	No clear hierachy (and purpose) of space	Yes	Yes	Yes
	Outdoor living space location (privacy issues / fencing issues)	Yes	Yes	Yes
Building	Poor visual appearance (form)	No	No	Yes
	Poor visual appearance (articulation)	Yes	No	No
	Poor functional outcomes	No	No	No
	Innovation / sustainability outcomes not met	Yes	Yes	Yes

## 6 Comparison with Previous Studies

### 6.1 Overview

A previous study was carried out in 2009, using a similar methodology, and was the basis for amendments to the District Plan at that time, which were implemented in 2011 and operative until 2016 (when they were replaced by the current District Plan).

Whilst a direct comparison is not possible, there are some clear insights to be gained from comparing the studies.

The criteria used for the original study were geared towards amenity, with a focus on street scene and appearance. Whilst these matters are part of the new assessment, the current study is more comprehensive and better reflects what is now considered to be best practice.

Comparing the raw results is not meaningful but what is possible is a consideration of the narrative in the two studies and a conversion of the newer data into an approximation of the 2009 methodology – the earlier criteria generally have an equivalent in the new set.

Two diverging trends are evident: An improvement in outcomes in the RMD zone and a deterioration in the RCC zone.

The original study did not include consideration of the Living 2 zone (equivalent to RSDT), so any comments are restricted to Living 3 (RMD) and Living 4 (RCC).

Some observations in development trends between the two samples were:

**Site layout** – An increase in the use of standardised typologies was observed. These can be harder to integrate into smaller sites than bespoke designs.

**Density** – An increase in density between the two surveys:

For the L3 zone in 2009, 70% of sites were below 50 household/hectare (site density), with the most frequently occurring density being between 40 and 50hh/ha. In 2019, the equivalent for the RMD zone was 40% below 50 hh/ha with density being concentrated between 48 and 65 hh/ha.

For the L4 zone, the majority of 2009 developments (54%) were higher than 70 hh/ha. In the RCC the equivalent was 75%.

In 2009 it was observed that higher density was correlated with lower scores, however it is not possible to discern this trend in the recent data. This may be due to a more limited sample size.

**Building form** – Although there is an expectation in the current District Plan framework that the bulk of building is managed, outcomes have not necessarily improved. This may be related to the increase in density and a greater need to maximise the building envelope.

**Street scene** – New developments usually have a greater emphasis on frontages addressing the street and an improved approach to the street boundary, and the street interface has improved since 2009, in the RMD zone at least.

## 6.1 Comparison by Zone

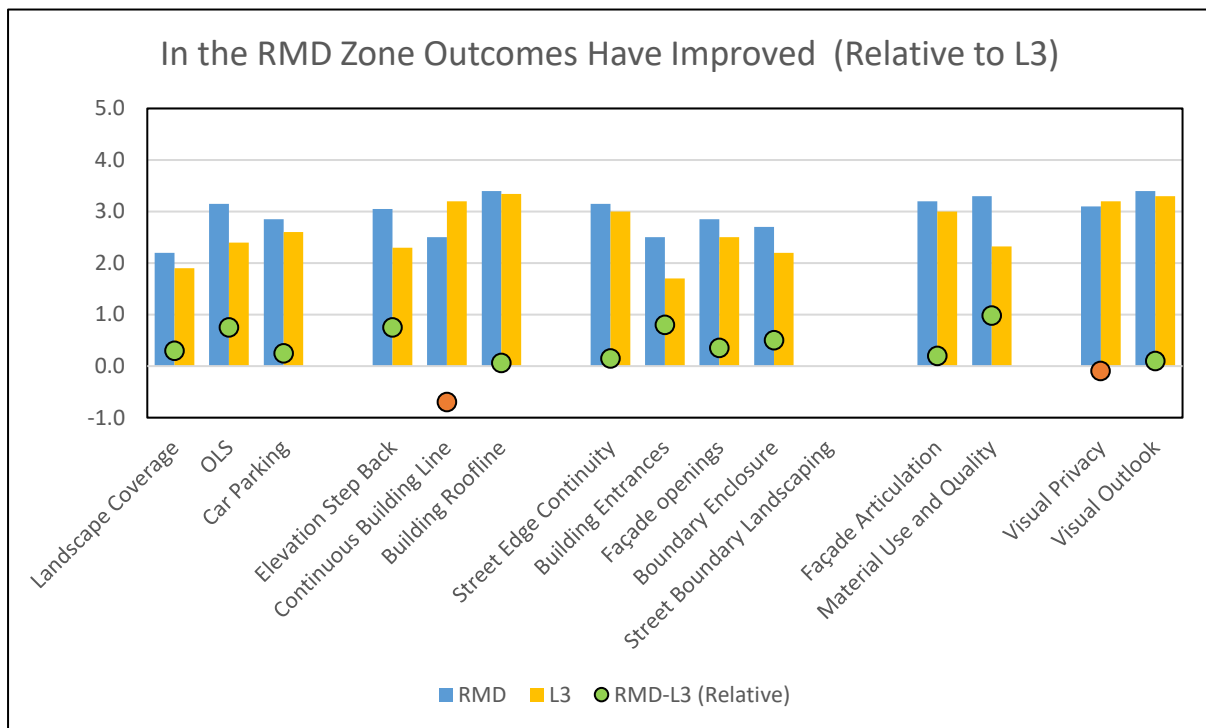
### 6.1.1 Residential Medium Density Zone

Results in the RMD zone are significantly improved overall, with improvements in most categories.

In particular, all street scene criteria show at least some improvement as does *Material use and Quality* and *Elevation Setback* (although this is mapped to D1: A Visually interesting and coherent approach to the built form).

Of note is the improvement in Outdoor Living Space, a direct comparison and a focus of the previous study which noted particular problems in the L3 zone.

Under the translated criteria, RMD outcomes have improved from 2.6 to 2.9. Whilst not representing best practice, there has been positive progress. It is also important to remember that this has taken place in the context of increasing density. This factor may explain the lack of improvement for continuous building line and building roofline. Newer developments use more of the building envelope, with less scope for variation in form. The same is likely to be true of privacy (which has declined slightly) – higher density units are often more intrusive.



### 6.1.2 Residential Central City Zone

In contrast to the RMD outcomes, Residential Central City Developments appear to be lower quality than those in the 2009 study. This trend is most pronounced for building form outcomes, and more mixed for street scene matters.

