

Before the Independent Hearings Panel
Appointed by the Christchurch City Council

Under the Resource Management Act 1991

In the matter of a hearing on submissions on the Housing and Business Choice
Plan Change (PC14) to the Christchurch District Plan

NHL Properties Limited

Submitter 706

**Wigram Lodge (2001) Limited, Elizabeth Harris and John
Harris**

Submitter 817

Christchurch Casinos Limited

Submitter 2077

Supplementary statement of evidence of Anita Clare Collie

15 November 2023

Introduction

- 1 My full name is Anita Clare Collie. I have provided planning evidence relating to submissions from: NHL Properties Limited¹ (**NHL**); Wigram Lodge (2001) Limited, Elizabeth Harris and John Harris² (**Wigram Lodge**); and Christchurch Casinos Limited³ (**Casino**). My qualifications and experience are outlined in my statements of evidence dated 20 September 2023. I reconfirm compliance with the Code of Conduct for expert witnesses contained in the Environment Court of New Zealand Practice Note 2023.
- 2 The purpose of this supplementary statement of evidence is to provide information requested by the Panel during my oral presentation on 31 October 2023, specifically; whether there are any changes to commercial / residential zone interface built form controls in the Central City, proposed in PC14 compared to the operative Christchurch District Plan (**ODP**).

Zone Interface Controls Analysis

- 3 To provide the information required by the Panel, I have taken the following approach.
 - (a) Compare built form standards for the PC14 City Centre Zone (**CCZ**)⁴ to the ODP Commercial Central City Business Zone (**CCB**)⁵.
 - (b) Compare built form standards for the PC14 Central City Mixed Use Zone (**CCMU**)⁶ to the ODP Commercial Central City Mixed Use Zone (**CCMU**)⁷.
- 4 I have used the version of PC14 updated to reflect recommendations in the s42A report, dated 18 August 2023. Rules referenced in this document use PC14 numbering, except where specifically indicated as an ODP reference.
- 5 My analysis focuses on built form standards that impose a specific control where the commercial zone abuts a residential zone. The results of this analysis are presented in **Annexure A**.

¹ Submitter 706

² Submitter 817

³ Submitter 2077

⁴ PC14 Chapter 15.11.2

⁵ ODP Chapter 15.10.2

⁶ PC14 Chapter 15.12.2

⁷ ODP Chapter 15.11.2

- 6 I note there are other changes to built form standards for the commercial zones, which would apply irrespective of the adjacent zone. These include for example: building height, glazing, and controls relating to tower dimensions. While these are not specific to a residential zone interface, they would also influence the built form outcome on a commercial site adjacent to a residential site.
- 7 I also noted significant changes to CCMU zone minimum landscaping standards, which also apply irrespective of the adjacent zone. However, I consider these changes represent a strong shift in amenity outcomes for the CCMU zone and may be relevant to the Panel's questioning on interface controls. I have included a summary of these changes in Annexure B.

Anita Clare Collie

15 November 2023

Annexure A

Table 1: CCMU / Residential zone interface controls changes

PC14 Rule	Provision Detail	Comparison to ODP
<p>15.12.2.3</p> <p>Sunlight and outlook at boundary with a residential zone, ... (and others)</p>	<p>Recession planes in Appendix 14.16.2 Diagram D apply from a point 3m above ground level.⁸ If a building on the CCMU site is over 12m high and setback between 6-8m from the boundary (depending on the orientation), then the recession planes do not apply.⁹</p>	<p>Recession planes in Appendix 15.15.9 Diagram E apply from a point 2.3m above ground level at the internal boundary.¹⁰ There are no exemptions for towers as in PC14.</p> <p>Section A.1 below provides a more detailed comparison of recession planes.</p>
<p>15.12.2.7</p> <p>Minimum setback from the boundary with a residential zone or from an internal boundary</p>	<p>For buildings up to 17m high used for residential activities, the minimum internal boundary setback is 4m, except there is no internal boundary setback for the first 21 metres or 60% of the site depth (whichever is the lesser), from the road boundary.¹¹ Any setback required by this part of the rule is to be fully landscaped and includes at least 1 tree for every 10m of road boundary length.¹²</p>	<p>For residential activities there is no internal boundary building setback, except for some windows and all balconies the setback is 3m from the internal boundary. This setback area is not required to be landscaped.¹³</p> <p>The internal boundary setbacks are different and not directly comparable. Where setbacks are required, PC14 requires a slightly greater setback, and that all internal boundary setback areas are landscaped.</p> <p>Note there is no change to the internal boundary setback for buildings for non-residential activities. This remains 3m, except where there is a shared wall¹⁴, and must be landscaped.</p>

