

by

The Victoria Neighbourhood Association (VNA)

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**Documents Tabled (10 hard copies):**

Transcript of the oral presentation

**Lay evidence**

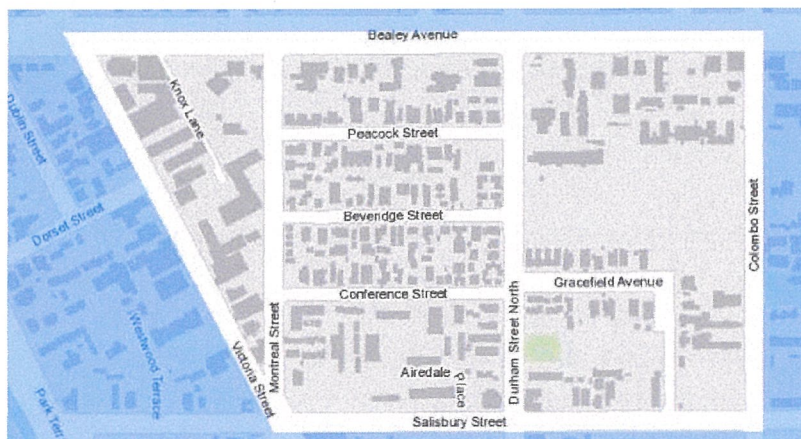
1. VNA Introduction and Consultation (with Newsletter 18/10/23)
2. Recovery Strategy for Greater Christchurch (in part)
3. Sense Partners Cost Benefit Analysis of Proposed MDRS (in part)
4. VNA Powerpoint Delegation to CCC 8/09/22 (in part)
5. PC14 Sunlight Access Qualifying Matter by CCC (Section 2.5)
6. Te Papa Hauora news How research is Helping our Children After the Earthquakes
7. BRANZ Multi-generational household needs
8. The Christchurch Press Exclusive Townhouse Opportunities 14/10/23
9. The Blessings of Disaster, Michel Bruneau. (incl Housing learnings)
10. Urban shrinkage in Leipzig, Germany (hard copy in part, digital in full)

## Plan Change 14: Presentation to the Independent Hearings Panel, 7 November 2023

### Introduction to the Victoria Neighbourhood Association Inc (VNA)

*Prepared by Marjorie Manthei (Membership & Consultation Coordinator)*

- 1) **Location:** The Victoria Neighbourhood Association is one of six residents' groups in Christchurch Central City. Its boundaries are Victoria Street – Bealey Avenue – Colombo Street – Salisbury Street, which includes Airedale Place; Beveridge, Conference, Durham, Montreal and Salisbury Streets; Gracefield Avenue and Knox Lane.



- 2) **Description of the area:** The area is classified as Central City Residential and is one of the most established and densely populated in the Central City. Because of the rule requiring at least one dwelling for every 200m<sup>2</sup>, brought in after the earthquakes, most of the sections now have two or more dwellings. In the past three or four years, multi-unit developments of eight or more units have been the norm. Densification has well and truly started.



The neighbourhood consists of:

- Original workers' cottages, small villas and bungalows, older style apartment buildings, new townhouses (mainly two-storeys, with a few three-storeys) and new small apartment complexes with no off-street parking;
- An increasing number of unhosted short-term / Airbnb units (between 38 – 45);
- A large CCC-owned social housing complex of five buildings (another two demolished after the earthquakes and not rebuilt);
- Two residential care facilities;
- 17 vacant sections, including the former Christchurch Women's Hospital site in the middle of the neighbourhood (Durham Street – Gracefield Avenue – Colombo Street);