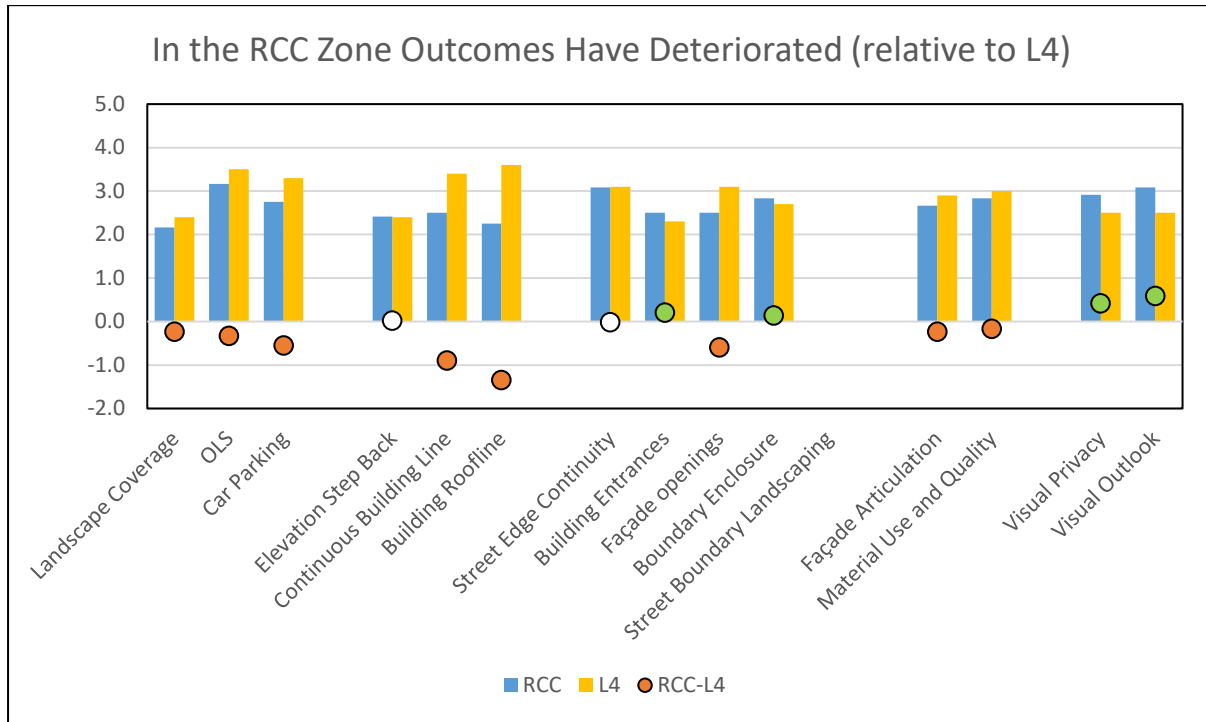
The previous study results differed from the new ones in that L4 outcomes were better than those in the L3 zone. This position has reversed in the new survey with RMD significantly outperforming RCC.

One observation is that there has been a move away from apartment typologies for lower density developments towards townhouses. In a central city context, there is an increased desire to

maximise the built form within the context of the typology and a terrace is often a less efficient use of the site. This may be the cause of the poorer outcomes in relation to site layout – the new typologies are less suitable for their context.

It is also the case that the bigger drops in performance have come in the categories where scores were highest in 2009. Aspects of relatively good performance have become areas of poor or middling design quality.

The sample size in the residential central city is quite small and these results require further investigation to confirm the veracity of these trends.



## 7 Assessment against the Christchurch District Plan

### 6.1 Objectives and Policies

#### 6.1.1 Policy Framework

The relevant objectives and policies in the Christchurch District Plan are outlined below. The principle design related objective in the District Plan is 14.2.4:

##### **14.2.4 Objective - High quality residential environments**

*High quality, sustainable, residential neighbourhoods which are well designed, have a high level of amenity, enhance local character and reflect the Ngāi Tahu heritage of Ōtautahi*

In implementing this objective, the most relevant policy is 14.2.4.1:

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

*Facilitate the contribution of individual developments to high quality residential environments in all residential areas (as characterised in Table 14.2.1.1a), through design:*

- i. reflecting the context, character, and scale of building anticipated in the neighbourhood;*
- ii. contributing to a high quality street scene;*
- iii. providing a high level of on-site amenity;*
- iv. minimising noise effects from traffic, railway activity, and other sources where necessary to protect residential amenity;*
- v. providing safe, efficient, and easily accessible movement for pedestrians, cyclists, and vehicles; and*
- vi. incorporating principles of crime prevention through environmental design.*

This policy is implemented through a framework of rules and assessment matters that vary by zone, and are discussed in the next section. The success of otherwise of the policy framework is dependent on successful application of an appropriate set of rules.

Of the policies above, nos. i-iii and vi are the most significant contributors to good urban design outcomes and the summary focusses on these.

Also relevant is policy 14.2.4.2. Whilst this policy is primarily concerned with the approach to planning and processing applications rather than outcomes, item (v) has some relevance. It seeks some sustainability related outcomes, however it is notable that there are no rules that would implement this aspiration:

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

- v. promoting incorporation of low impact urban design elements, energy and water efficiency, and life-stage inclusive and adaptive design;*

Policy 14.2.4.4 (ii) is concerned with the character of low and medium density areas, with item (ii) being concerned with medium density areas:

##### **14.2.4.4 Policy - Character of low and medium density areas**

- ii. *medium density areas are characterised by medium scale and density of buildings with predominantly two or three storeys, including semi-detached and terraced housing and low rise apartments, and landscaping in publicly visible areas, while accepting that access to sunlight and privacy may be limited by the anticipated density of development and that innovative approaches to comprehensively designed, high quality, medium density residential development are also encouraged in accordance with Policy 14.2.4.2.*

A detailed assessment of the response to policies is set out below, in which it is noted that the developments do not meet the policies because they do not consistently meet a “basic satisfactory” standard, let alone the “high quality” required by some of the policies.

A general observation is that the issues are related to site layout and that whilst there are policies which manage most of the aspects of development, there is no fundamental requirement for good site layout. This may encourage the use of mitigation measures to flawed designs, rather than an approach that unsuitable design should be tackled through changes to site layout.

