

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of Proposed Plan Change 14 to the Operative
Christchurch District Plan

**STATEMENT OF EVIDENCE OF MARK NICHOLAS ARBUTHNOT FOR
LENDLEASE NEW ZEALAND LIMITED IN RELATION TO PC14:
HOUSING AND BUSINESS CHOICE**

20 SEPTEMBER 2023

EXECUTIVE SUMMARY

- A. This statement of evidence is in relation to Proposed Plan Change 14 (Housing and Business Choice) to the Operative Christchurch District Plan (“**PC14**”).
- B. It addresses the strategic planning issues that are relevant to the submissions of Lendlease New Zealand Limited (“**Lendlease**”) on PC14, which sought amendments to recognise and provide for the status of Hornby as a sub-regional centre and therefore recognise it as a Metropolitan Centre in giving effect to the NPS-UD.
- C. The submission of Lendlease identifies that Hornby functions as a metropolitan centre, being a focal point for the surrounding sub-regional urban catchment, drawing people for work and school from areas such as Rolleston, Prebbleton, and Lincoln, and draws significant trade from adjoining districts (around 20%). It is serviced by regionally significant recreation facilities as well as planned civic and community services.
- D. Since the notification of PC14, the Greater Christchurch PT Future Mass Rapid Transit Indicative Business Case was endorsed, with the preferred route connecting Christchurch’s Central City with the key centres of Riccarton, Papanui, Hornby, and Belfast.
- E. The Urban Growth Partnership for Greater Christchurch also released the draft Greater Christchurch Spatial Plan for consultation, with a view to adopting the plan in early 2024. Under the Spatial Plan, Hornby is intended to develop “...into the second sub-regional service centre after the Central City” and has been identified as offering “...significant opportunities for change”, including “...accelerated urban development at the right scale”.

- F. The submission of Lendlease seeks the rezoning of Hornby from “Town Centre” to “Metropolitan Centre”. The distinction between a “Metropolitan Centre Zone” and a “Town Centre Zone” is based on the range of activities and the area they serve. The “Metropolitan Centre Zone” is described as a focal point for sub-regional urban catchments, implying a larger area of influence and a broader range of activities. Whereas, the “Town Centre Zone” is more localised, serving the needs of immediate and neighbouring suburbs.
- G. Hornby provides a broad range of commercial, community, recreational, and residential activities, and is a focal point for a sub-regional urban catchment, consistent with the National Planning Standards’ description of the Metropolitan Centre Zone. This is also consistent with the draft Spatial Plan which identifies Hornby as a sub-regional centre.
- H. I note that the Council's recommended maximum height for Hornby stands at 32m, which exceeds the feasible heights for commercial development on the City Centre's less prominent sites. While the 45m sought by Lendlease is a further increase, it does not alter this existing dynamic or further challenge the City Centre's development potential on less prominent sites.
- I. For the balance of the City Centre Zone, the difference in height between the 45m proposed for Hornby and the 90m planned for the City Centre Zone is substantial, and below the 60m height were residential apartment development becomes feasible, ensuring that the City Centre retains its primacy as the core urban area.
- J. Regardless, to achieve a well-functioning urban environment and its broader efficiency and sustainability outcomes, the NPS-UD requires intensification to occur not only within city centres zones, but within metropolitan zones and within walkable catchments of existing and planned rapid transit stops and the edge of city centre and metropolitan centre zones.
- K. PC14 also proposes to rezone the residential land located within 800m of Hornby commercial centre to “High Density Residential”, which

enables 6-storey development and aligns with the walkable catchment requirements of Policy 3(c) of the NPS-UD, and identification of Hornby as a Metropolitan Centre.

- L. In response to the concerns of the section 42A Report in relation to amenity effects of enabling 6-storey development within the industrial-zoned land that surrounds Hornby, I consider that Standards 16.4.2.1 and 16.5.2.1 adequately address this matter and consider that the standards can be applied as a qualifying matter to those parts of the Industrial General Zone and Industrial Heavy Zone that are located within the walkable catchment.
- M. While I agree that residential intensification within the walkable catchment of Hornby has the potential to result in increased reverse-sensitivity effects on adjacent industrial zones, I note that PC14 already incorporates the High Density Residential Zone in such locations and addresses the potential reverse sensitivity effects of this additional building height and density through the application of the “Industrial Interface Qualifying Matter Area” (which restricts building height to 8m).
- N. The fact that the legacy planning documents do not anticipate a Metropolitan Centre Zone does not, in my opinion, preclude it from happening. While the primary difference between the two zones is height, this is a significant factor in realising the development capacity and meeting the objectives of the NPS-UD and is therefore crucial. The NPS-UD promotes intensification, especially in areas with high demand or near rapid transit stops. The Metropolitan Centre Zone allows for this intensification more than the Town Centre Zone and is necessary and appropriate to give effect to the NPS-UD in this location.
- O. The draft Spatial Plan and its supporting documents provide a clear strategic direction for Hornby’s future growth and development. This direction aligns with the objectives of the NPS-UD. Having regard to Hornby’s strategic importance and identified opportunities for its redevelopment, I am of the opinion that a Metropolitan Centre Zone would achieve the outcomes sought of both the draft Spatial Plan and the NPS-UD.

1. INTRODUCTION

1.1 My full name is Mark Nicholas Arbuthnot. I am a Director at Bentley & Co. Limited (“**Bentley & Co.**”), an independent planning consultancy practice based in Auckland.

Qualifications and experience

1.2 I hold the qualifications of Bachelor of Arts (Honours) (Town Planning) and Diploma in Town Planning (Urban Conservation) from Newcastle University, England, obtained in 2000 and 2002 respectively.

1.3 I am a Member of the Royal Town Planning Institute, and an Associate of the New Zealand Planning Institute.

1.4 I have been with Bentley & Co. for 18 years. Prior to my current employment with Bentley & Co., I was a local authority planning officer in the United Kingdom for a period of five years.

1.5 I was first engaged by Lendlease in 2017 to provide planning advice to inform the ongoing management and development of its landholdings, including the “Dress Smart” shopping centre located at 411 Main South Road and 6 & 12 Shands Road, Hornby.

1.6 I was subsequently engaged by Lendlease in March 2023 to provide advice in respect of, and prepare its submissions on, Proposed Plan Change 14 to the Operative Christchurch District Plan (“**PC14**”).

Code of conduct

1.7 I confirm I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023 and I agree to comply with it. My qualifications as an expert are set out above. I confirm that the issues addressed in this brief of evidence are within my area of expertise, except where I state I am relying on the evidence of another person. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

2. BACKGROUND

- 2.1 Lendlease owns and operates the Dress Smart shopping centre. Being the South Island's only dedicated retail outlet centre, it attracts customers from all over Christchurch and surrounding districts.
- 2.2 The Dress Smart shopping centre comprises a gross leasable floor area of over 7,000m², occupying a 1.2ha site. The wider Hornby commercial centre has an area of approximately 13.3ha and is occupied by 87,800m² of commercial floor space, of which 70,800m² is in retail use.¹ Its two shopping centres (The Hub and Dress Smart) have a combined gross floor area of approximately 27,000m².
- 2.3 Hornby was chosen as the location of the shopping centre due to its proximity to several major transport routes, including the Southwestern Motorway and Main South Road, enabling it to serve the greater Christchurch area.

Context to Lendlease's submission

- 2.4 As set out within Lendlease's submission, Waka Kotahi's commuter information² (based on the 2018 Census dataset) confirms that 5,949 people travel to Hornby Central for work or school. People travel to Hornby from 190 different areas, including from within the sub-region (Rolleston, Prebbleton, and Lincoln, and to a lesser extent, Darfield, Southbridge, Kaiapoi and Woodend).
- 2.5 Hornby (and the district centres of Riccarton and Papanui) is more than twice the size of the other town centres at Linwood, Belfast, Shirley and North Halswell. Unlike these other town centres, Hornby has been assessed by PC14 to be of sufficient size to "draw significant trade from adjoining districts (around 20%)" and having more than 50% of its retail spend from outside a 5km catchment.³

¹ Section 32: Commercial Appendix 2 Approach to Alignment with National Planning Standards; Christchurch City Council; 3 August 2022.

² <https://commuter.waka.app/>

³ Para. 4.3.24; Section 32: Commercial Appendix 2 Approach to Alignment with National Planning Standards.

- 2.6 The area is serviced by Denton Park, a regionally significant recreational facility that is more than of local significance. Zoned “Open Space Metropolitan Facilities”, it is intended to “...accommodate public and private major sports facilities, larger recreation facilities” on sites that provide “Capacity for multifunctional use, co-location of complementary or compatible activities and for hosting city, regional, national and international events which provide entertainment to residents and visitors”.⁴ Major sports facilities, community activities and facilities, accessory conference and function facilities, and accessory visitor accommodation activities (to name but a few) are all permitted within the zone.
- 2.7 Further civic and community services will also be provided within Hornby by the soon to be completed Matatiki: Hornby Centre (a \$40M community facility that includes, a library, swimming pool, hydrotherapy pool, customer services, and multi-purpose rooms).
- 2.8 The submission of Lendlease identifies that Hornby functions as a metropolitan centre, being a key destination area that extends beyond its immediate and adjoining suburbs. It is a focal point for the surrounding sub-regional urban catchment, and with more than 12,000 new homes expected in Christchurch’s south-west by 2044, it has the potential to become a more prominent metropolitan centre in the future.
- 2.9 The submission concludes that the most appropriate method to enable Hornby’s future growth, including a commensurate level of commercial activity and community and recreational services, is through the intensification and diversification opportunities delivered through the application of the Metropolitan Centre Zone to the Hornby Commercial Core.

Greater Christchurch PT Future Mass Rapid Transit

- 2.10 Since the notification of PC14, the Greater Christchurch PT Future Mass Rapid Transit Indicative Business Case was endorsed by Christchurch City Council, Waimakariri District Council, Selwyn District

⁴ Table 18.2.2.1; Christchurch District Plan.

Council and Environment Canterbury in May 2023, and by Waka Kotahi NZ Transport Agency in July 2023.

- 2.11 The preferred route for mass rapid transit connects Christchurch’s Central City with the key centres of Riccarton, Papanui, Hornby, and Belfast, running along Papanui Road and Main North Road. Phase 1 would connect Christchurch’s inner core to Church Corner and Papanui, while Phase 2 would extend the route to Belfast and Hornby. Subject to the Detailed Business Case and funding, construction could commence in 2028 with services operating by 2033.

Draft Greater Christchurch Spatial Plan

- 2.12 The Urban Growth Partnership for Greater Christchurch also released the draft Greater Christchurch Spatial Plan (“**draft Spatial Plan**”) for consultation in July 2023. The draft Spatial Plan will be subject to hearings and deliberations in October and November 2023, with a view to adopting the plan in early 2024.

- 2.13 Of relevance to PC14, the draft Spatial Plan defines the role and function of the urban and town centres across Greater Christchurch⁵ as follows:

- (a) “Significant urban centres”; comprising the Central City (“primary centre”), Riccarton corridor, Hornby, Papanui/Merivale corridor, and Papanui, and the “major towns” of Rolleston and Rangiora, with a stated purpose of:

Focusing employment and service functions in a small number of integrated, significant employment centres and major towns to improve the productivity and growth of economic activity, attract additional business investment, support a vibrant and viable Central City, and better leverage and integrate economic assets.

- (b) “Locally important urban centres and towns”; comprising Shirley, Linwood, North Halswell, Belfast/Northwood, Lincoln, Kaiapoi, Ravenswood/Pegasus/Woodend, key towns outside of Greater Christchurch (including Darfield, Leeston, Oxford),

⁵ Pg.35; Greater Christchurch Spatial Plan (Draft for consultation).

and corridors around other high-frequency public transport routes, with a stated purpose of:

Supporting greater intensification of people, services and employment to provide better co-location of people with amenities and employment, and provide better connections through public and active modes of transport.