- A variety of non-residential activities, including churches, social services, medical services and (on the more commercial boundary streets), cafes, restaurants, motels and hotels.
- 3) **Description of residents:** As with most neighbourhoods, there is a variety of people living here: superannuitants, working-age single people and couples, young people (primarily in small apartments, who usually do not stay long), some families and people who live elsewhere but own a property here for weekends or holidays. The VNA membership reflects this variety.
- 4) **Membership:** The VNA was formed in 1985 and incorporated in 2010, at which time membership was formalised and an annual membership fee set. Anyone who supports the Objectives of the Association and lives in or owns property in the neighbourhood is eligible to join. There are currently 182 financial members and another 60 on our contact list who are included in many of our activities. We contact other residents via letterbox drops. Since incorporating, there have been almost 300 members, counting those who have shifted (92), deceased (11) or did not renew their membership for various reasons (9).
- 5) **Objectives:** The VNA's primary objectives are to:
- Enhance and protect residential amenity in the neighbourhood;
  - Ensure members and other residents are kept up to date on matters affecting them;
  - Respond to consultations and surveys from at least the Christchurch City Council, our Community Board and ECan;
  - Represent members' views in submissions and presentations; and
  - Initiate or support social activities in or near the neighbourhood.
- 6) **Consultation methods:** We use a variety of ways to keep in touch with and consult with VNA members and other residents in the neighbourhood. We take consultation seriously and ensure that anyone with an interest in a particular issue or activity can have a say. We usually obtain 70 - 80% response rate (rarely less than 50%). Methods include:
- Regular newsletters (at least monthly) and other notices;
  - Distribution of documents and consultation notices from CCC, our Community Board, ECan and other bodies;
  - Recommendations from the VNA Committee about submissions on the above, including summary of main points, followed by distribution of draft submissions for feedback;
  - Monthly or bi-monthly VNA meetings, with minutes distributed to all members, augmented by electronic meetings to ensure participation by those who cannot attend;
  - Briefings organised with CCC staff and others, open to VNA members and other residents;
  - Formal surveys of members/other residents undertaken to ensure the VNA continues to accurately represent the neighbourhood;



- Contact with other Central City residents' groups in particular to share ideas and information.

**7) Consultation and preparation of our submission on Plan Change 14:** All of the above methods were used. Consultation started in 2018, when the National Policy Statement-Urban Development was released. From that time, the VNA:

- Initiated open meetings, including one with MP Duncan Webb on 20/4/21, attended by 60+ residents, and one with CCC staff Mark Stevenson, Ike Kleynbos and Emily Allan on 2/5/22, also well attended;
- Participated in CCC briefings and webinars, and distributed notes via our newsletters and meetings;
- Kept members/other residents informed on PC 14, the National Policy Statement-Urban Development and the Enabling Housing Supply Bill via a series of topic-specific Updates;
- Received regular reports from the VNA subcommittee overseeing PC 14, summarised in minutes of VNA minutes and other communications;
- Prepared draft submissions on the above, which were distributed to members for feedback and/or endorsement before submitting;
- Attended the Hui Hui Mai Greater Christchurch workshop, provided questions before and feedback afterwards and distributed notes to VNA members/other residents;
- Maintained close contact with CCC staff and our elected Councillors, throughout this long process, to ensure we had accurate information and were accurately interpreting the massive amount of documentation.

Support for the VNA submission was overwhelmingly positive. See Attachment 2, page 5 for consultation results.

**8) Delegation to speak on behalf of the VNA:** The VNA submission on PC 14 was prepared by a team of VNA members, formed in April 2022 and coordinated by Geoff Banks. See Attachment 1, page 4 for evidence of this delegation.



## **Attachment 1: PC14 Delegations and Endorsements (2022 – 2023)**

### **VNA minutes 11 April 2022: Item 5.4 Plan Change 14 re Height (Geoff Banks)**

Background to this Plan Change was included with the agenda, with a portion of the CCC map showing '10 storey enabled' for most of our neighbourhood and 'unlimited height' on Victoria St and the CBD. The Pre-Notification stage (11 April – 13 May) is a short, more informal stage and the best opportunity to influence CCC recommendations before formal consultation begins in August. **Actions to date:** Geoff agreed to coordinate VNA's response, starting with analysing available information and seeking clarifications from CCC staff as needed. A small group, including several Gracefield Ave residents, Lucy Alborn (Peacock St) and Don Elder (Beveridge St) will work with Geoff. Their initial plan is to focus on (i) what is actually required by central government's legislation? (ii) what have Christchurch residents already said they wanted post-earthquake? (iii) what did CCC say in their submission to government, compared with what they are now recommending? and (iv) if significant differences, why? Lucy will work on a communications plan to keep VNA members and other residents informed (probably weekly updates). Marjorie has put her in touch with other Central City Residents' Groups, with intention of sharing and coordinating efforts.