Otherwise, the policies broadly describe good practice urban design, and the urban scales methodology provides a sound basis for assessing how effective their implementation has been.

There is clearly a balancing act to be achieved in ensuring good urban design outcomes and other matters that may be sought by the plan, that are beyond this report. However, in achieving this balance it is reasonable to assume that an overall “basic satisfactory” score is a reasonable minimum standard, and that in some cases, notably where “high quality” is required, a higher score, possibly in the “well-considered” range, is a more appropriate benchmark.

Given that the main Objective in the plan is for “High Quality Residential Environments” it would be expected that more than “basic satisfactory” outcomes would be obtained at least most of the time. With the average development sitting around this basic satisfactory level, and a substantial proportion being below it, it is clear that the policies are not being met.

Some amendments to the policy framework are suggested but in the main the failure to create consistent high quality is likely to be in the rules framework and its implementation, discussed in the next section.

### **Reflecting the context, character, and scale of building anticipated in the neighbourhood**

This policy is generally equivalent to the neighbourhood scale.

The sample developments appear to broadly meet this policy to a large part due to their zoning. Developments in all four zones scored well with regard to neighbourhood level outcomes and in particular that the type and intensity of development was appropriate to the neighbourhood. This indicates that the approach taken in the Plan to zoning, which has matched density to the level of provision of facilities, has created appropriate outcomes.

There were some potential issues noted in respect of context and character:

- Whether the area is an established medium density area, or whether existing housing is of a more traditional stand-alone type, new medium density development is introducing a change in form. In the latter case it can look incongruous with a larger scale building with a greater visual impact and a different character. A similar issue was observed at the edge of neighbourhoods or zones, where new development fitted its underlying zone but could contrast with what had been built nearby.
- Conversely, in the central city, the scale of development was observed to be insufficient to fit the more intense urban environment because of the use of suburban typologies. In

these instances the developments may not have provided the scale of development anticipated but may have fitted the existing character better.



**In an established medium density neighbourhood, new development fits the existing character**

The above points highlight an obvious challenge with intensification where the anticipated character is different to the expected.

The policy appears to place little weight on the retention of any existing housing, regardless of its age and condition. The emphasis is on the type of building anticipated in the neighbourhood. This carries an implication that it should reflect the zone and rules rather than its surroundings.

There is a social and environmental value in retaining some existing housing stock (for example in terms of retaining a sense-of-place and also in the embedded resources used in its construction). This may conflict with the objective of increasing density but at present it does not appear to be given much weight at policy level. In effect this tension seems to have presently been resolved in favour of allowing new development without consideration of its impact on existing character. The impact on the ground is that new buildings can appear incongruous in their environments. However, it is not clear how easy it would be to resolve this tension in reality.

This issues were observed in the RMD and Central City zones, but was not so apparent in RSDT where new development was found to a more comfortable scale which sat well within its context.

**Contributing to a high quality street scene**

The quality of the street interface was identified as being unsatisfactory in a majority of developments throughout the sample and it is clear that development does not consistently contribute to a high quality street scene. It seems clear that this policy is not being met.

Creating a good street interface requires a well-considered approach to the whole development, not just the front façade. However, development is space-constrained and the use of space is contested. As noted in the RMD / RCC zone report (Boffa Miskell, 2020): “without an appropriate layout or proper consideration for access and order of space across the overall development, achieving a balanced outcome that delivers for both the street and the development is very difficult”. This identifies that the issue with street interface is often an issue with site layout.

The approach used in the sample appears to be about boundary treatment, placement of habitable spaces and building articulation. These each can make contributions to a high quality frontage, but they are being used to mitigate problematic site layout.

In particular, the presence of outdoor living space at the front of the site was identified as a cause of poor-quality street frontages.

In essence the policy appears to be sound, but is not being realised in practice. The policy seeks “high quality” which certainly means at least a basic satisfactory response from each development. Given the clarity of the policy, the cause of the underperformance must lie with the rules and implementation.

### **Providing a high level of on-site amenity**

This policy maps in part onto the site scale, although is more restricted to amenity on the site, as opposed to how the site affects its surroundings. The majority of developments did not have basic satisfactory site layout.

Whilst space is constrained on medium density developments, this places a greater emphasis on design to generate adequate amenity. It is also noted that developments generally achieve a much higher density than expected and as such space should not necessarily be a problem. There is an unwillingness to set space aside to achieve amenity aims, rather than a physical shortage of space.

There was generally a good level of private amenity within the developments, but they did not score highly for the amenity of common areas such as accessways, which are often treated like service entrances rather than front accesses.

The policy is quite directive in seeking a “high level of on-site amenity” which implies a positive response is required. This is clearly not being achieved. However, it is not clear what exactly is meant by “a high level”. It is certainly likely to mean that every development should be at least basic satisfactory, but it is uncertain whether or not a higher standard is intended than what is a basic urban design response. Some clarification of this would be helpful.

Notwithstanding the above and as for the previous policy, the cause of the inconsistent performance in relation to this policy must lie with the rules and implementation.

### **Incorporating Principles of Crime Prevention Through Environmental Design**

The urban scales assessment framework includes a matter directly related to CPTED (C5), which indicated an unsatisfactory response overall, with half the developments failing to rate as at least “basic satisfactory” on the assessment matrix. Given the existence of a specific policy for it, this was an unexpected finding.

Whilst CPTED matters appear to have been incorporated into designs, these measures often seem to be afterthoughts, to meet consenting requirements. This means that they often do not result in the best CPTED outcome. It also means that it compromises other outcomes such as privacy both within the house and of outdoor living spaces.

A typical example is when outdoor living space has been placed at the front of the site, and transparent fencing used to provide observation of the street. This creates a trade-off between privacy and street oversight when a high quality outcome requires both. In this case, the site layout is the cause of the problem and tenants often resolve it by retrofitting screening at the expense of CPTED outcomes. Another example is where bedroom windows are placed directly next to accessways to provide overlooking, but result in loss of internal privacy from people walking past. In this case, the result is often that curtains are drawn and CPTED outcomes again unrealised. In both cases, the site layout causes problems and the mitigation is unsuccessful.