- (c) “Key business areas”; comprising Christchurch Airport/Russley, the area south of the Central City, the southern industrial spine, Port of Lyttleton, and other business areas, with a stated purpose of:

Providing space for industrial activity and employment primarily; with freight accessibility, as well as accessibility for workers via public and active modes of transport, being important.

- 2.14 The draft Spatial Plan advises that *“The significant urban centres in Christchurch... will have an important role to play in accommodating higher levels of growth in the future”*.⁶ Specific to Hornby:⁷ (emphasis added)

The opportunity is to transition the current poor quality urban form of Hornby, which has a wide mix of business and industrial activities, low density and poor quality residential, and low tree cover, **into the second sub-regional service centre after the Central City**.

Hornby is strategically positioned in relation to Christchurch Airport and the western areas of Greater Christchurch. There is the opportunity for regeneration and significant brownfield redevelopment to enhance its urban form, support community integration, and provide a stronger and more integrated centre core with the transition of surrounding areas from industrial to high density residential (50 to 100 households per hectare).

- 2.15 Hornby has also been identified as a “Priority Development Area” by the draft Spatial Plan:⁸

The Priority Areas identified through technical evaluation include areas that offer significant opportunities for change in Greater Christchurch. This includes accelerated urban development at the right scale; environmental change to enhance resilience; or exemplar projects that will reduce harm, encourage behaviour change or be a catalyst for private investment.

Priority Development Areas provide the opportunity to accelerate development in locations that will support the desired pattern of growth.

⁶ Pg.36; Greater Christchurch Spatial Plan (Draft for consultation).

⁷ Pg.37; Greater Christchurch Spatial Plan (Draft for consultation).

⁸ The Pg.43; Greater Christchurch Spatial Plan (Draft for consultation).

- 2.16 Both the “Greater Christchurch Spatial Plan and Mass Rapid Transit Indicative Business Case Briefing” (at page 6),⁹ and the “Urban Form Scenarios Evaluation Report” (at pages 6 and 7),¹⁰ which inform the draft Spatial Plan, identify Hornby as a “significant sub-regional centre”.
- 2.17 With reference to the above, not only is Hornby envisaged to be supported in the long term by mass rapid transit, but it is also intended to develop “...into the second sub-regional service centre after the Central City” and has been identified as offering “...significant opportunities for change”, including “...accelerated urban development at the right scale”.
- 2.18 Given that the draft Spatial Plan has been prepared by the Greater Christchurch Partnership (which Council is a partner of) and is intended to be adopted in early 2024, I consider it to be a relevant document to inform PC14. These strategic planning documents clearly identify that Hornby has a role and function as a sub-regional centre, and this status is expected to continue.

3. SCOPE OF EVIDENCE

- 3.1 My evidence relates to Lendlease’s primary submissions on PC14, which sought:
- (a) The rezoning of Hornby Town Centre to Metropolitan Centre Zone and undertake an assessment of intensification within a walkable catchment to enable building heights of at least six storeys in that area.¹¹
 - (b) Amendments to Chapter 1 (Introduction), Chapter 3 (Strategic Directions), Chapter 6.8 (Signs), Chapter 8 (Subdivision, Development and Earthworks), and Chapter 15 (Commercial) to reference the Metropolitan Centre Zone.¹²

⁹ <https://www.greaterchristchurch.org.nz/assets/Documents/greaterchristchurch/Spatial-Plan/Briefing-pack-Urban-form-direction-to-informengagement-with-stakeholders-and-the-development-of-the-draft-Spatial-Plan.pdf>

¹⁰ <https://greaterchristchurch.org.nz/assets/Documents/greaterchristchurch-/HuiHui-Mai/GCSP-Urban-Form-Scenarios-Evaluation-Report-v2.pdf>

¹¹ 855.7.

¹² 855.1, 855.3, 885.4, 885.5, 855.17, 855.21, 855.22, 855.23, 855.24, 855.25, 855.26, 855.27, 855.28, 855.29, 855.30, 855.31, 855.32, 855.33.

- (c) A new set of rules under 15.4 for the Metropolitan Centre Zone in accordance with Schedule 2 of the submission.¹³
- (d) Amendments to the definitions to include references to the Metropolitan Centre Zone and consequential amendments to the definition of “Town Centre”, “Neighbourhood Centre”, and “Local Centre”, as well as to amend the definition of “habitable room”, “human scale”, and “large format centre”.¹⁴
- (e) The retention of Chapter 7 (Transport) as notified.¹⁵
- (f) The retention of Chapters 6.1A (Noise Qualifying Matters), 6.1 (Noise), and 6.3 (Outdoor Lighting) as notified.¹⁶

3.2 In preparing this evidence, I have had regard to:

- (a) the primary submission of Lendlease, and the primary and further submissions made by other parties;
- (b) the section 42A Report prepared by Kirk Lightbody *Intensification within Commercial and Industrial Zones outside the Central City*, dated 11 August 2023;
- (c) the section 42A Report prepared by Clare Piper, *Transport*, dated 11 August 2023;
- (d) the primary statement of evidence prepared by Tim Heath (Economics) on behalf of Christchurch City Council, dated 11 August 2023; and
- (e) the primary statement of evidence prepared by Ruth Allen (Commercial feasibility) on behalf of Christchurch City Council, dated 11 August 2023.

¹³ 855.34.

¹⁴ 855.6, 855.8, 855.9, 855.10, 855.11, 855.12, 855.13, 855.14, 855.15, 855.16.

¹⁵ 855.2.

¹⁶ 855.18, 855.19, 855.20.

4. REZONING OF HORNBY TOWN CENTRE TO METROPOLITAN CENTRE

4.1 The submission of Lendlease seeks the rezoning of Hornby from “Town Centre” to “Metropolitan Centre” (855.7) for the reasons that are broadly set out within section 2 of my evidence, above.

4.2 I agree with the relief that has been sought by Lendlease. In my opinion, the NPS-UD is a forward-looking document that requires a proactive approach to be taken to the zoning of centres:

- (a) Objective 1 addresses the well-being of all people and communities, both "now and into the future." This requires district plans to not only be based on current conditions but also anticipate future needs.
- (b) Objective 4 explicitly states that urban environments should "develop and change over time in response to the diverse and changing needs of people, communities, and future generations." This requires local authorities to be adaptive and responsive to evolving urban needs, and not just reflect the current state.
- (c) Policy 3 requires building heights and density of urban form to "realise as much development capacity as possible" and to "reflect demand for housing and business use in those locations." This requires a forward-looking approach, where zoning decisions are based on anticipated demand and future urban growth, not just the current state.
- (d) Policy 6 emphasises that planning decisions should consider "the planned urban built form anticipated by those RMA planning documents" and that these forms "may involve significant changes to an area." This requires local authorities to be open to zoning changes that align with future urban development plans.

- 4.3 The section 42A Report (at 8.1.1 to 8.1.33) recommends that the submission of Lendlease be rejected for the reasons that are summarised and responded to in the evidence which follows.

National Planning Standards' description of Metropolitan Zone

- 4.4 The section 42A Report concludes that while the District Plan enables a wide range of activities, Hornby does not serve a sub-regional catchment and is therefore inconsistent with the National Planning Standards' description of the Metropolitan Centre Zone:

Areas used predominantly for a broad range of commercial, community, recreational and residential activities. The zone is a focal point for sub-regional urban catchments.

- 4.5 In arriving at this conclusion, Mr Lightbody advises that, while he agrees with the conclusions of the section 32 Report in respect of the alignment of existing District Centres with a Town Centre Zone, in his opinion:¹⁷

...the naming of commercial zones is a matter of comparison between the [Christchurch District Plan] description and NPS description, rather than detailed analysis of individual centres and the interpretation of sub-regional urban catchments that requires activities to serve a sub-regional catchment as provided in Appendix 2 [of the Commercial Section 32 report].

- 4.6 I disagree with the conclusions of Mr Lightbody in respect of this matter. In the first instance, the distinction between a "Metropolitan Centre Zone" and a "Town Centre Zone" is based on the range of activities and the area they serve. The "Metropolitan Centre Zone" is described as a focal point for sub-regional urban catchments, implying a larger area of influence and a broader range of activities. Whereas, the "Town Centre Zone" is more localised, serving the needs of immediate and neighbouring suburbs.
- 4.7 In my opinion, Mr Lightbody's approach of limiting the analysis of commercial zoning to a comparison of the descriptions is insufficient. I consider it essential to have regard to the existing and future function of Hornby, including whether it services a sub-regional catchment, in determining the appropriate equivalent zone. This is more likely to provide a more accurate and beneficial classification that is in line with

¹⁷ Section 42A Hearings Report *Intensification within Commercial and Industrial Zones outside the Central City*, Plan Change 14, at 6.2.3.

the intent of the National Planning Standards and the intensification outcomes of the NPS-UD.

4.8 I also note that, in arriving at this conclusion, Mr Lightbody has not had regard to the fact that Hornby:

- (a) has been assessed by PC14 to be of sufficient size to “draw significant trade from adjoining districts (around 20%)” and having more than 50% of its retail spend from outside a 5km catchment;¹⁸
- (b) draws people from within the sub-region for work (Rolleston, Prebbleton, and Lincoln, and to a lesser extent, Darfield, Southbridge, Kaiapoi and Woodend);¹⁹
- (c) is serviced by a regionally significant recreational facility (Denton Park), which provides for major sports facilities, community activities and facilities, accessory conference and function facilities, and accessory visitor accommodation (amongst other things) as a permitted activity;
- (d) will be supported by civic and community facilities through the new Matatiki: Hornby Centre;
- (e) is intended to be serviced by future Mass Rapid Transit; and
- (f) has been identified within the draft Spatial Plan as being intended to develop “...into the second sub-regional service centre after the Central City”, offering “...significant opportunities for change”, including “...accelerated urban development at the right scale”.

4.9 In my opinion, Hornby provides a broad range of commercial, community, recreational, and residential activities, and is a focal point for a sub-regional urban catchment, consistent with the National Planning Standards’ description of the Metropolitan Centre Zone. This is also consistent with the draft Spatial Plan which identifies Hornby as

¹⁸ Para. 4.3.24; Section 32: Commercial Appendix 2 Approach to Alignment with National Planning Standards.

¹⁹ <https://commuter.waka.app/>

a sub-regional centre. It follows that Hornby should be defined as a Metropolitan Centre in the District Plan in accordance with the National Planning Standards, and in implementing the NPS-UD.

Effects on City Centre Zone and surrounding land

- 4.10 The section 42A Report advises that the consequence of Hornby (including Riccarton and Papanui) serving a sub-regional catchment would implicate the function and primacy of the City Centre Zone:²⁰

The consequence of the three centres serving a sub-regional catchment is that they will have impacts on the function and primacy of the City Centre zone. This is a significant cost arising from the submitter's proposal, with consequential effects on surrounding land. This impact is considered by Mr Heath in his economic evidence, where he outlines that as the height limit of a Large Town Centre approaches the height enablement in the City Centre, the marginal costs on the City Centre increase exponentially.

- 4.11 The evidence of Mr Heath addresses the effect of additional height within the key urban centres on the development capacity of the City Centre Zone. Mr Heath²¹ considers that it is important that Council continues to advance a policy direction that encourages and facilitates commercial, retail, and high-density residential activity in the Central City to improve the City Centre's competitiveness and to facilitate its ongoing recovery. Mr Heath considers that *"By enabling areas of higher built form and more efficient land use Council would signal to the market that these areas are intended for this purpose and are the most efficient locations for highest density developments"*.²²
- 4.12 The evidence of Ms Allen²³ confirms that under current market conditions within the City Centre Zone:
- (a) development consisting of ground floor retail with residential above becomes profitable at a height of 60m (19 storeys); and
 - (b) commercial development at 30m (7 storeys) is not profitable, however on less prominent sites, lower scale commercial developments of between 4 and 7 storeys are more profitable.