**Additional actions:** Include preliminary info in next Newsletter, including links to CCC website, interactive map and details about e-briefings from CCC staff open to anyone who registers.

### **VNA minutes 30 May 2022: Item 4.2 PC 14 Intensification**

**Actions to date:** Sub-group formed (Geoff Banks, coordinator, with David Chambers, Rae James, Lucy Alborn, Bob Manthei, Bob Davison, Adele Childs and Marjorie Manthei 'in the wings'). Feedback submitted to CCC on 12 May (copy distributed with 21 May newsletter). Collation of messages from VNA members and other residents' groups forwarded to team with appreciation for their work. Consultation with members to start soon, in advance of final notification of recommendations. David updated the meeting on actions from the sub-group. Endorsed previous agreement that David, Geoff and Louise act as VNA spokespeople and that they pro-actively engage with media on this issue. It was also agreed it would be good to connect to other resident groups and to work together where possible.

### **VNA minutes 20 February 2023: Item 5.1 Plan Change 14 update (on behalf of Geoff Banks)**

Because CCC did not publicly notify the first version of PC 14, the soonest a final version can be implemented is early 2024. Amended version to be discussed by Council on 1 March. CCC has considered the issue Geoff identified re sunlight, but details not released until 23 Feb. In his latest update, Geoff summarised key points from CCC's webinar held on 16 Feb. Proposals re sunlight, recession planes, height, infrastructure and the former Women's Hospital site will be circulated to VNA members when details are published. **Actions:** The meeting endorsed Geoff's recommendation that VNA continues to be involved, including submitting on the amended Plan Change (likely deadline 3 May). Geoff to coordinate submission; Individuals should also submit (only those who do will have any further involvement in the CCC process); Marjorie to circulate notice re 1 March meeting and encourage members and others to attend.

### **VNA minutes 14 August 2023: Item 5.1 PC14 Update on submissions and hearings**

Geoff Banks and Rae James attended the IHP's pre-hearing meeting on 1 August on behalf of VNA. See separate report and summary of hearing process in July Newsletter. Geoff spoke to his written report, including the following comments..... VNA likely to present after 14 October, so the sub-committee will start work on presentation now. Anyone else wishing to join the group very welcome. We have 13 issues to focus on. Aim is to give a general overview of why we submitted. Recession planes and sunlight still are issues.

### **VNA minutes 2 November 2023: Item 6 (Geoff Banks)**

Presentation confirmed for 7 November; is also speaking on behalf of several other VNA members. Is working on a summary of main points, under this structure: ..... **Agreed:** The meeting endorsed the above approach and thanked Geoff and the team again for their work.

*See following page for results of VNA consultation*

## **Attachment 2: VNA Consultation on Plan Change 14 issues**

*Some residents have shifted or  
deceased since initial consultation.*

### **Support VNA's position:**

#### **Beveridge Street**

Atkinson, Chris  
Atkinson, Sarah  
Bennetts, Amy  
Blackmur, Brendan  
Bowler, Kathryn  
Bowler, Winston  
Dawson, Desmon  
Carter, Shari  
Daley, Jan  
Donnithorne, Jane  
Donnithorne, Martin  
Elder, Don  
Estanque Kay, Maria  
Estanque Kay, Victoria  
Gorman, Michael  
Hailstone, Sheila  
Hazlehurst, Joan  
Jack, Jenny  
Jack, Robin  
Kelly, Dave  
Kelly, Lynn  
Lassen, Nicola  
Leighton, Di  
Luff, Bill  
McCallum, Katrina  
McEvedy, Marg  
Milne, Nadene  
Neate, Albertine (Jr)  
Neate, Robin  
Tresilian, Tony