The problem is identified by Boffa Miskell as a failure to undertake design in a comprehensive fashion and a need to have stronger District Plan provisions for site layout identified as a solution. In essence, without more thorough consideration of site layout, it is too late to get good CPTED outcomes.



The District Plan includes assessment matters in the RMD and RCC zones for CPTED, but not for other zones. Performance was poor in all zones, but marginally worse in RSDT where there is no management of the issue in the Plan.

The policy is not met, in this case by half the developments.

**Promoting incorporation of low impact urban design elements, energy and water efficiency, and life-stage inclusive and adaptive design;**

The policy is concerned with sustainability, but it has no methods associated with it that might achieve these aims in medium density environments. Scoring against these matters was consistently in the “poor” and “inadequate” categories. This policy is having little effect.

The way that the policy is worded (“promote”) does not require compliance and as a result there are no rules associated with it. The policy may encourage these desirable elements in a development, and allow them to be weighed as positives in an application process. However, if widespread adoption of these aims is sought, a more directive policy is required.

**Character of low and medium density areas**

The policy clause is as follows:

*medium density areas are characterised by medium scale and density of buildings with predominantly two or three storeys, including semi-detached and terraced housing and low rise apartments, and landscaping in publicly visible areas, while accepting that access to sunlight and privacy may be limited by the anticipated density of development and that innovative approaches to comprehensively designed, high quality, medium density residential development are also encouraged in accordance with Policy 14.2.4.2.*

This policy contains a few considerations.

The first is concerned with scale (being medium scale) and lists some development forms which are generally met. Most development in medium density areas is two stories. There were a few examples in the central city that were higher density and this policy aspect is met by the sample.

However the central city also caters for higher densities, which the council clearly supports in its wider policies and by virtue of matters such as height limits in some areas. In general there seems to be a disconnect between what is meant by medium density housing and what is desired in the central city. There is a very wide range of developments encompassed by the term medium density, essentially being anything over 30 households per hectare up to a likely practical maximum of around 250 in parts of the central city. There is also no policy for this high density housing, when it is obvious that such housing is intended as part of the central city. It may be that a better framework would emerge if the difference between the central city density and surrounding areas was more explicit.

The second statement refers to landscaping in publicly visible areas. This has been notably problematic and it is clear that this aspect of the policy is not being fulfilled. There are assessment matters in the RMD zone which require landscaping so it is surprising it is not delivered given the framework that exists and the explicitness of the policy.

The next clause notes that access to sunlight may be limited by the anticipated density of development. This sets up a tension between this policy and 14.2.4.1 (iii) providing a high level of on-site amenity. Whilst questioning whether a high level of on-site amenity is provided if sunlight access and privacy is limited, it is also worth noting that the anticipated density does not necessarily require this compromise as is shown by the majority of developments that achieved a

basic satisfactory score. This may be a matter that should be applied to a high density environment only.

The final matter concerns innovative approaches to comprehensively designed, high quality, medium density residential development. This (D12) was the worst performing category in the assessment and the reliance on standardised houses rather than site specific design has been identified as a cause of site layout issues. This aspect is not being achieved.

Overall, the anticipated scale is mostly being achieved, however the landscaping is not, the privacy is often compromised (but probably unnecessarily) and innovative approaches have not been forthcoming.

### 6.1.2 Rules and Assessment Matters

Each of the four zones has a different set of rules and refers to different assessment criteria for a breach of those rules. A full assessment of the rules framework is not within the scope of this report, but some general observations can be provided.

A key difference between the zones is the assessment category that proposals are assessed under. This affects whether they are permitted “as of right” development, or whether some sort of discretionary consent is required (which may allow Council to influence the form of development). It also affects some of the bottom lines that must be considered (for instance window setbacks on internal boundaries to manage privacy).

The activity status in the four zones is shown below:

<b>Zone</b>	<b>No of units above which RD consent required</b>
RSDT	4
RMD	2
RCC	2
CCMU	N/A

CCMU is clearly the most relaxed zoning in regard of when applications are required. However, RSDT developments are often of a single site and undertaken by a small developer so in practice the limit of 4 units is permissive. For instance, none of the 11 RSDT developments assessed would have required restricted discretionary (RD) assessment.

### 6.1.3 Built Form Standards

A comparison of urban design related built form standards is shown below:

RULE	RSdT	RMD	RCC	CCMU
Landscaped Area	20%, 1 tree / 250m <sup>2</sup>	20%, 1 tree / 250m <sup>2</sup>	20%, 1 tree / 250m <sup>2</sup>	2m front strip (5%) 1 tree / 10m
Height	8m	11m	Varies - usually 11-14m	Varies - 14-17m
Site Coverage	40%	50% (inc eaves)		
OLS size	30m <sup>2</sup> / 4m dimension	30m <sup>2</sup> (16m <sup>2</sup> private)/ 16m <sup>2</sup> (1 bed) / 4m dim	24m <sup>2</sup> (8m <sup>2</sup> private) / 4m	20m <sup>2</sup> / 4m
Balconies		6m / 1.5m	8m <sup>2</sup> / 1.5m	10m <sup>2</sup> / 1.5m
Recession Planes	2.3m, Diag B (30-55)	2.3m, Diag C (35-55)	2.3m, Diag C (35-55)	
Upper floor window setback	4m	4m	4m	
Road Boundary Setback	4.5m (2m for garages)	2m (house - garage 1.2m behind)	2m (house - garage 1.2m behind)	0m or 2m
Setback from Accessways	1m	1m	1m	
Front fences	1.8m	50% transparent	1m, except where screening servicing or OLS	50% transparent
Overhangs		0.8m		
Ground floor habitable space		50%	30%	
Service spaces		Min dimensions	Min dimensions / screened	Behind principle building
Parking	1 space / unit	1 space / unit		

Some observations are:

- The 20% landscaping seems like a generous coverage but has not resulted in well-landscaped development. It is often placed in private areas and does not implement policy 14.2.2.4 which seeks landscaping in publically visible areas.
- Height rules between the zones are generally an extra storey for each up-zone (2 in RSdT, 5 in CCMU).
- RMD includes a reduced size Outdoor Living Space for 1 bedroom units not provided in RCC. This is not consistent with the direction of policy to increase density in the central city. Similarly, balcony dimensions increase with the increase in zone density. Furthermore, there is no difference in recession planes in the central city compared to RMD (except for some of the special high height areas). Recession planes often limit density especially for narrow sites.
- The restrictions in fencing types have not overcome the street interface issues associated with outdoor living space at the street front. This rule is not sufficient to enforce policy 14.2.4.1 (ii).
- A 1m separation is required with accessways is almost never provided. The assessment matters include reference to landscaping but not CPTED. This has been identified as an issue and seems to be a matter for implementation.
- For RSdT the approach has been to use “traditional” bulk and location type zoning methods as used for single houses and not to introduce new rules for small unit

complexes. This does not recognise that there are unique challenges created due to the greater intensity of development and that pressure on the site results from the need to accommodate car parking, servicing and outdoor living spaces as well as an increase in built form.