⁸ 15.12.2.6a

⁹ 15.12.2.6c

¹⁰ ODP Rule 15.11.2.6 Sunlight and outlook at boundary with a residential zone, Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Ōtākaro Zone

¹¹ 15.12.2.7a.ii

¹² 15.12.2.1a.vi

¹³ ODP Rule 15.11.2.7

¹⁴ 15.12.2.7a.i and iii., and ODP Rule 15.11.2.7a.i. and iii.

Table 2: CCB and CCZ / Residential zone interface controls changes

PC14 Rule	Provision Detail	Comparison to ODP
<p>15.11.2.9</p> <p>Sunlight and outlook at boundary with a residential zone</p>	<p>Recession planes in Appendix 14.16.2 Diagram D apply from a point 3m above ground level at the internal boundary.¹⁵ If a building on the CCZ site is over 12m high and setback between 6-8m (depending on the orientation) from the boundary, then the recession planes do not apply.¹⁶</p>	<p>Recession planes in Appendix 15.15.9 Diagram E apply from a point 2.3m above ground level at the internal boundary.¹⁷ There are no exemptions for towers as in PC14.</p> <p>Section A.1 below provides a more detailed comparison of recession planes.</p>

A.1 Amendments to Recession Planes

Recession plane diagrams have changed, refer to Figures 1 and 2 below. These amendments are the same for both the CCMU and CCB/CCZ at an internal boundary shared with a residential zone in the Central City.

In general, the ODP recession planes are slightly steeper, with the differences generally between 0-5 degrees. The point above ground where the recession plane starts is 2.3m in the ODP and 3m in PC14. PC14 provides for a larger envelope of potential construction.

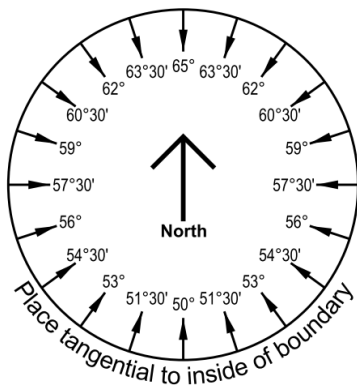


Figure 2 ODP Appendix 15.15.9, Diagram E.

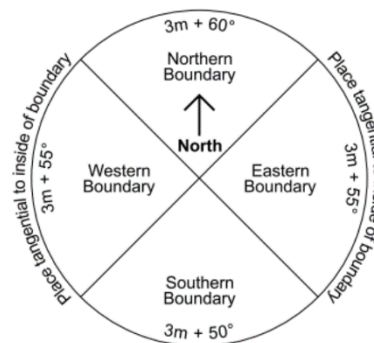


Figure 1 PC14 Appendix 14.16.2, Diagram D.

¹⁵ 15.11.2.9a

¹⁶ 15.11.2.9b

¹⁷ ODP Rule 15.10.2.9 Sunlight and outlook at boundary with a residential zone

Annexure B

Summary of New Landscaping Provisions in the CCMU

The following is a list of all new landscaping requirements in the CCMU zone. None of the below are required under the ODP, unless specified as an increase.

- Road boundary landscaping strip increased from 2m to 3m wide (15.12.2.1a.i.).
- Tree minimum area for root growth provision added (15.12.2.1a.iii.).
- Minimum tree canopy area provision added (15.12.2.1a.iii.).
- Landscaping minimum area increased from 5% to 10% of total site area (15.12.2.1a.iv.).
- New provision requiring 1 tree per 250m² of site area (15.12.2.1a.v.).
- New requirement for all landscaping to be in Accordance with Appendix 6.11.6 (Landscaping and Tree Planting - Rules and Guidance) (15.12.2.1a.vii.).

The most significant changes are those to the road boundary landscaping strip width and the proportion of the site area required to be landscaped. These changes will result in around double the landscaping area specified by the ODP.