#### **Conference Street**

Cocks, Chris  
Hoskins, David  
Hoskins, Mary-Louise  
Lowe, Joy  
Lowe, Morgan  
Lumsden, John  
Martin, Lindsay  
Moore, Whitney  
Simes, Jan  
Sinclair, Elizabeth  
Sinclair, Stewart  
Sutherland, Lorraine  
Umbers, Lynne  
Umbers, Richard  
Ward, Jan  
Watson, Alexis

#### **Durham Street**

Beck, Larry  
Best, David  
Bryant, Lucinda  
Clarke, Gary  
Copplesstone, Jill  
Cromey, Matthew

Dixon, Mark  
Fisher, Glenis  
Gillon, Gail  
Gordon, Julia  
Hall, Beverley  
Hall, Richard  
Hamer, Sue  
Jones, Colleen  
Jones, Robin  
Lee, Justine  
Menzel, Bill  
Todd, Ken

#### **Gracefield Avenue**

Banks, Gaye  
Banks, Geoff  
Bryant, Alex  
Burry, Barbara  
Burry, Karen  
Burry, Michael  
Chambers, David  
Davison, Bob  
Davison, Delwyn  
Fergusson, Wendy  
Hair, Rod  
Hogg, Katie  
Huggins, Pauline  
James, Rae  
Johnson, Lew  
Law Alexander  
Law, John  
Law, Karen  
Law, Petra  
Law, William  
Logeman, Walter  
Manthei, Bob  
Manthei, Marjorie  
O'Brien, Patricia  
Simpson, Jeanette  
Simpson, Steve  
Sweetman, Bridie  
Tapley, Caroline  
Tapley, Kate  
Timms, Lorna  
Timms, Malcolm  
Tyler, Janine  
White, Agnes  
White, Graham  
White, Ian

#### **Montreal Street**

Stylianou, Pamela-Jayne

#### **Peacock Street**

Alborn, Lucy  
Allard, Sue  
Bradley, Christine  
Bradley, Geoff  
Edwards, Louise  
Hall, Philip  
Hocking, Lyn  
Hunter, Jenny  
Kelly, Brigid  
Kerr, David  
Kerr, Deborah  
McCormick, Alexandra

McCormick, Geraldine  
McCormick, Stephen  
McVicar, Heather  
Richards, Dinny  
Thompson, Mark  
Thompson, Maureen  
Wratt, Malcolm

#### **Salisbury Street**

Giles-Pain, Kevin  
Jamieson, Murray  
Mateara, Clare Hong Leng  
Mateara, Mark Edward John  
Prentice, Michael

### **Other supporters:**

**Four more** who did not want  
their names included.

### **TOTAL SUPPORTING VNA POSITION = 128**

### **Others consulted:**

**Unsure/No opinion = 11**

**Support PC14 as written = 2**

**Conflict of interest = 10**

**Did not reply = 35**

### **TOTAL CONSULTED = 186**

### **Not consulted:**

**Another 16 members** were not  
consulted because they were ready  
to shift or were very new to the  
neighbourhood.





## Victoria Neighbourhood Association Inc Newsletter 18 October 2023

*Whatever your political persuasion, we hope you all voted. We'll have to wait a few weeks for the final tally before we know exactly how many Christchurch Central-based MPs there will be.*

### Community Garage Sale is on!

Organiser Heather McVicar confirmed the Garage Sale will start at 9:00am on Saturday 4 November in Aldred Reserve (Durham Street). It's BYO table, trestle or tarpaulin. If you need a table—or have one someone else can borrow or share—please let us know at [vnachristchurch@gmail.com](mailto:vnachristchurch@gmail.com) and we'll play matchmaker! It would be useful to know how many people will be selling their goodies; contact Heather at 027 2080434 or email us at above address.

Some handy hints for sellers: Clearly price your items and have plenty of change with you. And buyers, please bring cash (no EFTPOS available).