²⁰ At paragraph 8.1.21.

²¹ At paragraph 142.

²² At paragraph 152.

²³ At paragraphs 30 to 36.

4.13 I note that the Council's recommended maximum height for Hornby stands at 32m, which exceeds the feasible heights for commercial development on the City Centre's less prominent sites. The evidence of Mr Heath²⁴ confirms that in relation to the costs and benefits:

...Since the change in height limits do not approach those of the proposed heights for the City Centre (90m) or CCMUZ (39m as now recommended by Council) it is unlikely that the impact will be drastic.

4.14 While the 45m sought by Lendlease is a further increase, it does not alter this existing dynamic or further challenge the City Centre's development potential on less prominent sites.

4.15 For the balance of the City Centre Zone, the difference in height between the 45m proposed for Hornby and the 90m planned for the City Centre Zone is substantial, ensuring that the City Centre retains its primacy as the core urban area. Furthermore, while the evidence of Mr Heath²⁵ raises concern that higher densities within centres such as Hornby may detract from the (re)development of the City Centre, the economic viability of developments in the City Centre, as highlighted by Ms Allen's evidence, indicates that the height at which developments become profitable in the City Centre is significantly higher than what is being proposed for Hornby.

4.16 While I acknowledge that there are areas within the City Centre Zone that are subject to qualifying matters that have the effect of restricting maximum heights to 16m, 28m, or 45m, this has occurred as the characteristics of these areas makes the level of urban development required under Policy 3(a) of the NPS-UD to be inappropriate (thereby ensuring high quality urban design outcomes). In my opinion, it is not appropriate to use this outcome as a reason to constrain growth in other centres such as Hornby.

4.17 Regardless, to achieve a well-functioning urban environment and its broader efficiency and sustainability outcomes, the NPS-UD requires intensification to occur not only within city centres zones, but within metropolitan zones and within walkable catchments of existing and

²⁴ At paragraph 159.

²⁵ At paragraph 165.

planned rapid transit stops and the edge of city centre and metropolitan centre zones. For example, enabling greater levels of office activities at Hornby which provides more local employment and, in my opinion, better gives effect to the NPS UD than concentrating such activities within the CBD, and supports competitive land and development markets.

- 4.18 I am therefore of the opinion that the City Centre will continue to be the most attractive and efficient location for high-density developments, and the proposed height increase for Hornby will not detract from this. Instead, it will allow Hornby to serve its sub-regional catchment more effectively without compromising the development potential and primacy of the City Centre.

Effects on surrounding land

- 4.19 As a preliminary comment, PC14 proposes to rezone the residential land located within 800m of Hornby commercial centre to “High Density Residential”, which enables 6-storey development and aligns with the walkable catchment requirements of Policy 3(c) of the NPS-UD.
- 4.20 This is consistent with the building heights required to give effect to Policy 3(c)(iii) if Hornby was identified as a Metropolitan Centre.

Effects of intensification of industrial-zoned land

- 4.21 The section 42A Report advises that Policy 3(c) of the NPS-UD requires building heights of at least 6 storeys within a walking catchment of the Metropolitan Centre Zone, which might not be appropriate for the Industrial zones in the Hornby area:

By introducing a MCZ to Hornby, Council would also be required to enable 6 storey development in the industrial zones adjoining the Hornby centre. I acknowledge the brownfield policy framework 16.2.2.2 enables brownfield redevelopment in the IGZ, but it also has criteria to not undermine the form and function of anticipated activities in the industrial zones that are not enabled for brownfield redevelopment, namely the IHZ.

4.22 I also note that the submission of Kainga Ora²⁶ identifies a walkable catchment of 1.2km from the edge of the Metropolitan Centre Zone at Hornby, which I understand to represent a 15-minute walk.

4.23 If the walkable catchment was extended as sought by Kainga Ora, it would include the following parts of the Industrial General Zone and Industrial Heavy Zone at Hornby (refer to *Figure 1*, below):

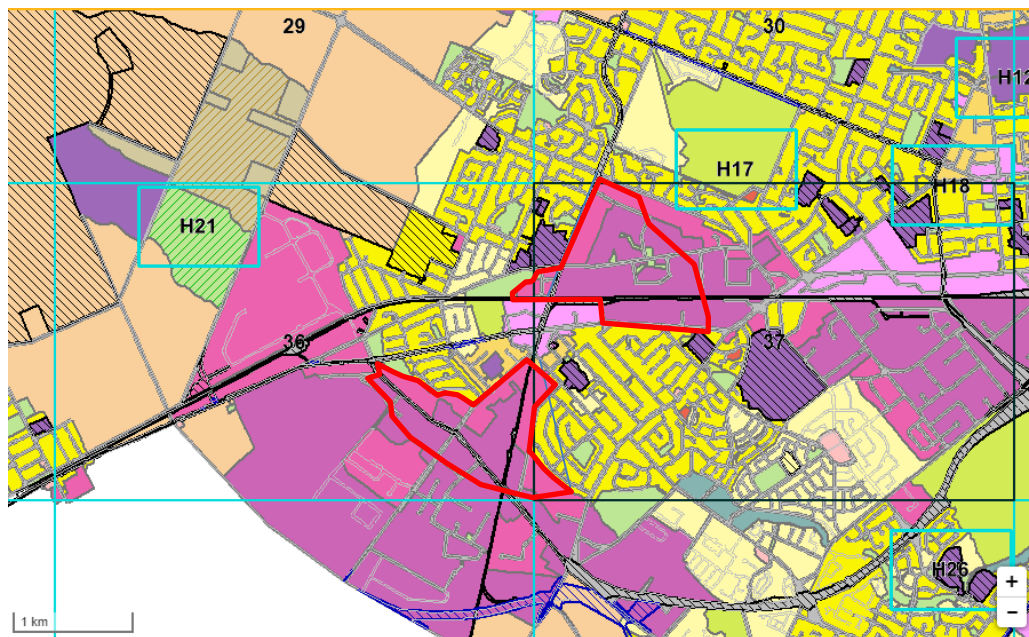


Figure 1: Approximate extent of walkable catchment relative to Industrial General Zone and Industrial Heavy Zone (red line)

4.24 If Council are concerned that the enablement of building heights of up to 6 storeys is inappropriate for the Industrial General Zone and Industrial Heavy Zone at Hornby within this walkable catchment, then a qualifying matter can be applied.²⁷

4.25 I note that within this walkable catchment, the following height standards apply to the Industrial General and Industrial Heavy zones:

- (a) Standard 16.4.2.1 restricts the maximum height of buildings within the Industrial General Zone to 15m where they are located within 20m of a residential or rural zone. Otherwise, there is no maximum height or building coverage constraint.

²⁶ 834.145

²⁷ For example, s.770(i) enables a qualifying matter to be applied to provide for the requirement of the NPS-UD to provide sufficient business land suitable for low density uses to meet expected demand.

- (b) Standard 16.5.2.1 restricts the maximum height of buildings within the Industrial Heavy Zone to 15m where they are located within 20m of a residential or rural zone. Otherwise, there is no maximum height or building coverage constraint.
- 4.26 In response to the concerns of the section 42A Report, I consider that the amenity effects that would result from enabling industrial building heights of at least 6 storeys in close proximity to residential zones are a relevant matter that would justify the retention of a control on the height of development that is enabled within the walkable catchment.
- 4.27 I consider that Standards 16.4.2.1 and 16.5.2.1 adequately address the amenity effects and recommend that they are retained and applied as a qualifying matter to those parts of the Industrial General Zone and Industrial Heavy Zone that are located within the 800m or 1.2km walkable catchment.
- 4.28 Other options to achieve the greatest heights provided for by Policy 3 of the NPS-UD include larger building setback requirements. However, as the application of Standards 16.4.2.1 and 16.5.2.1 as qualifying matters would retain the status quo, it is my opinion that their retention represents an appropriate outcome.

Reverse sensitivity effects on industrial zoned land

- 4.29 While the section 42A Report agrees that further residential intensification in Hornby aligns with the direction of the centres hierarchy, it raises concerns about achieving that through the “blunt instrument” of Policy 3(c) in the Industrial Development Zone and the Industrial Heavy Zone, which could lead to future reverse sensitivity effects:²⁸

...Overall, I consider that a zoning approach that provides further residential intensification in Hornby is consistent with the direction of the centres hierarchy, but question the appropriateness of achieving that through the blunt instrument of Policy 3(c) in IDZ and IHZ's that will give rise to reverse sensitivity for years to come...

²⁸

At paragraph 8.1.24.

4.30 While I agree with the section 42A Report that residential intensification within Hornby proximate to the Industrial General Zone and Industrial Heavy Zone has the potential to result in increased reverse-sensitivity effects, I note that PC14 already incorporates the High Density Residential Zone in locations that are directly adjacent to these Industrial zones (refer to the District Plan Map extracts provided in *Figure 2*, below). I further note that the High Density Residential Zone within Hornby has been provided with a height limit of 22m, which is consistent with the requirements of Policy 3(c) NPS-UD.

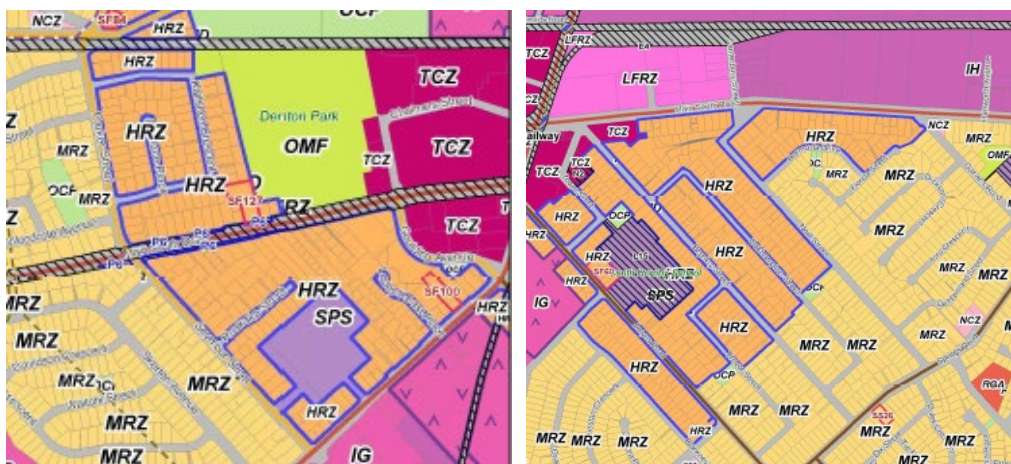


Figure 2: Relationship of High Residential Zone (HRZ) with Industrial General Zone (IG) and Industrial Heavy Zone (IH) in Hornby

4.31 PC14 addresses the potential reverse sensitivity effects of this additional building height and density through the application of the “Industrial Interface Qualifying Matter Area” (which restricts building height to 8m).

4.32 This qualifying matter has been applied to all residential/industrial zone interfaces within Hornby. I am therefore of the opinion that matters pertaining to reverse sensitivity have been sufficiently addressed by PC14. Hornby is a Metropolitan Centre, and therefore the NPS-UD directs at least 6-storey development within a walkable catchment.

Role and function of Town Centre Zone

4.33 The section 42A Report is concerned that introducing a new zone for Hornby might be an inefficient planning framework when similar outcomes can be achieved within the Town Centre Zone.²⁹

²⁹ At paragraph 8.1.27.

Overall, the differences in rule provisions between a MCZ and TCZ is height and office tenancy limits. I consider the introduction of a new zone for Riccarton, Papanui and Hornby to be an inefficient planning framework when the same outcomes can be achieved within the TCZ...

4.34 The section 42A Report goes on to advise that:³⁰

I also note the introduction of a MCZ would create a new role/function for Riccarton, Papanui and Hornby that would be inconsistent with both Objective 15.2.2 and CRPS Objective 6.2.5 and Policy 6.3.1(8) as it creates inconsistencies with the hierarchy of centres.

