

## SUMMARY STATEMENT

1. My full name is **David John Little**. I am employed by Christchurch City Council (the **Council**) as Manager of the Residential Red Zone.
2. I have prepared evidence on behalf of the **Christchurch City Council** to assist in the understanding any effects that the proposed Plan Change 14 (**PC14**) could have on the Specific Purpose (Ōtākaro Avon River Corridor) Zone (**SPOARC**; the **Corridor**).
3. Most of the SPOARC is properly considered 'open space provided for public use', and therefore subject to the 'open space' Qualifying Matter.
4. However, the privately owned properties in the SPOARC (there are 27 in total) do not meet the open space criteria. In particular, three privately-owned properties within the walking catchment of the City Centre would be affected by the new enabling HRZ standards.
5. These properties are; a combined block at 254, 1-4/256 Fitzgerald Avenue and 5 Harvey Terrace (with a single owner), 238 Fitzgerald Avenue and 57 River Road.
6. I considered the urban design / landscape / 'Corridor' implications of those sites being enabled for six-storey residential development, as part of an overall analysis of whether an 'other' qualifying matter status should be applied to those sites.
7. Were these private properties to be developed as six-storey residential as per the 'default' position under policy 3 of the NPS-UD, the likely impacts from a Corridor perspective are summarised below:
  - (a) Impacts from the Fitzgerald Avenue / Harvey Terrace site on the SPOARC would be negligible, due to the physical separation caused by Harvey Terrace, and the similar impacts that could be generated by neighbouring properties;
  - (b) Impacts from the 238 Fitzgerald Avenue site on the SPOARC would initially be significant, reducing over time to moderate as Council-planted vegetation matures; and
  - (c) Impacts from the tennis court site at 57 River Road on the SPOARC would be significant, and difficult to effectively mitigate.

8. For comparison, if these properties were to be developed as 8 metre / three-storey residential following the provisions of the RSDT / MRZ, likely impacts would be reduced, and are summarised below:
- (d) Impacts from the Fitzgerald Avenue / Harvey Terrace site on the SPOARC would drop to insignificant, due to the lower shading effects.
  - (e) Impacts from the 238 Fitzgerald Avenue site on the SPOARC would drop to moderate initially due to reduced shading and visual dominance. This would reduce to minor as Council-planted vegetation matures.
  - (f) Impacts from the 57 River Road on the SPOARC would reduce to moderate, and could potentially drop further (to minor) with good design.
9. Of the above properties, submissions were only received on the Fitzgerald Avenue / Harvey Terrace site. I have met with the submitter's Urban Design expert and our views are aligned. We have supplied a joint statement to this effect.

**18 October 2023**

**David Little**