### Housing developments of interest

Lots of building going on. Here's a sample:



405 Durham Street (VNA members Joseph & Priya): Section being prepared for construction of this modern 2-storey house. Plans are to have roof on before Christmas and completed by May/June 2024.

28 – 34 Gracefield Avenue (VNA members, Growcott Freer Property Ltd): Three sets of two townhouses (212m<sup>2</sup> each), with three bedrooms, 2.5 baths and double garage. Timber piling started this week and likely to take three weeks. Anticipated completion by July 2024.



400 Durham Street (Madison Apartments): Were told by VNA members that the complex will soon be on the market and then finally repaired.

Otautahi Community Housing Trust (Airedale Place/Conference Street): Have been in contact with Cate Kearney from the OCHT and was told that some of the apartments at the City Council-owned social housing complex are now empty. Tenants were moved to other accommodation because of "weathertightness issues, the scope and cost of full repairs being prohibitive". No other information at this time, but we'll keep you posted.



250 Kilmore Street (the renovated red cottage with blue door): This lovely cottage, now a 5-star holiday house, recently received a Civic Trust restoration award. Although not in our neighbourhood, we congratulate owners Simone Rewa Pearson (our Chester East Community contact), her partner Joe Tonner and Conference Street resident Ross Bailey's team from Ross Bailey Craftsman Builders Ltd.

### Plan Change 14 update

Presentations to the Independent Hearings Panel on topics related to intensification across the city started on 10 October and will continue through November, resuming in January next year. Held on Level 1, Golden Fleece Room at the Crowne Plaza on Colombo Street, usually on Tuesdays, Wednesdays and Thursdays. Sessions are open or you can listen online to any session at <https://chch2023.ihp.govt.nz/hearings/>. The Schedule of speakers is accessible at <https://chch2023.ihp.govt.nz/assets/Uploads/IHP-Public-Hearing-Schedule-Preliminary-weeks-2-to-6-13-October-2023.pdf>

Geoff Banks will present on behalf of VNA on Tuesday 7 November, probably in the afternoon. We will send a separate update on how the hearing is progressing in a few weeks.





## Gracefield Avenue trees

We've continued to discuss the condition of Gracefield trees with CCC arborist Tony Armstrong. In August, the first replanting since the Council was going to replace all the trees in 2010, was done. Three Gingko trees at the Salisbury Street end were planted where previous unhealthy ones were either removed or damaged several years ago. Gingko trees can grow very large, and the female variety bears a sticky fruit with a bad smell, so we asked Tony about this. He replied that *"they are fastigate form, not miniature, but more narrow and upright, slow growing and ultimately limited in maturity due to being in a street berm rather than parkland site. We understand they are male plants so do not expect any issues with fruit"*.

He forwarded their planting guide, showing none on the south side of street, and confirmed no more planting currently scheduled. Tony is aware of the two owner-planted trees at the Durham Street end. He has no issue with this, so they are safe! We've probably done all we can about the trees at this point, so we thank Councillor McLellan for his assistance since 2019!

## More incidents to report

Unfortunately, there have been more incidents since our last Newsletter. We know from replies received from other community groups that this is happening elsewhere too. We report the incidents to keep everyone aware, observant and vigilant.

Stolen/discarded mail: Still happening, including finding an opened/empty courier pack on the Peacock St end of Montreal St (5 Sept); an opened ANZ envelope intended for Beveridge St found on Durham St (17 Oct), which fortunately did not include any bank cards; and more sightings (captured on video, 11 October) of the same fellow looking into letterboxes on Beveridge Street, whose image we distributed in August. This time he was on a Lime scooter, which is being followed up by the Police. One of our members wisely said, *"It behooves everyone to collect their mail as soon as it is delivered or ask a trusted neighbour to check their letterbox regularly if away for a period of time"*.

Potential vandals: Late on 10 Oct, a Durham St resident saw two young fellows, one in blue hoodie, shining a torch through her windows and then ringing the doorbell several times. Motion-sensitive light came on and they probably saw her looking back at them, so climbed over the fence and ran away. We've been encouraged by the Police to ring them in cases like this, so please do that.