4.35 While I agree that the current role of centres is important, the NPS-UD requires tier 1 local authorities such as Christchurch City Council to anticipate and plan for future demands, changing urban dynamics, and the evolving needs of communities. With reference to the preceding analysis, I am of the opinion that Hornby is a sub-regional centre and needs to be recognised as such through the application of the Metropolitan Centre Zone within the District Plan.

4.36 I disagree with the conclusions of the section 42A Report in respect of the rezoning of Hornby to a Metropolitan Centre Zone. Policy 3 of the NPS-UD is about enabling development capacity, especially in areas with high demand or accessibility to rapid transit. The proposed Metropolitan Centre Zone for Hornby will enable greater development capacity than the Town Centre Zone and is therefore more in line with the intent of the NPS-UD, even if it introduces a new zoning category.

4.37 The fact that the legacy planning documents do not anticipate a Metropolitan Centre Zone does not, in my opinion, preclude it from happening. While I agree that maintaining a hierarchy is essential for orderly development, the NPS-UD's focus is on ensuring that urban environments are well-functioning and responsive to demand. Hornby's function and demand aligns more with the characteristics of a Metropolitan Centre Zone, and such a position in the hierarchy better aligns with the NPS-UD's objectives.

4.38 While the primary difference between the two zones is height, this is a significant factor in realising the development capacity and meeting the objectives of the NPS-UD and is therefore crucial. The NPS-UD

³⁰ At paragraph 8.1.28.

promotes intensification, especially in areas with high demand or near rapid transit stops. The Metropolitan Centre Zone allows for this intensification more than the Town Centre Zone and is more consistent with the NPS-UD.

4.39 Finally, the draft Spatial Plan and its supporting documents provide a clear strategic direction for Hornby’s future growth and development. This direction aligns with the objectives of the NPS-UD, which promotes well-functioning urban environments that are responsive to demand and changing needs. Having regard to Hornby’s strategic importance and identified opportunities for its redevelopment, I am of the opinion that a Metropolitan Centre Zone would be consistent with the outcomes of both the draft Spatial Plan and the NPS-UD.

5. AMENDMENTS TO DISTRICT PLAN PROVISIONS TO FACILITATE METROPOLITAN CENTRE ZONE

5.1 In its submission, Lendlease sought:

- (a) Amendments to Chapter 1 (Introduction), Chapter 3 (Strategic Directions), Chapter 6.8 (Signs), Chapter 8 (Subdivision, Development and Earthworks), and Chapter 15 (Commercial) to reference the Metropolitan Centre Zone.³¹
- (b) A new set of rules under 15.4 for the Metropolitan Centre Zone in accordance with Schedule 2 of the submission.³²
- (c) Amendments to the definitions to include references to the Metropolitan Centre Zone and consequential amendments to the definition of “Town Centre”, “Neighbourhood Centre”, and “Local Centre”, as well as to amend the definition of “habitable room”, “human scale”, and “large format centre”.³³

5.2 The specific provisions that are proposed for the Metropolitan Centre Zone, and the associated amendments to the District Plan provisions,

³¹ 855.1, 855.3, 885.4, 885.5, 855.17, 855.21, 855.22, 855.23, 855.24, 855.25, 855.26, 855.27, 855.28, 855.29, 855.30, 855.31, 855.32, 855.33.

³² 855.34.

³³ 855.6, 855.8, 855.9, 855.10, 855.11, 855.12, 855.13, 855.14, 855.15, 855.16.

are set out within Lendlease's submission and reproduced as **Attachment 1** and **Attachment 2** respectively to this statement of evidence.

5.3 As the recommendation of Council is to reject the rezoning of Hornby to Metropolitan Centre, no specific recommendations are made in respect of the Metropolitan Centre Zone provisions that are sought by Lendlease.

5.4 I support the changes that are proposed by Lendlease, and consider that, with reference to section 32AA of the RMA, they will:

- (a) give effect to the objectives and policies of the NPS-UD;
- (b) reduce pressure on urban expansion and associated infrastructure investment requirements by enabling more intensification of an existing urban area;
- (c) delivers on the role and function of the urban and town centres across Greater Christchurch as outlined in the draft Spatial Plan;
- (d) better enable the social and economic well-being of the community than the provisions as notified; and
- (e) promote the sustainable management of resources, achieve the purpose of the RMA and give effect to Part 2 and other provisions of the RMA.

6. TRANSPORT, NOISE, AND OUTDOOR LIGHTING

6.1 In its submission, Lendlease sought:

- (a) The retention of Chapter 7 (Transport) as notified.³⁴
- (b) The retention of Chapters 6.1A (Noise Qualifying Matters), 6.1 (Noise), and 6.3 (Outdoor Lighting) as notified.³⁵

³⁴ 855.2.

³⁵ 855.18, 855.19, 855.20.

- 6.2 No changes are recommended to Chapters 6.1A (Noise Qualifying Matters), 6.1 (Noise), and 6.3 (Outdoor Lighting), while minor changes are recommended to Chapter 7 (Transport). I can confirm that Lendlease is satisfied with the recommendations of Council in respect of these matters and I do not intend to address these matters further in evidence.
- 6.3 For the avoidance of doubt, Lendlease does not wish to withdraw its submission points on these provisions. This is to ensure that Lendlease has scope should any changes be pursued by other submitters that it does not agree with.

Mark Arbuthnot

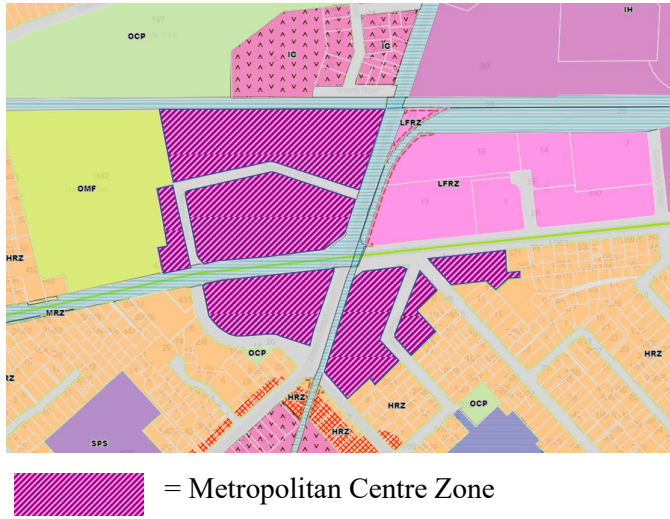
20 September 2023

Attachment 1

Detailed submissions and
relief sought

Schedule 1: Detailed submissions and relief sought

Relief sought by the submitter is shown in ~~strike through~~ and underline

	Provision	Submission	Relief Sought
Planning Maps			
1.	Town Centre Zone, Hornby	<p>Oppose.</p> <p>For the reasons discussed within the submission, Lendlease is opposed to the rezoning of the Hornby Commercial Core Zone to Town Centre Zone.</p> <p>Hornby services a sub-regional urban catchment, drawing significant trade from adjoining districts and having a more than 50% of its retail spend from outside a 5km catchment. Waka Kotahi’s commuter information confirms that nearly 6,000 people travel to Hornby for work or school from 190 different areas, including from within the sub-region.</p> <p>It is also serviced by a regionally significant recreational facility, which is zoned “Open Space Metropolitan Facilities” and provides the necessary framework to enable the future development of community and recreational facilities within Hornby to support its future growth.</p> <p>The most appropriate method to recognise Hornby’s existing role and function and enable Hornby’s future growth, including a commensurate level of commercial activity and community and recreational services, is through the intensification and diversification opportunities delivered through the rezoning of the Town Centre Zone at Hornby to Metropolitan Centre Zone.</p>	<p>Rezone the Town Centre Zone to Metropolitan Centre Zone, as it relates to Hornby, as follows:</p> 
2.	Hornby Walkable Catchment	Up-zoning to the Metropolitan Centre Zone will also require Council to undertake an assessment of intensification within a walkable catchment of the	Undertake an assessment of intensification within a walkable catchment of Hornby Metropolitan Centre and

Schedule 1: Detailed submissions and relief sought

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	Provision	Submission	Relief Sought
		Metropolitan Centre zone as required by Policy 3(c) of the NPS-UD. Building heights of at least 6 storeys are required within at least a walkable catchment of the edge of Metropolitan Centre Zones and the provisions applying to the surrounding commercial and residential zoning needs to be adjusted	enable building heights of at least 6 storeys within that area.
3.	Other Town Centre Zones	For similar reasons discussed within this submission, some other large Town Centres, such as Riccarton and Papanui, may also meet the status of a Metropolitan Centre and should be zoned accordingly.	Review the extent of the Town Centre Zone to determine whether the larger centres should be rezoned Metropolitan Centre Zone.
Chapter 1 Introduction			
4.	1.3.4.2 Long Term Plan, the 3 Year Plan and Annual Plan	Support	Retain changes to 1.3.4.2 as notified.
Chapter 2 Abbreviations and Definitions			
5.	Whole Chapter	Except where specified below, Lendlease supports the amendments proposed to Chapter 2, as notified.	Retain Chapter 2 as notified, except where specified below.
6.	Commercial Centre	Support in part. Lendlease seeks that the Hornby Commercial Core is rezoned “Metropolitan Centre Zone”. A consequential change is required to the definition of “Commercial Centre” to include reference to the “Metropolitan Centre Zone”.	Amend the definition of “Commercial Centre” to include reference to the “Metropolitan Centre Zone”, as follows: Commercial Centre means the city centre, <u>metropolitan centres</u> , town centres, local centres, neighbourhood centres and large format centres zoned City Centre, <u>Metropolitan Centre</u> , Town Centre, Local Centre, Neighbourhood Centre, Commercial Banks Peninsula and Large Format Retail zone.

Schedule 1: Detailed submissions and relief sought

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	Provision	Submission	Relief Sought
7.	Commercial Zones	<p>Support in part.</p> <p>For the reasons discussed at item 6, above, as consequential change is required to the definition of “Commercial Zones” to include reference to the “Metropolitan Centre Zone”.</p>	<p>Amend the definition of “Commercial Zones” to include reference to the “Metropolitan Centre Zone”, as follows:</p> <p>Commercial Zones means the followings zones: Town Centre Zone, Local Centre Zone, Neighbourhood Centre Zone, Commercial Banks Peninsula Zone, Large Format Retail Zone, Commercial Office Zone, Mixed Use Zone, <u>Metropolitan Centre Zone</u>, City Centre Zone, Central City Mixed Use Zone and Central City Mixed Use (South Frame) Zone.</p>
8.	Habitable room	<p>Support in part.</p> <p>While Lendlease understands that the term “habitable room” is intended to be used in respect of the establishment of residential units within the Annual Aircraft Noise Contour and Engine Testing Contour, the reference to “office” within the definition is unqualified and has the potential to be interpreted as including commercial office space.</p> <p>Consistent with the purpose of the rule that the definition supports, Lendlease considers that the definition requires clarification and should be amended to reference “home office”.</p>	<p>Amend the definition of “Habitable room” as follows:</p> <p>Habitable room means any room used for the purposes of teaching or used as a living room, dining room, sitting room, bedroom, <u>home</u> office or other room specified in the District Plan to be a similarly occupied room.</p>
9.	Human scale	<p>Support in part.</p> <p>While Lendlease recognises that the term “human scale” needs to be read in the context of the policies that apply, the inclusion of the words “and lower building heights” implies that a reduction in building</p>	<p>Amend the definition of “Human scale” to remove the words “and lower building heights”, as follows:</p> <p>Human scale means incorporating dimensions that result in smaller built components and lower building heights, with</p>