- The CCMU zone was intended as permissive and does not have design provisions.
- In terms of built form standards, the main difference between RMD and RCC is the lack of site coverage and car parking as well as height. The reduction in car parking is the driver of higher density in many developments. Where taller buildings are established, they often also have reduced car parking. It is worth considering whether there is enough difference between the zones if the intention is to encourage more density in the central city beyond the row houses that currently dominate.

#### 6.1.4 Assessment Matters

There are two sets of assessment matters which are triggered as a restricted discretionary (RD) activity when the minimum number of residential units is exceeded. These are the primary means of implementing the policies.

The CCMU zone has no RD threshold and developments are always permitted unless a built form standard non-compliance is triggered. Given the permissive built form standards there is clearly the potential for poor quality development to be established: although the sample size is small, two of the three developments scored quite poorly.

For the RMD zone (and on occasion in the RSDT zone where the less restrictive threshold is met), the Residential Design Principles (rule 14.15.1 may apply). For the Residential Central City Zone, a different set of assessment matters are in use.

The Residential Design Principles are a reasonably comprehensive framework for assessment but require some amendments to achieve improved design outcomes and should be better supported by built form standards. Site layout is the root cause of many problems and may deserve recognition through its own additional principle. CPTED matters appear to be comprehensive and this issue may be able to be addressed in part through design and consenting although a good CPTED is mostly achieved through a good site layout. The principles do not recognise existing character and there is no way to effectively consider this at application stage.

The Central City principles are less comprehensive and similarly limited. Residential amenity is limited to the narrow matters of outlook and privacy and only pedestrian safety is mentioned as opposed to wider matters of on-site amenity. These matters are not irrelevant to the central city and the framework is lacking elements that are anticipated by the policy.

#### Residential Medium Density and Residential Suburban Density Transition

For RSDT and RMD, rule 14.15.1 is triggered as set out below:

**c. *City context and character:***

- Whether the design of the development is in keeping with, or complements, the scale and character of development anticipated for the surrounding area and relevant significant natural, heritage and cultural features.*
- The relevant considerations are the extent to which the development:*

- a) *includes, where relevant, reference to the patterns of development in and/or anticipated for the surrounding area such as building dimensions, forms, setbacks and alignments, and secondarily materials, design features and tree plantings; and*
- b) *retains or adapts features of the site that contribute significantly to local neighbourhood character, potentially including existing heritage items, Sites of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6, site contours and mature trees.*

It is of interest that this matter is framed around the anticipated character and scale and not the existing character. The secondary matters do include references to the characteristics of the area, but it is questionable how much weight can be given to these if not supported by the primary statement.

A strong application of a character principle could in theory help to address some of the character concerns in less developed medium density areas, but it would need to be clearer that this was the intention. This assessment matter does not appear to be managing the character of the areas and it is unclear what is intended from it.

**d. Relationship to the street and public open spaces**

- i. *Whether the development engages with and contributes to adjacent streets, and any other adjacent public open spaces to contribute to them being lively, safe and attractive.*
- ii. *The relevant considerations are the extent to which the development:*
  - a) *orientates building frontages including entrances and windows to habitable rooms toward the street and adjacent public open spaces;*
  - b) *designs buildings on corner sites to emphasise the corner; and*
  - c) *avoids street facades that are blank or dominated by garages.*

This assessment matter should ensure a high quality street scene, and that being reflected in consistent high quality in the RMD area. Whilst that zone out-performed the others, it did not meet the threshold for basic satisfactory quality on average.

This matter does expect that buildings are oriented to the front of the site, including front doors. However, it does not direct the location of gardens or the use of the setback. This means that the positive impact of good building orientation can be undermined by what occurs to the street front (such as fencing). This is reflected in the good scores for buildings even when site layout was poor.

The expectation of entrances towards the street has not always resulted in front doors being oriented to the street (sometimes ranchsliders are provided as part of a fenced outdoor living space that does not serve as point of entry from the street). The assessment matter on its own has not been effective in achieving this urban design outcome.

Improvements could be to:

- Include more specific reference to site frontage areas to reduce fencing in these areas as part of the requirement for engagement.
- Include specific reference to front doors (as opposed to garden access doors) being on the front, or to include a built form standard to achieve this.

**e. Built form and appearance**

- i. *Whether the development is designed to minimise the visual bulk of the buildings and provide visual interest.*

- ii. *The relevant considerations are the extent to which the development:*
  - a) *subdivides or otherwise separates unusually long or bulky building forms and limits the length of continuous rooflines;*
  - b) *utilises variety of building form and/or variation in the alignment and placement of buildings to avoid monotony;*
  - c) *avoids blank elevations and facades dominated by garage doors; and*
  - d) *achieves visual interest and a sense of human scale through the use of architectural detailing, glazing and variation of materials.*

This matter relates to the appearance related matters in D1-D5 which scored quite well in the assessment. The matter appears to be succeeding in getting buildings that are not monotonous. It appears to be clear and quite directive. It may contribute to the issue of buildings being overly “fussy”, potentially because the easiest way to comply is to add changes of cladding and variation in rooflines (and this is potentially a matter that adds cost). However, on the face of it this matter appears to be achieving what is intended. Some more education and information could be provided to advise developers to avoid “over-egging” their designs unnecessarily in the hope of providing what they think Council wants to see.