## Plan Change 4 (short-term/Airbnb accommodation)

You may have seen the front-page *Press* article on 15 September, confirming what VNA feared the outcome of the new regulations for unhosted Airbnb-type rentals would be: landlords not registering their short-term rentals as required, and the CCC having no idea how to enforce the rules. The article also said the Council is likely to react only to complaints, rather than monitor compliance themselves. Because this should have been anticipated, and the VNA and many residents had put so much time and energy into submissions, Louise Edwards and Marjorie Manthei responded with a Letter to the Editor, published on 21 September. Our main concern is that the proliferation of small apartments has encouraged even more unhosted rentals, with fewer permanent residents and loss of community. We will be asking for your help as we continue to monitor this in our neighbourhood.

## Tūranga News [from Paul Focamp, General Reference Librarian]



To access links, hover over the blue font, depress Ctrl key and click.

This month we're shifting through the gears with **Biketober** events at Tūranga. From 1:30 – 3:00pm on Saturday 21 October, Christine will show you how to make cool bracelets and other ['upcycled' jewellery](#) from used bike tubes. You can also check out the last two of our [Tuesday talks](#), 5:00 – 7:30pm in Spark Place on the ground floor: City Councillor Celeste Donovan on Christchurch's cycling future (24 October) and special prizes for participants' completed [Biketober passport](#), along with a special surprise guest speaker (31 October). *Use the links to find out more!*

**About our newsletters:** Please let us know if you do not want to receive these Newsletters. If you're receiving this in your letterbox, we'd appreciate an email address (if you have one) to save on printing costs. We'll start culling

# Recovery Strategy for Greater Christchurch

Mahere Haumanutanga o Waitaha







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#### **Citation**

Canterbury Earthquake Recovery Authority (2012). *Recovery Strategy for Greater Christchurch Mahere Haumanutanga o Waitaha*. Christchurch: Canterbury Earthquake Recovery Authority.

#### **Acknowledgement**

This Recovery Strategy has been developed in consultation with Environment Canterbury, Christchurch City Council, Selwyn District Council, Waimakariri District Council, and Te Runanga o Ngāi Tahu.

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Christchurch, New Zealand

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## Mihi Whakatūwhera

Nei te pōhakahaka a te tini

Tēnā a puna roimata, kua kōrekareka

Tēnā a kākau, kua pūkatokato

Tēnā a manawa, kua hōripi

Auē te mamae huri kino nei!

He aha rā te rokoā

Hei whakamaurutaka mō manawa?

He whakawhirinaki i te whakaaro

He rā anō ki tua me he raki ka paruhi.

Nā reira me pēhea tō tātou waka e tae ki uta

Kia pae te ihu waka ki tōna ihu whenua?

Kāore mā te tōtara wāhi e rua

Ekari ia mā te rāraka

He korowai kanorau mā te katoa

Mā tēnā ka pae te waka ki uta rā.

Nā reira ki a koutou katoa kei Ōtautahi

Kia rewaina te waka whakamaui e tōkihi whakamua

Hoe atu, hoe atu he haumanu

Nā reira kei ōku kiritata

Ki te hoe!

Here is the lament of the people

Those who have shed many tears

Those overcome with grief

Those of wounded heart

Alas the agony of loss!

What is the remedy

To abate the pain of my heart?

To trust in the knowledge

There is a brighter day tomorrow.

So how can we reach promised shores

And reach the heights of our aspirations?

Not through division

But through uniting

Weaving an unequalled cloak to shelter all

Through unity our waka shall reach the shores of our ambition.