Schedule 1: Detailed submissions and relief sought

Relief sought by the submitter is shown in ~~strike through~~ and underline

	Provision	Submission	Relief Sought
		<p>height, below that permitted by the plan could be necessary to achieve “human scale”.</p> <p>Such an outcome would run counter to the requirements of Policy 3 of the NPS-UD and is not supported. Amendments are therefore required to this definition to remove the words “and lower building heights”.</p>	<p>attention to the human experience from eye level, relative to the physical size of a person.</p>
10.	Key Activity Centres	<p>Support in part.</p> <p>For the reasons discussed at item 6, above, as consequential change is required to the definition of “Key Activity Centres” to include reference to the “Metropolitan Centre Zone”.</p>	<p>Amend the definition of “Key Activity Centres” to include reference to the “Metropolitan Centre Zone”, as follows:</p> <p>Key Activity Centres means...</p> <p>...</p> <p>The key activity centre in each location is land zoned either <u>Metropolitan Centre</u>, Town Centre or Local Centre Zone.</p>
11.	New definition: Metropolitan Centre	<p>Lendlease seeks that the Hornby Commercial Core is rezoned “Metropolitan Centre Zone”. Consistent with the proposed definitions for other centres, a definition of “Metropolitan Centre” is required to align with the description provided within the NPS.</p> <p>While Lendlease has identified that Hornby functions as a Metropolitan Centre, other large Town Centres, such as Riccarton and Papanui, may also meet the status of a Metropolitan Centre and should be identified in the definition.</p>	<p>Insert a new definition of Metropolitan Centre as follows:</p> <p><u>Metropolitan Centre means areas used predominantly for a broad range of commercial, community, recreational and residential activities. The zone is a focal point for sub-regional urban catchments.</u></p> <p><u>The Metropolitan Centre zone includes the Key Activity Centres at Hornby, [other].</u></p>
12.	Town Centre	Support in part.	Amend the definition of Town Centre as follows and provide for any other consequential amendments

Schedule 1: Detailed submissions and relief sought

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	Provision	Submission	Relief Sought
		<p>The definition of Town Centre does not align with the description of the NPS. Aligning the definition of a with the description in the National Planning Standards will ensure that the proposal is consistent with this framework.</p> <p>It will also ensure that stakeholders, such as developers, residents, and businesses, have a clear understanding of what is meant by this term. This will reduce confusion and improve a consistent application of the District Plan.</p> <p>Lendlease seeks that the Hornby Commercial Core is rezoned “Metropolitan Centre Zone”. A consequential change is required to the definition of “Town Centre” to delete the reference to Hornby.</p>	<p>following the review of the other Town Centres sought in item 3 above:</p> <p>Town Centre means <u>areas used predominantly for:</u></p> <ul style="list-style-type: none"> • <u>in smaller urban areas, a range of commercial, community, recreational and residential activities.</u> • <u>in larger urban areas, a range of commercial, community, recreational and residential activities that service the needs of the immediate and neighbouring suburbs.</u> <p>The Town Centre zones <u>includes the centres</u> at Belfast/Northwood, Eastgate/Linwood, Hornby, North Halswell, Papanui/Northlands, Riccarton, Shirley / Palms.</p>
13.	Neighbourhood Centre	<p>For the reasons discussed at item 12 above, amendments are required to the definition of Neighbourhood Centre to ensure that it aligns with the description of the NPS.</p>	<p>Amend the definition of Neighbourhood Centre, as follows:</p> <p>Means the areas zoned Neighbourhood Centre <u>Areas used predominantly for small-scale commercial and community activities that service the needs of the immediate residential neighbourhood.</u></p>
14.	Local Centre	<p>For the reasons discussed at item 12 above, amendments are required to the definition of Local Centre to ensure that it aligns with the description of the NPS.</p>	<p>Amend the definition of Local Centre, as follows:</p> <p>means:</p> <p><u>Areas used predominantly for a range of commercial and community activities that service the needs of the residential catchment.</u></p>

Schedule 1: Detailed submissions and relief sought

Relief sought by the submitter is shown in ~~strike through~~ and underline

	Provision	Submission	Relief Sought
			<p><u>Includes</u> the Local Centre zone at Addington, Avonhead, Beckenham, Bishopdale, Colombo/Beaumont, Cranford, Edgware, Fendalton, Ferrymead, Halswell, Hillmorton, Ilam/Clyde, Merivale, New Brighton, Northwest Belfast, Parklands, Prestons, Redcliffs, Richmond, Linwood Village, Barrington, St Martins, Sumner, Sydenham North, Sydenham South, Wairakei/Greers Road, Wigram, Woolston and Yaldhurst;</p> <p>and</p> <p>the Commercial Banks Peninsula Zone at Lyttelton and Akaroa.</p>
15.	Large format centre	For the reasons discussed at item 12 above, amendments are required to the definition of Large format centre to ensure that it aligns with the description of the NPS.	<p>Amend the definition of large format centre, as follows:</p> <p>Large format centre <u>retail zone</u> <u>Means areas used predominantly for commercial, community, recreational and residential activities.</u></p> <p><u>Includes</u> those commercial centres at Moorhouse Avenue, Shirley Homebase, Tower Junction, Northlink Papanui, SupaCenta Belfast and Chappie Place Hornby zoned Large Format Retail Zone on the planning maps.</p>
Chapter 3 Strategic Directions			
16.	Whole Chapter	Except where specified below, Lendlease supports the amendments proposed to Chapter 3, as notified.	Retain Chapter 3 as notified, except where specified below.
17.	Objective 3.3.7 Well-functioning Urban Environment	Support in part. For the reasons discussed at item 6, above, as consequential change is required to Objective 3.3.7 to include reference to the “Metropolitan Centre Zone”.	<p>Amend Objective 3.3.7 to include reference to the Metropolitan Centre Zone, as follows:</p> <p>3.3.7 Objective – Well-functioning urban environment</p> <p>a. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for</p>

Schedule 1: Detailed submissions and relief sought

Relief sought by the submitter is shown in ~~strike through~~ and underline

	Provision	Submission	Relief Sought									
			their health and safety, now and into the future; including by recognising and providing for; <ul style="list-style-type: none"> i. Within commercial and residential zones, a distinctive, legible urban form and strong sense of place, expressed through: <ul style="list-style-type: none"> ... E. The largest scale and density of development, outside of the city centre, provided within and around <u>metropolitan centres and town centres</u>, and lessening scale for centres lower in the hierarchy; ... 									
Chapter 6.1A Qualifying Matters												
18.	Whole chapter	Lendlease supports Chapter 6.1A Qualifying Matters as notified.	Retain Chapter 6.1A as notified.									
Chapter 6.1 Noise												
19.	Whole chapter	Lendlease supports the changes to Chapter 6.1 as notified.	Retain Chapter 6.1 as notified.									
Chapter 6.3 Lighting												
20.	Whole chapter	Lendlease supports the changes to Chapter 6.3 as notified.	Retain Chapter 6.3 as notified.									
Chapter 6.8 Signs												
21.	Whole chapter	Except where specified below, Lendlease supports the amendments proposed to Chapter 6.8, as notified.	Retain Chapter 6.8 as notified, except where specified below.									
22.	6.8.4.1.1 Permitted activities	Support in part. Lendlease seeks that the Hornby Commercial Core is rezoned “Metropolitan Centre Zone”. Consequential changes are required to the permitted activities to include reference to “Metropolitan Centre”.	Amend the table contained in 6.8.4.1.1 to include reference to “Metropolitan Centre”, as follows: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th></th> <th>Activity</th> <th>Activity Specific standards</th> </tr> </thead> <tbody> <tr> <td>...</td> <td>...</td> <td>...</td> </tr> <tr> <td>P8</td> <td>Business and building identification signs made of three</td> <td>...</td> </tr> </tbody> </table>		Activity	Activity Specific standards	P8	Business and building identification signs made of three	...
	Activity	Activity Specific standards										
...										
P8	Business and building identification signs made of three	...										

Schedule 1: Detailed submissions and relief sought

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Provision		Submission	Relief Sought		
		No additional signage opportunity is sought to be enabled, beyond that which can currently be established within the Commercial Core Zone at Hornby.		dimensional letters and/or symbols in: ... b. all commercial zones other than: <u>ai. the Metropolitan Zone;</u> i. the Town or Local Centre Zone in a Key Activity Centre where the maximum building height is 20 metres; ...	
			P9	Business and building identification signs made of three dimensional letters and/or symbols in: <u>aa. the Metropolitan Centre Zone;</u> a. Town Centre or Local Centre Zones in Key Activity Centres where the maximum building height is 20 metres;
23.	6.8.4.2.4 Signs attached to buildings	Support in part. Lendlease seeks that the Hornby Commercial Core is rezoned “Metropolitan Centre Zone”. Consequential changes are required to the signage standards to include reference to “Metropolitan Centre”.	Amend the table contained in 6.8.4.2.4 to include reference to “Metropolitan Centre”, as follows:		
			Zone or scheduled activity	Maximum total area of signs per building	Maximum height above ground level at top of sign

Schedule 1: Detailed submissions and relief sought

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Provision		Submission	Relief Sought			
		No additional signage opportunity is sought to be enabled, beyond that which can currently be established within the Commercial Core Zone at Hornby.	
			Town Centre <u>Metropolitan Centre</u> or Local Centre Zone (Hornby and The Palms Mall only)	Length along primary building frontage (m) x 1m	Where the maximum height standard is 20 metres, 9 metres or façade height, whichever is lower. Where the maximum height standard is 12 metres, 6 metres or façade height, whichever is lower	
			
24.	6.8.4.2.6 Freestanding signs	Support in part. Lendlease seeks that the Hornby Commercial Core is rezoned “Metropolitan Centre Zone”. Consequential changes are required to the freestanding signage standards to include reference to “Metropolitan Centre”. No additional signage opportunity is sought to be enabled, beyond that which can currently be established within the Commercial Core Zone at Hornby.	Amend the table contained in 6.8.4.2.6 to include reference to “Metropolitan Centre”, as follows:			
			Zone or scheduled activity	Pedestrian entrance	Relating to Pedestrian Entrances	Relating to Vehicle Entrances
		
			<u>Metropolitan Centre</u> , Town Centre or Local Centre Zone	1 for each formed vehicle access (refer to Rule 6.8.4.2.6 c. and d. below) and 1 for each formed pedestrian	Max width: 1 metre Max total area: 2m ² Max height above ground level	Max width: 2.5 metres (other than billboards permitted under Rule 6.8.4.1.1 P15) Max total area:

Schedule 1: Detailed submissions and relief sought

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Provision		Submission	Relief Sought											
				entrance (refer to Rule 6.8.4.2.6 d. below), (other than billboards permitted under Rule 6.8.4.1.1 P15)	at top of sign: 2 metres	18m ² Max height above ground level at top of sign: 9 metres								
										
Chapter 7 Transport														
25.	Whole chapter	Lendlease supports the changes to Chapter 7 as notified.	Retain Chapter 7 as notified.											
Chapter 8 Subdivision, Development and Earthworks														
26.	Whole chapter	Except where specified below, Lendlease supports the amendments proposed to Chapter 8, as notified.	Retain Chapter 8 as notified, except where specified below.											
27.	8.6.1 Minimum net site area and dimension	Support in part. Lendlease seeks that the Hornby Commercial Core is rezoned “Metropolitan Centre Zone”. Consequential changes are required to the subdivision standards to include reference to “Metropolitan Centre”. No additional subdivision opportunity is sought to be enabled, beyond that which can currently be undertaken within the Commercial Core Zone at Hornby.	Amend Table 2 of 8.6.1 to include reference to the Metropolitan Centre Zone, as follows:											
				<table border="1"> <thead> <tr> <th></th> <th>Zone</th> <th>Minimum net site area</th> </tr> </thead> <tbody> <tr> <td>a.</td> <td><u>Metropolitan Centre Zone</u>, Neighbourhood Centre Zone, Local Centre Zone, Town Centre Zone, Commercial Office, Mixed Use Zone, Large Format Retail Zone, and Commercial Banks Peninsula Zones</td> <td>250m²</td> </tr> <tr> <td>...</td> <td>...</td> <td>...</td> </tr> </tbody> </table>			Zone	Minimum net site area	a.	<u>Metropolitan Centre Zone</u> , Neighbourhood Centre Zone, Local Centre Zone, Town Centre Zone, Commercial Office, Mixed Use Zone, Large Format Retail Zone, and Commercial Banks Peninsula Zones	250m ²
	Zone	Minimum net site area												
a.	<u>Metropolitan Centre Zone</u> , Neighbourhood Centre Zone, Local Centre Zone, Town Centre Zone, Commercial Office, Mixed Use Zone, Large Format Retail Zone, and Commercial Banks Peninsula Zones	250m ²												
...												
28.	8.6.2	Support in part.	Amend Table 6 of 8.6.2 to include reference to the Metropolitan Centre Zone, as follows:											

