

I want to comment on material in Sarah-Jane Oliver's:

"Strategic Overview, Strategic Directions Chapter 3, Qualifying Matters relating to Strategic and City Infrastructure and Coastal Hazards". Updated with Corrections, Aug 10, 2023.

1. There is no housing demand issue.

Oliver concluded that the CCC's "MDRS and NPS-UD Policy 3 response is not required to resolve a housing demand issue and the Operative District Plan already provides a level of enablement to meet long term housing demand projections. (10.31.i and 10.35)

1.2 Instead, the goals of PC14 now seem to be "accessibility and urban form", not densification.

i.e, "to get people living in the 'right' locations and typologies" and "...to help shift housing preferences into more accessible areas."(10.31.v).

1.3 PC14 is an extreme solution for a highly unlikely scenario

The MDRS and NPS-UD Policy 3 directs a level of enablement that is likely to meet 80-100 years of growth and a population of 1m people **based on unchanged immigration policy and/or other significant world and natural hazard events** (10.31.ii). [Note however, NPS-UDs' long term requirement for planning is 30 years, not 80-100 years.]

2. This assumption of 'unchanged events' over 80-100yrs is naïve and irresponsible.

2.1 To wit: Global warming may be happening more quickly than previously thought.

A new study by researchers has warned that the planet **could exceed 1.5 degrees Celsius of warming this decade, and that the world will warm by 2 degrees Celsius by 2050.**

<https://www.nytimes.com/2023/11/02/climate/james-hansen-global-warming-report.html#:~:text=The%20study%20warns%20that%20the,2%20degrees%20Celsius%20by%202050.>

2.1 Some scientists are suggesting we may be getting dangerously close to some climate "tipping

points": that is, major, irreversible changes that happen suddenly when a certain threshold is reached, e.g., a certain temperature. (CBS news, 28/7/2023)

3 In light of this, is a PC14 that assumes "unchanged significant world and natural Hazard events" over a 80+ year span rational?

Absolutely not. Based on the speed of climate change (even excluding other likely technology developments and the effects of AI), for Chch to adopt a PC14 that assumes unchanging world and natural events over the next 80-100 years is staggeringly irresponsible.

4 This whole submission process has been flawed. The PC14 is nothing short of lunacy.

5 Only you, the IHP, can stop this process. I plead with you: STOP IT NOW!

6 Recommend instead: the CCC does the absolute minimum and conducts a review of the city's situation at the end of 10yrs, and repeat....

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