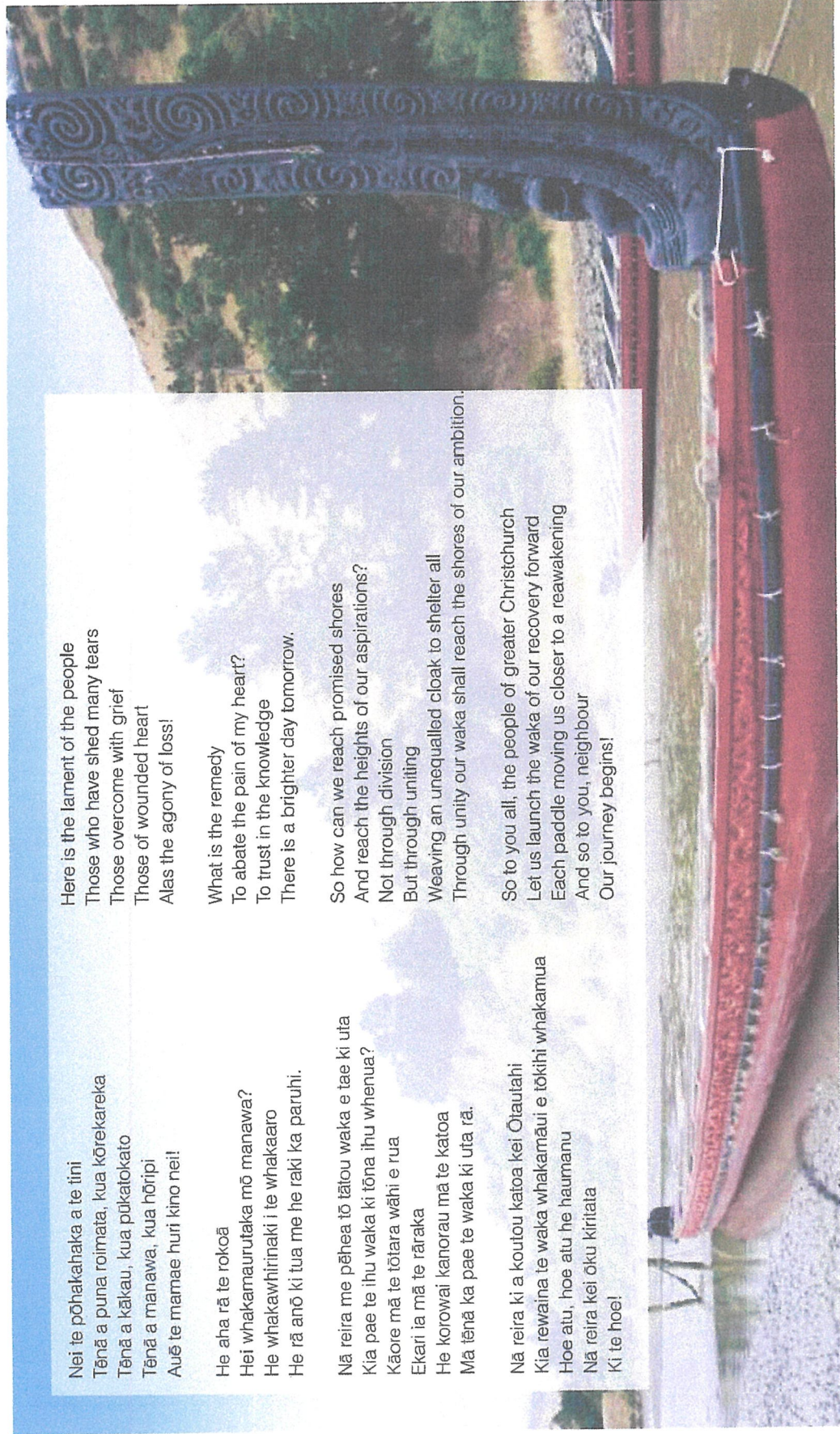
So to you all, the people of greater Christchurch

Let us launch the waka of our recovery forward

Each paddle moving us closer to a reawakening

And so to you, neighbour

Our journey begins!