**f. Residential amenity**

- i. *In relation to the built form and residential amenity of the development on the site (i.e. the overall site prior to the development), whether the development provides a high level of internal and external residential amenity for occupants and neighbours.*
- ii. *The relevant considerations are the extent to which the development:*
  - a) *provides for outlook, sunlight and privacy through the site layout, and orientation and internal layout of residential units;*
  - b) *directly connects private outdoor spaces to the living spaces within the residential units;*
  - c) *ensures any communal private open spaces are accessible, usable and attractive for the residents of the residential units; and*
  - d) *includes tree and garden planting particularly relating to the street frontage, boundaries, access ways, and parking areas.*

The first two of these matters are concerned with the amenity of occupiers and it was found that this is consistently good. There were few communal private outdoor spaces in the sample.

This matter is related strongly to the key issue of communal amenity. Tree and garden planting is a particular weakness identified and so it cannot be said that clause d is being met effectively. The causes of this are varied and include:

- Planting is often in private areas. Even if it is next to the street it is not contributing any amenity.
- Planting strips are narrow and do not provide space for larger planting (ie trees) in communal areas.
- The planting areas do not have a purpose beyond contributing some greenery. For instance, they do not relate to entrances where they would create threshold and opportunity for personalisation. They are not wide enough to create effective separation which would contribute to privacy.
- It is not apparent how much planting is required in relation to the identified areas. The landscape requirement can be accommodated in the private outdoor areas and there is no equivalent standard that suggests an appropriate amount of publically visible landscaping, even though this is expected by policy.
- Trees are often undersize and it is not clear that compliance with appendix 6.11.6 is expected. Trees are not required to be planted in areas where they will grow and not cause a nuisance (eg shading of Outdoor Living Space). It may be better to have fewer

trees required but to ensure that they are well related to communal (especially parking) areas and have room to grow and spread.

**g. Access, parking and servicing**

- i. Whether the development provides for good access and integration of space for parking and servicing.*
- ii. The relevant considerations are the extent to which the development:*
  - a) integrates access in a way that is safe for all users, and offers convenient access for pedestrians to the street, any nearby parks or other public recreation spaces;*
  - b) provides for parking areas and garages in a way that does not dominate the development, particularly when viewed from the street or other public open spaces; and*
  - c) provides for suitable storage and service spaces which are conveniently accessible, safe and/or secure, and located and/or designed to minimise adverse effects on occupants, neighbours and public spaces.*

This matter also relates to the key issue of communal areas and outcomes C7-C10.

RMD sites generally do not have car parking that dominates the street but parking often dominated the shared accessways. The effect of this was increased by the poor level of planting.

Whilst pedestrian access was convenient, it was not prioritised over parking and vehicle access. Doors were not always prominent. Matter (a) does not aim very high if it is designed to achieve pedestrian comfort and amenity and improve driveways from being purely functional.

Bin storage and servicing was generally adequate but was sometimes observed to be impractical where there was not good access - and this led to bins being stored on the accessway or in front of the house. This is likely to be something that can be addressed through implementation.

**h. Safety**

- i. Whether the development incorporates Crime Prevention Through Environmental Design (CPTED) principles as required to achieve a safe, secure environment.*
- ii. The relevant considerations are the extent to which the development:*
  - a) provides for views over, and passive surveillance of, adjacent public and publicly accessible private open spaces;*
  - b) clearly demarcates boundaries of public and private space;*
  - c) makes pedestrian entrances and routes readily recognisable; and*
  - d) provides for good visibility with clear sightlines and effective lighting.*

This relates directly to outcome C5 where RMD developments scored an unsatisfactory 2.65. The primary statement is very clear so it is surprising that good outcomes have not been achieved. This would appear to be a matter of implementation.

However, the secondary statements are not a complete summary of CPTED principles. If Council officers or developers are directed by these statements they may miss aspects of CPTED that should be implemented. It may be preferable to refer to an appropriate list of CPTED strategies (eg Ministry of Justice, 2005 or as previously listed in this document), or to delete the list entirely.

A particular issue noted was about behaviour, that people will react to the environment they live in, particularly with regard to privacy. Open fencing was often screened and windows had closed curtains so that the expected observation was not present. This is the issue of retrofitting CPTED features onto a flawed layout.

### **Summary**

The above matters apply in the RMD zone for most developments, and occasionally in the RSDT zone.

The matters address some of the key issues quite well. In particular CPTED and Street Interface have clear statements but these have failed to yield good outcomes. Communal amenity is covered in part but site layout is unaddressed. As site layout has been identified as the root cause of most issues, an effective re-evaluation of the matters must include consideration of an explicit matter of assessment relating to it. It is likely that other matters can be addressed by amendments to the matters where relevant.

Some matters may require reinforcement with built form standards to provide and illustrate a bottom line. This would apply to:

- Tree and garden planting (for instance minimum areas for front gardens and widths for landscaping strips between the house and accessway).
- Fencing (not in front of the house)
- Front doors (on the front façade, outside of any fenced area and not providing any access to an outdoor living space). Within the development, facing the accessway or the front of the site.
- Trees to be provided within communal areas, including a planting area and an area for canopy spread.

### **Residential Central City**

For the Residential Central City zone, the following applies listed under 14.15.33:

*The extent to which the development, while bringing change to existing environments:*

- i. engages with and contributes to adjacent streets, lanes and public open spaces.*
- ii. integrates access, parking areas and garages in a way that is safe for pedestrians and cyclists, and that does not dominate the development.*
- iii. has appropriate regard to:*
  - A. residential amenity for occupants, neighbours and the public, in respect of outlook, privacy, and incorporation of Crime Prevention Through Environmental Design principles; and*
  - B. neighbourhood context, existing design styles and established landscape features on the site or adjacent sites.*
- iv. provides for human scale and creates sufficient visual quality and interest.*

With regard to the key policy 14.2.4.1:

- Clause (i) (reflecting the context, character and scale of building anticipated in the area) is implemented by matter (iii) B.
- Clause (ii) (contribute to a high quality street scene) is implemented by Matter (i) and (iv)



- Clause (iii) (providing a high level of on-site amenity) is implemented by matter (iii) but in a limited way.
- Clause (vi) (incorporating CPTED) is implemented by (iii) A.

The main omission in implementing the policy framework is that residential amenity is restricted to outlook and privacy. Matter (ii) regarding access for pedestrians is also restricted to safety and would not cover the outcomes identified regarding communal space.

Considering the clauses against the outcomes:

### ***Character***

With regard to the issue of character, it is worth considering how much importance should be attached to this in the Central City environment where it needs to be balanced with the desire for higher density. The matter is restricted to styles and landscaping and is therefore very superficial, although “neighbourhood context” does open up a wider consideration of issues. Considering the comments made in the sample, the relationship with neighbours in terms of a juxtaposition of scale may be important.

