

## SUMMARY STATEMENT

1. My name is **Anita Wieslawa Hansbury**. I am a senior policy planner in the City Planning Team, Infrastructure, Planning & Regulatory Services Group of the Christchurch City Council (**the Council**).
2. I have prepared evidence (s42A report<sup>1</sup>) and rebuttal evidence<sup>2</sup> on behalf of the **Council** to respond to submissions related to the following city-wide qualifying matters (**QM**):
  - (a) Outstanding Natural Landscapes and Features (**ONL, ONF**);
  - (b) Sites of Ecological Significance (**SES**);
  - (c) Sites of Cultural Significance (**SCS**);
  - (d) Water body setbacks;
  - (e) Open Space zones;
  - (f) Specific Purpose (Ōtākaro Avon River Corridor) Zone (**SPOARC**), including privately-owned sites at the corner of Fitzgerald Avenue/Harvey Terrace; and
  - (g) Specific Purpose (Cemetery) Zone.
3. The approach to the above features or zones in the District Plan and PC14 has been described in more detail in the legal submissions<sup>3</sup>. In summary, these are all existing QMs and rely on the current operative provisions which may reduce intensification potential in the affected areas of the relevant zones to the same degree as the current applicable provisions would.
4. The legal submissions also provide a summary of the relevant submissions addressed in my s42A report<sup>1</sup> and rebuttal evidence<sup>2</sup> and I refer you to these documents.
5. I understand that the only submitter appearing in this hearing week that will address a QM that I have covered is the Glenara Family Trust (in relation to

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<sup>1</sup> s42A report of Anita W Hansbury dated 11 August 2023, <https://chch2023.ihp.govt.nz/assets/Council-Evidence-11-August-2023/11-Anita-Hansbury-Section-42A-Report-FINAL.PDF>

<sup>2</sup> Rebuttal evidence of Anita Hansbury, <https://chch2023.ihp.govt.nz/assets/Rebuttal-Council/11.-Rebuttal-evidence-Anita-Hansbury-10-October-2023.pdf>

<sup>3</sup> Legal submissions for the Christchurch City Council on proposed Plan change 14: City-wide Qualifying Matters, dated 11 October 2023, <https://chch2023.ihp.govt.nz/assets/Council-Evidence-11-August-2023/Christchurch-City-Council-Legal-submissions-Week-2-City-wide-qualifying-matters-11-October-2023-18-October-2023-v2.pdf>

privately-owned sites within the SPOARC). I therefore provide a brief summary of that matter.

### **SPOARC - privately-owned sites within City Centre walkable catchment**

6. Open Space zones, Specific Purpose (Cemetery) and SPOARC zones are publicly accessible open spaces and their purpose and functions are specified in Chapters 18, 13.2 and 13.14 respectively. Residential development in these zones is generally not anticipated, unless alternative or underlying zoning applies to specified privately-owned sites (refer Appendix 13.14.6.2 and Rule 18.3(d) Table 1).
7. A small portion of the SPOARC zone between Fitzgerald Avenue and River Road is within the walkable catchment of the City Centre Zone<sup>4</sup>, where the NPS-UD Policy 3 enabled 6 storey development on privately-owned residential properties could potentially occur.
8. Three privately-owned sites that are effectively pockets of 'relevant residential zone', are located within that walkable catchment. Two of them, at 238 Fitzgerald Avenue and 57 River Road, are listed in Appendix 13.14.6.2 with 'alternative' residential zoning to enable them to continue with pre-earthquake activities. Part of the third property (owned by submitter #91 - Glenara Family Trust), at 256 Fitzgerald Avenue, is also listed in the Appendix, however, those parts of the site located at 254 Fitzgerald Avenue and 5 Harvey Terrace, are not.
9. The sites at 254 Fitzgerald Avenue and 5 Harvey Terrace are private and are not publicly accessible open space, therefore, the open space QM cannot apply.
10. As explained in my s42A report, specific analysis determined that it would not be appropriate to enable 6 storey development on these three sites. The 'other' qualifying matter status applies to these sites (the other matters being geotechnical or other hazards and fit with the balance of the SPOARC - (s770(j) and 77R)). Alternative zoning has been proposed for all three sites.
11. The characteristics of the sites, particularly the geotechnical hazards, and the appropriateness of Policy 3 enabled development is discussed in the s32 -

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<sup>4</sup> Refer s42A report of Anita W Hansbury dated 11 August 2023, maps within para 5.4.10—5.4.34, <https://chch2023.ihp.govt.nz/assets/Council-Evidence-11-August-2023/11-Anita-Hansbury-Section-42A-Report-FINAL.PDF>

Qualifying matters, Part 2<sup>5</sup> and my s42A report, Part C (refer footnotes 1 and 2). The matter is also considered in expert evidence of Mr Little<sup>6</sup> and Ms Hēbert<sup>7</sup> in relation to SPOARC's Green Spine objectives and geotechnical constraints respectively.

12. The analysis undertaken concludes that due to the site constraints, the most suitable alternative zoning for 254-256 Fitzgerald Avenue and 5 Harvey Terrace is MRZ while 238 Fitzgerald Avenue and 57 River Road should retain their current alternative zoning of RSDT.
13. In his planning evidence<sup>8</sup> for Glenara Family Trust, Mr Mountfort supports the proposed changes to alternative zoning and the applicable rules.
14. In conclusion, it is respectfully submitted that the Panel should recommend the city-wide QMs outlined above be adopted as notified with the modifications recommended in s42A report and my rebuttal evidence.

Date: 18 October 2023

Anita Hansbury

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<sup>5</sup> Section 32 Qualifying matters, Part 2, sec 6.23, p152 - <https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2023/PC14/Section-32/Plan-Change-14-HBC-NOTIFICATION-Section-32-Qualifying-Matters-Part-2.pdf>

<sup>6</sup> Statement of primary evidence of David J Little, dated 11 August 2023 - <https://chch2023.ihp.govt.nz/assets/Council-Evidence-11-August-2023/36-Dave-Little-Statement-of-Evidence-final.PDF>

<sup>7</sup> Statement of primary evidence of Marie-Claude Hebert dated 11 August 2023 - <https://chch2023.ihp.govt.nz/assets/Council-Evidence-11-August-2023/28-Marie-Claude-Hebert-Statement-of-evidence-final.PDF>

<sup>8</sup> Statement of Primary Evidence of David L Mountfort, 20 September 2023 - <https://chch2023.ihp.govt.nz/assets/Evidence-20-September/Glenara-Family-Trust-91-2070-Evidence-David-Mountfort-Planning.pdf>