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Provision		Submission	Relief Sought												
	Allotments with existing or proposed buildings	<p>Lendlease seeks that the Hornby Commercial Core is rezoned “Metropolitan Centre Zone”. Consequential changes are required to the subdivision standards to include reference to “Metropolitan Centre”.</p> <p>No additional subdivision opportunity is sought to be enabled, beyond that which can currently be undertaken within the Commercial Core Zone at Hornby.</p>	<table border="1"> <thead> <tr> <th></th> <th>Zone</th> <th>Minimum net site area</th> </tr> </thead> <tbody> <tr> <td>...</td> <td>...</td> <td>...</td> </tr> <tr> <td>h.</td> <td>Industrial General, Industrial Heavy, Industrial Park, Commercial Office, Neighbourhood Centre, Local Centre, Town Centre, <u>Metropolitan Centre</u>, City Centre Commercial Banks Peninsula, Mixed use, Central City Mixed Use and Large Format Zones</td> <td>No minimum</td> </tr> <tr> <td>...</td> <td>...</td> <td>...</td> </tr> </tbody> </table>		Zone	Minimum net site area	h.	Industrial General, Industrial Heavy, Industrial Park, Commercial Office, Neighbourhood Centre, Local Centre, Town Centre, <u>Metropolitan Centre</u> , City Centre Commercial Banks Peninsula, Mixed use, Central City Mixed Use and Large Format Zones	No minimum
	Zone	Minimum net site area													
...													
h.	Industrial General, Industrial Heavy, Industrial Park, Commercial Office, Neighbourhood Centre, Local Centre, Town Centre, <u>Metropolitan Centre</u> , City Centre Commercial Banks Peninsula, Mixed use, Central City Mixed Use and Large Format Zones	No minimum													
...													
29.	8.9.2.1 Permitted activities - earthworks	<p>Support in part.</p> <p>Lendlease seeks that the Hornby Commercial Core is rezoned “Metropolitan Centre Zone”. Consequential changes are required to the earthworks standards to include reference to “Metropolitan Centre”.</p> <p>No additional earthworks volumes are sought, beyond that which can currently be undertaken within the Commercial Core Zone at Hornby.</p>	<p>Amend Table 9 of 8.9.2.1 to include reference to the Metropolitan Centre Zone, as follows:</p> <table border="1"> <thead> <tr> <th colspan="2">Zone/Overlay</th> <th>Volume</th> </tr> </thead> <tbody> <tr> <td>...</td> <td>...</td> <td>...</td> </tr> <tr> <td>e. Commercial / Industrial</td> <td>ii. <u>Metropolitan Centre</u>, Local Centre, Town Centre, Commercial Office, Commercial Mixed use, Central City Mixed Use, Mixed Use (South Frame), Large Format Retail, Industrial General, Industrial Heavy and Industrial Park Zones.</td> <td>1000m³/ha</td> </tr> <tr> <td>...</td> <td>...</td> <td>...</td> </tr> </tbody> </table>	Zone/Overlay		Volume	e. Commercial / Industrial	ii. <u>Metropolitan Centre</u> , Local Centre, Town Centre, Commercial Office, Commercial Mixed use, Central City Mixed Use, Mixed Use (South Frame), Large Format Retail, Industrial General, Industrial Heavy and Industrial Park Zones.	1000m ³ /ha
Zone/Overlay		Volume													
...													
e. Commercial / Industrial	ii. <u>Metropolitan Centre</u> , Local Centre, Town Centre, Commercial Office, Commercial Mixed use, Central City Mixed Use, Mixed Use (South Frame), Large Format Retail, Industrial General, Industrial Heavy and Industrial Park Zones.	1000m ³ /ha													
...													

Schedule 1: Detailed submissions and relief sought

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	Provision	Submission	Relief Sought
	Chapter 15 Commercial		
30.	Whole chapter	Except where specified below, Lendlease supports the amendments proposed to Chapter 15, as notified.	Retain Chapter 15 as notified, except where specified below.
31.	15.1 Introduction	Support in part. Lendlease seeks that the Hornby Commercial Core is rezoned “Metropolitan Centre Zone”. Consequential changes are required to the introduction to include reference to “Metropolitan Centre”.	Amend 15.1 Introduction to include reference to the “Metropolitan Centre Zone”, as follows: 15.1 Introduction ... d. This chapter seeks to manage commercial activity in the City through a 'centres-based' approach. The hierarchy of centres comprises the City Centre, <u>Metropolitan Centres</u> , Town Centres, Local Centres, Neighbourhood Centres, and Large Format Centres. The ‘centres-based’ approach gives primacy to the City Centre and recognises its role as a principal employment and business centre for the City and surrounding region. Existing commercial activity in existing office parks and mixed use zones is also recognised.
32.	15.2.2 Objective - Centres-based framework for commercial activities	Support in part. Lendlease seeks that the Hornby Commercial Core is rezoned “Metropolitan Centre Zone”. Consequential changes are required to the objective to include reference to “Metropolitan Centre”. Amendments to the objective are also required to ensure that the description of the role of each type of centre is consistent with that of the National Planning Standards 2019.	Amend Objective 15.2.2 to include reference to the “Metropolitan Centre Zone” as follows: 15.2.2 Objective – Centres-based framework for commercial activities a. Commercial activity is focussed within a network of centres (comprising the City Centre, <u>Metropolitan Centres</u> , Town Centres, Local Centres, Neighbourhood Centres, and Large Format Centres) to meet the wider community’s and businesses' needs in a way and at a rate that: i. <u>supports intensification within centres;</u>

Schedule 1: Detailed submissions and relief sought

Relief sought by the submitter is shown in ~~strike through~~ and underline

	Provision	Submission	Relief Sought
			<ul style="list-style-type: none"> ii. enables the efficient use and continued viability of the physical resources of commercial centres and promotes their success and vitality, reflecting their critical importance to the local economy; <u>iiia. supports the function of the Metropolitan Centres as focal points for a broad range of commercial, community, recreational and residential activities, servicing the sub-regional needs of communities, businesses and residents;</u> iii. supports the function of Town Centres as major focal points for commercial activities, entertainment activities, visitor accommodation, employment, transport and community activities <u>that service the needs of the immediate and neighbouring suburbs,</u> and Local Centres as a focal point for primarily small-scale commercial activities with a focus on convenience shopping, community activities and guest accommodation <u>that service the needs of the residential catchment;</u> iv. gives primacy to the City Centre followed by <u>Metropolitan Centres,</u> Town Centres and Local Centres identified as Key Activity Centres; v. is consistent with the role of each centre as defined in 15.2.2.1 Policy – Role of centres Table 15.1; vi. supports a compact and sustainable urban form that provides for the integration of commercial activity with guest accommodation, community activity, residential activity and recreation activity in locations accessible by a range of modes of transport;

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	Provision	Submission	Relief Sought
			<ul style="list-style-type: none"> vii. supports the recovery of centres that sustained significant damage or significant population loss from their catchment, including the City Centre, Linwood, and Local Centres subject to 15.2.4.3 Policy Suburban centre master plans; viii. enhances their vitality and amenity and provides for a range of activities and community facilities; ix. manages adverse effects on the transport network and public and private infrastructure; x. is efficiently serviced by infrastructure and is integrated with the delivery of infrastructure; and xi. recognises the values of, and manages adverse effects on, sites of Ngāi Tahu cultural significance identified in Appendix 9.5.6 and natural waterways (including waipuna).
33.	15.2.2.1 Policy – Role of centres	<p>Support in part.</p> <p>Lendlease seeks that the Hornby Commercial Core is rezoned “Metropolitan Centre Zone”. Consequential changes are required to the policy to include reference to “Metropolitan Centre”.</p> <p>Amendments to the policy are also required to ensure that the description of the role of each type of centre is consistent with that of the National Planning Standards 2019.</p> <p>Consequential changes to the policy may also be required following the completion of the review of the other Town Centres, identified at item 3, above.</p>	<p>Amend Policy 15.2.2.1 and Table 15.1 to include reference to the “Metropolitan Centre Zone”, as follows, including any consequential changes as a result of the review of the other Town Centres, identified at item 3, above:</p> <p>15.2.2.1 Policy – Role of centres</p> <ul style="list-style-type: none"> a. Recognise and manage commercial centres as the focal points for the community and business through intensification within centres that reflects their functions and catchment sizes, and in accordance with a framework that: <ul style="list-style-type: none"> i. gives primacy to, and supports, the recovery of the City Centre, followed by <u>Metropolitan Centres and Key Activity Centres</u>, by managing the size

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	Provision	Submission	Relief Sought									
			<p>of all centres and the range and scale of activities that locate within them;</p> <p>ii. supports and enhances the role of Town Centres; and</p> <p>iii. maintains the role of Local Centres, Neighbourhood Centres and Large Format Centres.</p> <p>as set out in Policy 15.2.2.1, Table 15.1 – Centre’s role.</p> <p>Table 15.1 – Centre’s role</p> <table border="1"> <thead> <tr> <th data-bbox="1361 651 1435 715"></th> <th data-bbox="1435 651 1816 715">Role</th> <th data-bbox="1816 651 2045 715">Centre and size (where relevant)</th> </tr> </thead> <tbody> <tr> <td data-bbox="1361 715 1435 778">A.</td> <td data-bbox="1435 715 1816 778">Central Business District ...</td> <td data-bbox="1816 715 2045 778">Centre: City Centre</td> </tr> <tr> <td data-bbox="1361 778 1435 1393"><u>AA.</u></td> <td data-bbox="1435 778 1816 1393"> <u>Metropolitan Centre</u> <u>Used predominantly for a broad range of commercial, community, recreational and residential activities and is a focal point for sub-regional urban catchments.</u> <u>Serves as a hub for commercial growth and development, community interaction, and high-frequency transportation services. These centres are second in scale and intensity only to the Central Business District.</u> <u>Plays a significant role in accommodating growth and</u> </td> <td data-bbox="1816 778 2045 1393"><u>Centres: Hornby</u></td> </tr> </tbody> </table>		Role	Centre and size (where relevant)	A.	Central Business District ...	Centre: City Centre	<u>AA.</u>	<u>Metropolitan Centre</u> <u>Used predominantly for a broad range of commercial, community, recreational and residential activities and is a focal point for sub-regional urban catchments.</u> <u>Serves as a hub for commercial growth and development, community interaction, and high-frequency transportation services. These centres are second in scale and intensity only to the Central Business District.</u> <u>Plays a significant role in accommodating growth and</u>	<u>Centres: Hornby</u>
	Role	Centre and size (where relevant)										
A.	Central Business District ...	Centre: City Centre										
<u>AA.</u>	<u>Metropolitan Centre</u> <u>Used predominantly for a broad range of commercial, community, recreational and residential activities and is a focal point for sub-regional urban catchments.</u> <u>Serves as a hub for commercial growth and development, community interaction, and high-frequency transportation services. These centres are second in scale and intensity only to the Central Business District.</u> <u>Plays a significant role in accommodating growth and</u>	<u>Centres: Hornby</u>										

