

Written material in support of Plan Change 14 submission by Rohan A Collett (Submitter 147), registered architect and Christchurch resident who lives with his family at 29 Westburn Terrace, Burnside, Christchurch.

Original Submission no:

147.1: PC14 Provision: 14 – Residential: 14.5 Rules – Medium Density Residential Zone>14.5.2 Built form Standards>14.5.2.5 – Outdoor living space

SEEK AMENDMENT: “That all outdoor living spaces are required to be located on the east, north or west sides of dwellings not on the south side”

Reason for seeking amendment: A number of the proposed PC14 MDRS provisions / changes to the existing District Plan, including street-facing glazing and CPTED design principles, which encourage living (habitable) rooms/spaces to face the street, create opportunities for outdoor living spaces, which need to be directly accessed off habitable spaces, to be located on the south (street) side of the building. A lack of sunlight to these south facing/positioned outdoor spaces will result in the amenity of the space being poor and unlikely to be used.

The quality of outdoor living spaces is imperative when increasing the density in urban environments so I seek an amendment to Built Form Standard 14.5.2.5 to include the requirement that all outdoor living spaces (in all residential zones) are located on the east, west or north sides of buildings. This will increase the potential access to sunlight in these outdoor living spaces improving the quality of space and amenity value to residents.

147.2: PC14 Provision: 15 – Commercial: 15.11 Rules – City Centre Zone

SEEK AMENDMENT: “That all of the CBD is rezoned Mixed Use”

Reason for seeking amendment: Zoning based on a singular use (residential, commercial, retail, etc) has been proven not to create diverse, lively urban environments with a number of cities in the United States changing back to traditional mixed use particularly for city centres. Locally, Wellington experienced activity “dead zones” in areas zoned commercial, like Lambton Quay, so made changes to encourage activity beyond the 9am-5pm workday to discourage anti-social activity and crime in this area outside these times.

The great cities of the world have been designed based on traditional town planning including being mixed-use often with retail and hospitality on the ground floor, providing an active edge to the street, offices on the two floors above, and apartments on the levels above the offices. This mixed-use typology encourages activity beyond the typical workday hours, adds diversity and amenity to residents and implements Crime Prevention Through Environmental Design (CPTED) principles.

Plan Change 14 offers Christchurch an opportunity to implement fundamental “best practice” urban design policy to establish itself (CBD at least) as an enjoyable, diverse, vibrant urban environment to live and experience.



An example of a mixed-use urban environment of 4-5 stories in height (Amsterdam).

147.3: PC14 Provision: 14 – Residential: 14.7 Rules – Residential Hill Zone>14.7.2 Built form Standards>14.7.2.1 – Site density

SEEK AMENDMENT: “Living Hills zone has the density increased”

Reason for seeking amendment: Excluding most of the residential land located on the Christchurch Port Hills through the qualifying matter of not having adequate public transport, ignores the fact that better public transport could be established in these areas in the future to support greater density, which should be the aim city-wide. The parameters for increasing the density in the Living Hills zone could be different to those elsewhere including provisions for maximum horizontal height planes to preserve view shafts in a similar way many new sub-divisions currently employ via maximum height covenants.

147.4: PC14 Provision: 14 – Residential: 14.6 Rules – High Density Residential Zone>14.6.2 Built form Standards>14.6.2.1 – Building height

SEEK AMENDMENT: “Minimum heights in the High-Density Residential area are increased from two stories to 3-4 stories”

Reason for seeking amendment: It is non-sensible to have the minimum height for the High-Density Residential zone less than the MDRS 11-12 meters, or three stories, able to be implemented in Medium Density zones without needing a resource consent. The minimum height for new residential dwellings in the High-Density Residential areas should be at least the same, but ideally higher, than the Medium Density height provisions.

147.5: PC14 Provision: 14 – Residential: 14.4 Rules – Residential Suburban Zone and Residential Suburban Density Transition Zone

OPPOSE: “The inclusion of provisions – Qualifying Matters – restricting MDRS within the existing residential areas (located) under, or within, the Airport Noise Corridor”

Reason for seeking amendment: The Airport Noise Corridor, which extends from the Christchurch International Airport eastwards across the city towards Fendalton, is currently used as a flight path for incoming flights only when the wind is blowing from the north-westerly or westerly direction. According to NIWA climatic data for Christchurch, these north-westerly or westerly winds occur for approximately 3% of the time/year. Excluding this large urban area from the MDRS provisions because planes fly over this area 3% of the time is a missed opportunity to increase the density in this area, which is close to the city centre and has numerous existing amenities like schools, shopping areas, medical centres, parks and recreation areas. I currently live within this noise corridor and knew this when my wife and I considered purchasing a house so considered this as part of our due diligence investigations. We enjoy living in this area due to the proximity to the city centre, the airport, and nearby facilities. I believe excluding the area within this noise corridor from MDRS increase in density is a wasted opportunity based on the numerous amenities available nearby, existing infrastructure, and infrequent use as a flight path.