### ***Street Scene***

The impact on street scene is implemented explicitly in matter (i) but the outcomes are not being realised, for similar reasons to the RMD zone. There is no context around expectations and there are no built form standards to ensure an expectation that land is reserved to manage the street interface (rather than absorbed into outdoor living spaces). Where RCC differs is that larger developments were found to be monolithic which may be because the provisions are not as directive.

### ***Site Layout***

The zone exhibits the same issues as RMD with regard to site layout. It is the driver of the design issues but is rarely addressed in consenting, with patchwork fixes applied instead. The assessment framework should include a matter addressing it explicitly.

### ***CPTED***

As for RMD, the matters include an explicit reference to CPTED but the outcomes are poor. This may be a matter for implementation at the design / consenting stage. It does appear that the issues cannot be addressed without more fundamental site layout changes that are hard to obtain at consent stage at present.

### ***Communal Accessways***

The assessment framework is weaker in RCC than RMD and the outcomes are less successful. There is little implementation of the policy for landscaping of publically visible areas.

### ***Density and Form***

There were few developments which departed from the suburban townhouse model in the RCC zone. Those that did were monolithic. These findings, though based on a small sample, suggest that the plan is not encouraging of higher density and that when it occurs it does not do a good job of managing it.

### ***Summary***

The assessment matters are not as comprehensive as those in the RMD zone and this is reflected in outcomes. The zoning does not appear to be a sound planning reason for the difference because the policy framework is the same.

A more relaxed building envelope may be more effective at encouraging density than the present provisions.

As for the RMD zone, it would be useful to support the assessment matters with more comprehensive built form standards.

## 7 Conclusion

The research considered the quality of built outcomes and commented on how these related to district plan provisions. The conclusions of these processes are listed below.

### 7.1 Outcomes

The research has identified that the existing District Plan and consenting process is not resulting in high quality outcomes, especially outside of the RMD zone. These issues are mostly relating to quality and are generally caused by site layout. Separately, issues of character were identified in some circumstances.

Although these conclusions inevitably focus on areas of weakness to address, there are also some aspects of development where outcomes are consistently satisfactory and these are also noted below.

#### 7.1.1 Quality

These issues particularly relate to the street scene and CPTED, and are generally caused by poor site layout.

There is a clear statement of expectation in the District Plan objectives and policies for “high quality” outcomes however this is not being achieved, with a few exceptions. For the most part, developments are around the “basic satisfactory” threshold overall, however:

- There is a significant proportion of development which is inadequate or poor
- Site layout and street interface outcomes were consistently less than basic satisfactory

The majority of the issues are related to poor site layout and a particular theme is the street interface (and that with accessways). The root causes are:

- More consideration needs to be given to the arrangement of buildings on the site so that buildings and private spaces are designed to function appropriately, without privacy conflicts or the need for prominent fencing.
- There has not been sufficient space allocated to front gardens and accessway planting and the resulting environment is not as safe or as pleasant as anticipated.

The research indicates that whilst many developments had poor street interface, in the majority of cases, the cause was poor site layout and resolving the problems of street interface requires changes to the arrangement of buildings and internal spaces.

Other recurring issues related to CPTED and were caused by privacy conflicts that discouraged passive surveillance, and a lack of a sense of ownership, transition and territorial definition. A clear hierarchy of space is needed from private to public space.

The density of development is above the minimum requirements for each zone (as specified in the District Plan). As a result, there may be some scope for improving built outcomes even if it requires reductions in density. High density has not been identified as a cause of design issues in the sample per se, however, some of the identified issues may result in reductions in density because they require some space on the site.

### 7.1.2 Relationship to Established Character

A tension was identified between the existing character and the anticipated form of development. Smaller sites tend to complement the existing character, although larger ones were found to provide better outcomes overall.

An issue unique to the central city was the scale of buildings, that tended to be either insufficient for the central city character and density (buildings were a suburban scale), or monolithic in appearance (where taller buildings were established). A more appropriate central city typology would be desirable.

### 7.1.3 Areas of Good Performance

As well as the issues described above, there were some areas where consistent good performance was recorded. These were:

- that the scale of development was well matched to its location, indicating that the approach to zoning in the District Plan appears appropriate.
- that there has been an increase in housing choice.
- that developments have consistently achieved a good standard of internal and outdoor private space.

## 7.2 District Plan

There is good coverage of urban design outcomes across the District Plan provisions but there is not the ability to translate this into outcomes. The policy framework is relatively wide-ranging, but there are gaps in the assessment matters and the built form standards do not always support good design.

The design outcomes within the RMD zone are generally of a better quality than those in the remainder of the zones. RSdT zoning led to consistently poorer outcomes than RMD zoning, despite the lower density, and central city developments were also less satisfactory on average. It appears that:

- the more rounded assessment matters in the RMD zone have led to more consistent outcomes.
- The less thorough RCC assessment matters have led to inconsistent outcomes in the RCC zone in relation to the street, site and aspects of the built form.
- The absence of design controls in the RSdT zone has resulted in consistently poor outcomes in relation to the street and site.

The CCMU zone is not included in the above because of the small sample.

The built form standards do not always support the assessment matters. These can set a baseline for what can be accommodated on the site, but if they exclude some aspects of design (such as privacy, or the landscaping of accessways) it can lead to those aspects being neglected in design. More rounded built form standards would help to promote these as fundamental design issues. They can ensure space is set aside to manage the amenity and street scene issues identified.

Some matters are well covered in the District Plan (in particular CPTED) but are still not wholly realised in applications. Some changes to design and consenting under the existing plan provisions could potentially produce better outcomes.

The Plan does not include an overarching consideration of site layout as a cause of design issues. Instead, issues are often addressed one by one in the Plan. This can result in an attempt to trade-off outcomes such as privacy versus street-interaction, which means choosing which outcome to prioritise. In order to fix the issues, there is often a need to revisit the site layout and make different choices (rather than mitigating issues). This reflects the iterative nature of the design process.

The District Plan contains policy relating to sustainability and innovation, but no methods. There was very little achievement in this area. The purpose of the policy is to promote these aims (and it may be this allows them to be included in the balance of an assessment), but achievement has been limited.