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	Provision	Submission	Relief Sought	
			<p><u>intensification, providing for a diverse range of commercial, cultural, community, civic, leisure, high-density residential, and tourist activities.</u></p> <p><u>Is a suitable locations for commercial activities of all sizes.</u></p> <p><u>The extent of the centre is the Metropolitan Centre Zone.</u></p>	
			<p>B. Town Centre – Key Activity Centre</p> <p>Used predominantly for:</p> <ul style="list-style-type: none"> • <u>in smaller urban areas, a range of commercial, community, recreational and residential activities.</u> • <u>in larger urban areas, a range of commercial, community, recreational and residential activities that service the needs of the immediate and neighbouring suburbs.</u> <p><u>Major retail destination for typically comprises</u> comparison and convenience shopping and a focal point for employment (including offices), community activities and community facilities (including libraries, meeting places), entertainment</p>	<p>Centres: Riccarton, Hornby, Papanui/ Northlands, Shirley/ Palms, Eastgate/ Linwood, Belfast/ Northwood, North Halswell (emerging)</p> <p>Size: Greater than 30,000m²</p>

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Provision		Submission	Relief Sought
			<p>activities, food and beverage and visitor accommodation.</p> <p>High density housing is contemplated above ground floor level and around the centre.</p> <p>Anchored by large retailers including department store(s) and supermarket(s).</p> <p>Serves the needs of a wide primary catchment extending over several suburbs <u>the immediate and neighbouring suburbs</u>.</p> <p>Accessible by a range of modes of transport, including multiple bus routes. Public transport facilities, including an interchange, may be incorporated.</p> <p>The extent of the centre is the Town Centre Zone.</p>
34.	15.2.4 Objective - Urban form, scale and design outcomes	Support in part. Lendlease seeks that the Hornby Commercial Core is rezoned “Metropolitan Centre Zone”. Consequential changes are required to the objective to include reference to “Metropolitan Centre”.	Amend Objective 15.2.4 to include reference to the “Metropolitan Centre Zone” as follows: 15.2.4 Objective – Urban form, scale and design outcomes a. A scale, form and design of development that is consistent with the role of a centre and its

Schedule 1: Detailed submissions and relief sought

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	Provision	Submission	Relief Sought
			<p>contribution to city form, and the intended built form outcomes for mixed use zones, and which:</p> <ul style="list-style-type: none"> i. recognises the Central City, <u>Metropolitan Centres</u> and Town Centres as strategically important focal points for community and commercial investment; ii. contributes to an urban environment that is visually attractive, safe, easy to orientate, conveniently accessible, and responds positively to anticipated local character and context; iii. recognises the functional and operational requirements of activities and the anticipated built form; iv. manages adverse effects (including reverse sensitivity effects) on the site and surrounding environment including effects that contribute to climate change; and v. recognises Ngāi Tahu/ mana whenua values through landscaping and the use of low impact urban design, where appropriate; and vi. supports a reduction in greenhouse gas emissions.
35.	15.2.4.1 Policy – Scale and form of development	<p>Support in part.</p> <p>Lendlease seeks that the Hornby Commercial Core is rezoned “Metropolitan Centre Zone”. Consequential changes are required to policy “b” to include reference to “Metropolitan Centre”.</p>	<p>Amend Policy 15.2.4.1 b to reference the “Metropolitan Centre Zone”, as follows:</p> <p>15.2.4.1 Policy – Scale and form of development ...</p> <ul style="list-style-type: none"> b. Reflect the context, character and the anticipated scale of the zone and centre’s function by: <ul style="list-style-type: none"> i. providing for the tallest buildings and greatest scale of development in the city centre to reinforce its primacy for Greater Christchurch and

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	Provision	Submission	Relief Sought
			<p>enable as much development capacity as possible to maximise the benefits of intensification;</p> <p>ia. <u>providing for building heights and density of urban form within metropolitan centres to reflect demand for housing and business use in those locations;</u></p> <p>ii. providing for building heights and densities within town, local and neighbourhood centres commensurate with their role and level of commercial and community activities;</p> <p>iii. for Key Activity Centres and Large Format Centres, enable larger floor plates while maintaining a high level of amenity in the centre; and</p> <p>iv. for comprehensive residential development in the Mixed Use Zone, achieve a high density scale of development that contributes to a perimeter block urban form; and</p> <p>v. manage adverse effects on the surrounding environment, particularly at the interface with residential areas, sites of Ngāi Tahu cultural significance identified in Appendix 9.5.6 and natural waterways.</p>
36.	15.3 How to interpret and apply the rules	<p>Support in part.</p> <p>Lendlease seeks that the Hornby Commercial Core is rezoned “Metropolitan Centre Zone”. A consequential change to section 15.3 is required to reference the “Metropolitan Centre”.</p>	<p>Amend 15.3 to include reference to the “Metropolitan Centre Zone” as follows:</p> <p>15.3 How to interpret and apply the rules</p> <p>a. The rules that apply to activities in the various commercial zones commercial zones are contained in the activity status tables (including activity specific standards) and built form standards in:</p> <p>ia. <u>Rule 15.4A Metropolitan Centre Zone;</u></p>

Schedule 1: Detailed submissions and relief sought

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	Provision	Submission	Relief Sought
			i. ...
37.	New provisions Metropolitan Centre Rules	<p>Lendlease seeks that the Hornby Commercial Core is rezoned “Metropolitan Centre Zone”.</p> <p>The proposed rules for the Metropolitan Centre Zone are appended to this submission as Schedule 2.</p> <p>In preparing the rules for the Metropolitan Centre Zone:</p> <ul style="list-style-type: none"> • A full range of activities is provided for to reflect its role as servicing a sub-regional catchment. • The rules and activity specific standards are consistent with the approach taken for the City Centre Zone and Town Centre Zone. • To maintain the “primacy” of the City Centre Zone, a maximum permitted height of 45m is proposed, being half the permitted height of the City Centre Zone, and the same height as the City Centre Cathedral Square and Victoria Street Height Precincts. This additional height is required to encourage additional employment and residential options in the area, and the increased built form will increase foot traffic in the area, encouraging further retail activity and employment. 	Insert the rules for the “Metropolitan Centre Zone” as per Schedule 2 of this submission.

Attachment 2

Metropolitan Centre Zone
Rules

Schedule 2: Metropolitan Centre Zone Rules

15.4A Rules – Metropolitan Centre Zone

15.4A.1 Activity status tables – Metropolitan Centre Zone

15.4A.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Metropolitan Centre Zone if they meet the activity specific standards set out in this table and the built form standards in Rule 15.4A.2. Note, the built form standards do not apply to an activity that does not involve any development.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 15.4A.1.2, 15.4A.1.3, 15.4A.1.4, 15.4A.1.5 and 15.4A.1.6.
- c. The activities listed below include any associated landscaping, access, parking areas, loading, waste management areas and other hardstanding areas.

Activity		Activity specific standards
P1	Any new building or addition to a building, for any permitted activity listed in Rule 15.4A.1.1 P2 to P17.	Nil
P2	Retail activity	Nil
P3	Commercial services	Nil
P4	Entertainment activity	Nil
P5	Recreation activity	a. For sites shown on the planning maps as being within active frontage areas, these activities shall not be located at ground level within 10 metres of the boundary of a road (excluding access ways and service lanes), except for pedestrian entranceways, which may be located at ground floor level.
P6	Gymnasium	
P7	Community facility	
P8	Education activity	
P9	Day care facility	
P10	Preschool	
P11	Health care facility	
P12	Spiritual activity	
P13	Office	
P14	Residential activity	a. For sites shown on the planning maps as being within active frontage areas, the activity shall not be located at ground floor level within 10 metres of the boundary of a road (excluding access ways and service lanes), except for pedestrian entranceways or reception areas, which may be located at ground floor level. b. Each residential unit shall be provided with an outdoor service space contained within the net site area with a minimum area of 5m ² and each dimension being a minimum of 1.5 metres, except that:

Schedule 2: Metropolitan Centre Zone Rules

Activity	Activity specific standards
	<ul style="list-style-type: none"> i. an indoor area or areas with a minimum volume of 3m³ may be provided in lieu of any outdoor service space; or ii. if a communal outdoor service space with a minimum area of 10m² is provided within the site, the outdoor service space may reduce to 3m² for each residential unit. <p>c. The minimum net floor area for any residential unit (including toilets and bathrooms but excluding car parking area, garages, or balconies allocated to each unit) shall be:</p> <ul style="list-style-type: none"> i. studio 35m²; ii. 1 bedroom 45m²; iii. 2 bedrooms 60m²; and iv. 3 or more bedrooms 90m². <p>d. Each residential unit without a habitable space on the ground floor shall have 10m² of outdoor living space provided that:</p> <ul style="list-style-type: none"> i. a minimum of 58m² of the area, with each dimension being a minimum of 1.58 metres, shall be provided as a private balcony located immediately outside, and accessible from an internal living area of the residential unit; and ii. the balance of the required 10m² not provided by private balconies can be provided in a communal area, with each dimension being a minimum of 4 metres, that is available for the use of all site residents. <p>Advice note:</p> <ul style="list-style-type: none"> e. Balconies can be recessed, cantilevered or semi-recessed. f. Each residential unit with a habitable space on the ground floor shall have 10m² of outdoor living space immediately outside and accessible from an internal living area of the residential unit, with a minimum dimension of 4m. g. Any outdoor service space or outdoor living space shall not be used as a car parking area or access. h. Each residential unit shall have an outlook space from habitable room windows, oriented over land within the development site or a street or public space, with:

Schedule 2: Metropolitan Centre Zone Rules

Activity		Activity specific standards
		<ul style="list-style-type: none"> i. a minimum dimension 4m in depth and 4m in width for a living room ii. a minimum dimension 3m in depth and 3m in width for a bedroom. i. The outlook space shall not extend over an outlook space or outdoor living space required by another residential unit.
P15	Visitor accommodation	a. The activity shall not be located at ground floor level within 10 metres of the boundary of a road (excluding access ways and service lanes), except for pedestrian entranceways or reception areas, which may be located at ground floor level.
P16	Art studios and workshops	Nil
P17	Retirement village	Nil

15.4A.1.2 Controlled activities

- a. The activities listed below are controlled activities.
- b. Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in Rule 15.14A.2.1 b.

	Activity
C1	<ul style="list-style-type: none"> a. Any activity listed in Rule 15.4A.1.1 P1-P17 requiring consent under Rule 15.4A.2.1(b). b. Any application arising from this rule shall not be limited or publicly notified

15.4A.1.3 Restricted discretionary activities

- a. The activities listed below are restricted discretionary activities.
- b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 15.14, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	<ul style="list-style-type: none"> a. Any activity listed in Rule 15.4A.1.1P14 that does not meet one or more of the activity specific standards a.- i. b. Any application arising from this rule shall not be limited or publicly notified other than for any breach of standards (h) and (i), which must not be publicly notified. 	<ul style="list-style-type: none"> a. Residential activity – Rule 15.14.2.3 b. Activity at ground floor level – Rule 15.14.2.2 c. Glazing – Rule 15.14.3.37 d. Outlook spaces – Rule 15.14.38
RD2	Any activity listed in Rule 15.4A.1.1 P1-P17 and Rule 15.4A.1.3 RD3 to	a. As relevant to the built form standard that is not met:

Schedule 2: Metropolitan Centre Zone Rules

	<p>RD6, that do not meet one or more of the built form standards in Rule 15.4A.2.1 c. and Rules 15.4A.2.2 – 15.4A.2.16, unless otherwise specified.</p> <p>Advice note: 1. Refer to relevant built form standard for provisions regarding notification.</p>	<ul style="list-style-type: none"> i. Urban design – Rule 15.14.1 ii. Maximum building height – Rule 15.14.3.1 iii. Minimum separation from the internal boundary with a residential or open space zone – Rule 15.14.3.3 iv. Sunlight and outlook at boundary with a residential zone – Rule 15.14.3.4 v. Water supply for fire fighting – Rule 15.14.3.8 vi. Minimum building setback from the railway corridor – Rule 15.14.3.10 vii. Building setback and continuity – Rule 15.14.3.15 viii. Sunlight and outlook for the street – Rule 15.14.3.17 ix. Minimum number of floors – Rule 15.14.3.18 x. Flexibility in building design for future uses – Rule 15.14.3.19 xi. Location of on-site car parking – Rule 15.14.3.20 xii. Screening of outdoor storage and service areas/spaces – Rule 15.14.3.22 xiii. Minimum separation from the boundary with a residential zone – Rule 15.14.3.24 xiv. Upper floor setbacks, tower dimension and site coverage – Rule 15.14.3.35 xv. Wind – 15.14.3.39
RD3	<ul style="list-style-type: none"> a. Service station b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Centre vitality and amenity – Rule 15.14.2.4
RD4	<ul style="list-style-type: none"> a. Any activity listed in Rule 15.4A.1.1P5-P13 that do not meet the activity specific standards. b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Centre vitality and amenity – Rule 15.14.2.4
RD5	<ul style="list-style-type: none"> a. Parking building b. Any application arising from this rule shall not be limited or publicly notified. 	<ul style="list-style-type: none"> a. Urban design – Rule 15.14.1

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15.4A.1.4 Discretionary activities

a. The activities listed below are discretionary activities.

	Activity
D1	Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity.

15.14A.1.5 Non-complying activities

a. The activities listed below are non-complying activities.

	Activity
NC1	Sensitive activities within the 50 dB Ldn Air Noise Contour as defined on the planning maps.
NC2	<p>a. Sensitive activities</p> <p>i. within 12 metres of the centre line of a 220kV National Grid transmission line or within 12 metres of a foundation of an associated support structure.</p> <p>ii. within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure.</p> <p>b. Buildings on greenfield sites within 10 metres of the centre line of a 66kV electricity distribution line or within 10 metres of a foundation of an associated support structure.</p> <p>c. Buildings, other than those in (b) above,</p> <p>i. within 12 metres of the foundation of a 220kV National Grid transmission support structure.</p> <p>ii. within 10 metres of the foundation of an associated support structure.</p> <p>d. Fences within 5 metres of a National Grid transmission line support structure foundation or a 66kV electricity distribution line support structure foundation.</p> <p>e. Any application arising from rules (a)(ii), (b), (c)(ii) and (d) with regard to a 66kV electricity distribution line above shall not be publicly notified, and shall be limited notified only to Orion New Zealand Limited or other electricity distribution network operator (absent its written approval).</p> <p>Advice notes:</p> <p>1. The National Grid transmission lines and 66kV electricity distribution lines are shown on the planning maps.</p> <p>2. Vegetation to be planted around the electricity distribution lines should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.</p> <p>3. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to National Grid transmission lines and electricity distribution line. Buildings and activities in the vicinity of National Grid transmission lines or electricity distribution lines must comply with the NZECP 34:2001.</p>

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	4. Notice of any application made in relation to rules (a)(i), (c)(i) and (d) with regard to National Grid transmission lines shall be served on Transpower New Zealand in accordance with Clause 10(2) of the Resource Management (Forms, Fees, and Procedure) Regulations 2003.
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15.4A.1.6 Prohibited activities

There are no prohibited activities.

15.4A.2 Built form standards – Metropolitan Centre Zone

Advice note: There is no spare, or limited, wastewater, storm water, or water supply infrastructure capacity in some areas of Christchurch City which may create difficulties in granting a building consent for some developments. Alternative means of providing for those services may be limited or not available. Compliance with the District Plan does not guarantee that connection to the Council’s reticulated infrastructure is available or will be approved. Connection to the Council’s reticulated infrastructure requires separate formal approval from the Council. There is a possibility that approval to connect will be declined, or development may trigger the need for infrastructure upgrades or alternative servicing at the developer’s cost. Anyone considering development should, at an early stage, seek information on infrastructure capacity from Council’s Three Waters Unit. Please contact the Council’s Three Waters Unit at WastewaterCapacity@ccc.govt.nz, WaterCapacity@ccc.govt.nz and Stormwater.Approvals@ccc.govt.nz.

- a. The following built form standards shall be met by all permitted activities and restricted discretionary activities RD1 – RD6, unless otherwise stated.

15.4A.2.1 Urban design

	Activity Status	Applicable to	Matters of control or discretion
a.	Permitted activity	Any new building or addition to a building for activities listed in Rule 15.4A.1.1 P1 to P17 22m or less in height	Nil
b.	Controlled activity	Any new building or addition to a building for activities listed in Rule 15.4A.1.1 P1 to P17 that exceed permitted standard 15.4A.2.1.a. but is less than 45m in height and is certified by a qualified urban design expert on a Council approved list as meeting each of the urban design provisions/ outcomes in Rule 15.4A.1 Urban design (a)(i)-(ix). Certification shall include sufficient detail to demonstrate how the relevant urban design	a. That the new building or addition to a building is built in accordance with the urban design certification.

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		provisions / outcomes in Rule 15.4A.1 have been met.	
c.	Restricted discretionary	Any new building or addition to a building that is not a permitted or controlled activity under Rule 15.4A.2.1 a or b.	a. Urban design – Rule 15.14.1
d.	Any application arising from this rule shall not be limited or publicly notified.		

Advice note:

1. Any building or an addition to a building requiring resource consent under Rule 15.4A.2.1 is exempt from meeting Rule 15.4A.2.3.
2. The following forms of development are exempt from compliance with this rule:
 - a. Repairs, maintenance, and seismic, fire and/or access building code upgrades; or
 - b. Refurbishment, reinstatement works.
3. The following activities in Rule 15.4A.1.1 are exempt from compliance with this rule:
 - a. P7 Community facility; P8 Education activity; P10 Preschool; P11 Health care facility; P12 Spiritual activity.

15.4A.2.3 Building setback and continuity

- a. Buildings (excluding fences for the purposes of this standard) shall be built:
 - i. up to a road boundary, except that where the allotment fronts more than one road boundary, buildings shall be built up to all road boundaries of the allotment; and
 - ii. across a minimum of 65% of the width of an allotment where it abuts all road boundaries (excluding access ways and service lanes).
- b. Any application arising from this rule shall not be limited or publicly notified.

Advice note:

1. This rule applies to the ground and first floor of buildings only.

15.4A.2.4 Sunlight and outlook for the street

- a. Buildings shall not project beyond a 45 degree recession plane measured from the maximum road wall height and angling into the site:
 - i. up to a maximum height of 22m; or
 - ii. for sites located on a street intersection, this rule shall not apply within 30m of the street corner.
- b. Any application arising from this rule shall not be limited or publicly notified.

15.4A.2.5 Minimum numbers of floors

- a. The minimum number of floors above ground level for any building shall be two.
- b. Any application arising from this rule shall not be limited or publicly notified.

15.4A.2.6 Flexibility in building design for future uses

- a. The minimum distance between the top of the ground floor surface and the bottom of the first floor slab shall be 3.5 metres. The measurement shall be made from the ground floor surface to the bottom of the floor slab above.

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- b. This rule shall not apply to buildings for residential activity or a retirement village except where they are within 10 metres of a road boundary.
- c. Any application arising from this rule shall not be limited or publicly notified.

15.4A.2.7 Location of onsite parking areas

- a. Parking areas shall be located to the rear of, on top of, within or under buildings; or when located on the ground floor of any building, not located within 10 metres of the road boundary.
- b. Any application arising from this rule shall not be limited or publicly notified.

15.4A.2.8 Screening of outdoor storage and service areas or spaces

- a. Any outdoor storage area or outdoor service spaces shall be:
 - i. located to the rear of the principal building on the site; and
 - ii. screened from any adjoining site by landscaping, fence, wall or a combination of these of not less than 1.8 metres high.
- b. Any application arising from this rule shall not be limited or publicly notified.

15.4A.2.9 Sunlight and outlook at boundary with a residential zone

- a. Where an internal boundary adjoins a residential zone, no part of any building shall project beyond a building envelope constructed by recession planes shown in Appendix 14.16.2 Diagram D from points 3m above ground level along all boundaries.
- b. For any part of a building above 12m in height, the recession plane under a. shall apply, unless that part of the building above 12m in height is set back from the relevant boundary as set out below:
 - i. northern boundary: 6 metres;
 - ii. southern boundary: 8 metres; and
 - iii. eastern and western boundaries: 7 metresWhere the boundary orientation is as identified in Appendix 14.15.2 Diagram D, in which case there shall be no recession plane requirement for that part of the building above 12m in height.
- c. Any application arising from this rule shall not be limited or publicly notified.

Advice note:

- 1. There is no recession plan requirement for sites located in the Metropolitan Centre Zone that adjoin sites also zoned Metropolitan Centre Zone.

15.14A.2.10 Minimum setback from the boundary with a residential zone or from an internal boundary

- a. The minimum setback from the boundary with a residential zone, or in the case of residential activities from an internal boundary, shall be as follows:
 - i. Buildings shall be setback from the boundary of any residential zone by a minimum of 3 metres, except that where there is a shared wall with a building within a residential zone no setback is required.
 - ii. For residential activities there shall be no minimum building setback from internal boundaries other than from the boundary of any residential zone, except where a

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balcony or the window of any habitable space faces an internal boundary and there is no other direct daylight available to that habitable space, then the balcony or window shall not be located within 3 metres of any internal boundary.

- iii. Any required building under i. shall contain landscaping for its full width and length and this area planted in a combination of shrubs, trees and grasses including a minimum of 1 tree for every 10 metres of boundary length capable of reaching a minimum height at maturity of 8 metres and shall not be less than 1.5 metres at the time of planting.
 - iv. All landscaping within the setback shall be maintained, and if dead, diseased or damaged, shall be replaced.
- b. Any application arising from this rule shall not be limited or publicly notified.

15.14A.2.11 Building height

- a. The maximum and minimum height of any building shall be as follows:
 - i. The maximum height shall be 45 metres.
 - ii. The maximum height of the building base shall be 22 metres.

15.14A.2.12 Water supply for fire fighting

- a. Provision for sufficient water supply and access to water supplies for firefighting shall be made available to all buildings (excluding accessory buildings that are not habitable buildings) via Council's urban reticulated system in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008).
- b. Where a reticulated water supply compliant with SNZ PAS:4509:2008 is not available, water supply and access to water supplies for fire fighting that is in compliance with the alternative firefighting water sources provisions of SNZ PAS 4509:2008 must be provided.
- c. Any application arising from this rule shall not be publicly notified. Limited notification, if required, shall only be to the New Zealand Fire Service Commission (absent its written approval).

15.14A.2.13 Building tower setbacks

- a. All parts of the building tower shall be set back from any boundary by a distance equal to 10% of the total height of the building.

15.14A.2.14 Maximum building tower dimension and building tower coverage

- a. The maximum horizontal dimension of any part of the building tower shall be 40m.

15.14A.2.15 Minimum building tower separation

- a. All parts of the building tower shall be separated from any other building tower by at least 12 metres. This rule applies to buildings on the same site, and to separate parts of the same building that may project above 22m in height.

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15.14A.2.16 Wind

- a. New buildings, structures or additions above 30 metres in height shall 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:
 - i. 4 m/s at the boundary of the site street frontage for the width of the footpath;
 - ii. 6 m/s within any carriageway adjacent to the site;
 - iii. 4 m/s at public open spaces:
- b. New buildings, structures or additions greater than 30 metres in height shall not result in wind speeds exceeding 15m/s more than 0.3% annually at ground level.

15.14A.2.17 Minimum building setback from railway corridor

- a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4 metres.
- b. Any application arising from this rule shall not be publicly notified.