## 8 Recommendations

A range of actions is recommended to address this report's findings. These include changes to the District Plan and its implementation as well as non-statutory guidance. Further research is also recommended in some areas.

### 1 Changes in Resource Consent Processing under the existing District Plan

Some incremental improvements in design could be achieved through changes to the interpretation of existing rules, where there is good coverage of the issue. This particularly relates to CPTED and planting of areas adjacent to streets and accessways.

### 2 Technical Guidance

Update technical guidance (eg design guides and notes) on plan interpretation and site layout.

### 3 Training

Provide urban design training and support for planning staff.

### 4 District Plan Changes

Changes to the District Plan could result in better outcomes, with an emphasis on improving site layout. Some possible changes are listed in Appendix 1. The broad intention of these is to:

- Allow for more density in the Residential Central City Zone
- Align the management of the RCC and RSDT zones with the RMD zone.
- To better manage issues identified in this report.

### 5 Financial Viability

Research implications of potential plan changes on financial viability.

### 6 Further Study

For some areas, the survey has identified trends in design but further research is recommended:

- A sample of higher density RMD developments.
- More central city examples (including a range of typologies and examples from the CCMU zone)
- More RSDT examples, including larger developments.

### 7 Character Studies

For each intensification area, investigate what contributes to the existing character and what measures could be taken to ensure development better fits the character.

### 8 Neighbourhood Planning

Neighbourhood planning for each higher density suburb in the city. Identify priority areas where development is most likely to occur and neighbourhood scale opportunities such as where there is a need for parks, new connections and improved streets.

### 9 Street Improvements

Target medium density areas in the capital works program and focus on improving the street appearance, particularly through tree planting. Investigate funding mechanisms for capital works, such as development contributions.

## 9 References

Boffa Miskell (2020): *Residential Medium Density Monitoring: Urban Design Technical Review*

Boffa Miskell (2009): *Urban Design Review of Recent Residential Development*

Christchurch City Council (2020): *Residential Suburban Density Transition Zone: Urban Design Technical Review*

Cozens et al (2005): *Think Crime: CPTED for Safer Cities* (Praxis Education)

Ministry for the Environment (2012): *Medium Density Housing Case Study Assessment Methodology*

Ministry of Justice (2005): *National Guidelines for Crime Prevention Through Environmental Design*

## Appendix 1: Potential Plan Changes

The following are provisions that could potentially be included in the District Plan. These are suggested for further investigation on the basis of the findings in this report.

- Include a policy on high density housing in the central city, as distinct from medium density housing in other areas. Revise policy 14.2.4.2 to remove references limited privacy and sunlight access in medium density areas.
- Investigate recession plane requirements in the central city to facilitate development of taller buildings on narrow sites.
- Extend fencing and servicing provisions from RMD to RSDT zone.
- Extend restricted discretionary assessment in the RSDT zone to 3 or more units.
- Assess restricted discretionary central city developments against the Residential Design Principles (District Plan Rule 14.15.1).
- Include additional built form standards in all zones relating to:
  - front doors facing the street;
  - a landscaped area between built frontages and the street;
  - a landscaped area between unit facades and accessways;
  - reserved space for trees(s) onsite (as opposed to a simple number of trees);
  - outdoor living space not to be located between the building and the street.
- Amend the residential design principles with regard to: CPTED (to emphasise wider CPTED strategies); residential amenity (to emphasise internal privacy and layout); relationship to the street (to include a hierarchy of space and a front door); character (to consider existing character in less-well-developed areas).

**Table A1: Response to Identified Issues (refer to Section 5: Design Issues)**

SCALE	ISSUE (Problem)	RSDT	RMD	CC	Options	
Neighbourhood	Lack of suitable high density typologies	No	No	Yes	Encourage (incentivise) apartments and 3 storey townhouses in the central city.	District Plan Change to ensure rules do not unduly discourage Central City apartments - eg recession planes.
	Tension between existing and anticipated character	No	Yes	Yes	Specific management of development in certain (less intensified) areas?	Amend Assessment Matters and extend to RSDT (3+ units)
	Scale of development not matched to location (services/trans)	No	No	No		
	Limited increase in housing choice	Some	No	No		
Street	Tall fencing or screening	Yes	Some	Yes	Built Form standard to restrict front fencing>1m	Address causes of fencing – site layout issues
	Prominent car parking	Yes	No	No	Require an area of landscaping at site front	Extend Assessment Matters to RSDT (3+ units)
	Location of entranceways (developments without front door(s) facing the street)	Yes	Yes	Yes	Include a built form standard for a street facing front door for each unit with street frontage	Amend Assessment Matters and extend to RSDT
	Insufficient landscaped threshold / transition	Yes	Yes	Yes	Include a built form standard for amount of landscaping on accessways or beside street	Changes to Consent Processing under existing plan provisions.
	Insufficiently engaging front facade	Yes	No	Yes	Extend Assessment Matters to RSDT / Amend 14.15.33	
Site	Poor quality accessways	Yes	Yes	Yes	Include Built Form standard for landscaping of accessways	Extend Assessment Matters to RSDT (3+ units)
	No space for servicing	Yes	No	No	Include a built form standard in RSDT	Extend Assessment Matters to RSDT (3+ units)
	Poor CPTED outcomes	Yes	Yes	Yes	Address with consent processing. Provide guidance.	Extend Assessment Matters to RSDT (3+ units)
	Poor indoor / outdoor private space	No	No	No		
	Indoor privacy issues	Yes	Yes	Yes	Include built form standards (landscaping / separation)	Amend Assessment Matters and extend to RSDT
	No clear hierachy (and purpose) of space	Yes	Yes	Yes	Amend Assessment matters	
	Outdoor living space location (privacy issues / fencing issues)	Yes	Yes	Yes	Include Built Form standards	Amend Assessment Matters and extend to RSDT
Building	Poor visual appearance (form)	No	No	Yes	Amend 14.15.33 (RCC) or replace with 14.15.1)	
	Poor visual appearance (articulation)	Yes	No	No	Extend Assessment Matters to RSDT (3+ units)	
	Poor functional outcomes	No	No	No		
	Innovation and sustainability outcomes not met	Yes	Yes	Yes	Do Nothing	Amend Assessment Matters and extend to RSDT