# Cost-Benefit Analysis of proposed Medium Density Residential Standards

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SENSE PARTNERS

DATA LOGIC ACTION

Nicholas Smith  
Ministry for the Environment  
23 Kate Sheppard Place  
Wellington, 6011  
21 December 2021

**Cost-benefit analysis for the proposed Medium Density Residential Standards**

Dear Nicholas,

We are pleased to present to you the **Final report** for our cost-benefit analysis (CBA) of the proposed Medium Density Residential Standards (MDRS) in the five Tier 1 cities, including an addendum reflecting sensitivities to altered provisions in the final state of the bill as passed in Parliament on 14 December 2021.

This report is a final deliverable submitted in accordance with our Consulting Services Order (CSO), dated 28 June 2021, and is subject to the restrictions included at the end of this report.

This document is developed in partnership between PwC and Sense Partners for use to support Government preparation and decisions during the policy making process. This final report supersedes all previous drafts.

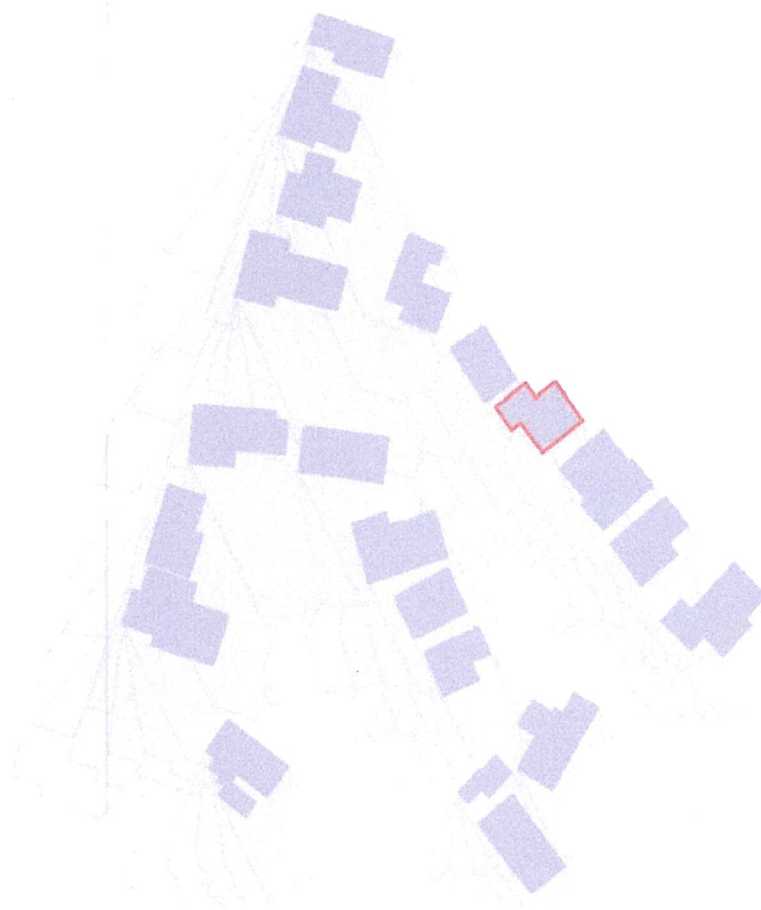
Yours sincerely,

Colin Lynch  
Partner, PwC  
[Colin.j.lynch@PwC.com](mailto:Colin.j.lynch@PwC.com)  
T: 0212417752

Kirdan Lees  
Partner, Sense Partners  
[Kirdan@sense.partners](mailto:Kirdan@sense.partners)  
T: 0212647336



Figure 61: Shadows from a specific building change over the course of the day



Source: Authors.

Icarus estimates the shade on a surrounding building to a property twice on both the solstice's and on an equinox day. Based on these daily estimates, an average quantity of daily sunlight its calculated for each property for each year.

Icarus estimates the *marginal shade* created by new development. For each of the solstice and equinox days, Icarus first estimates the shade falling on the surrounding neighbour properties *in the absence* of any development on the target land.

Secondly, Icarus calculates a fictional three-dimensional building located at the centroid of the target property land, and re-estimates the amount of shade each neighbouring property receives on each of the solstice and equinox days.

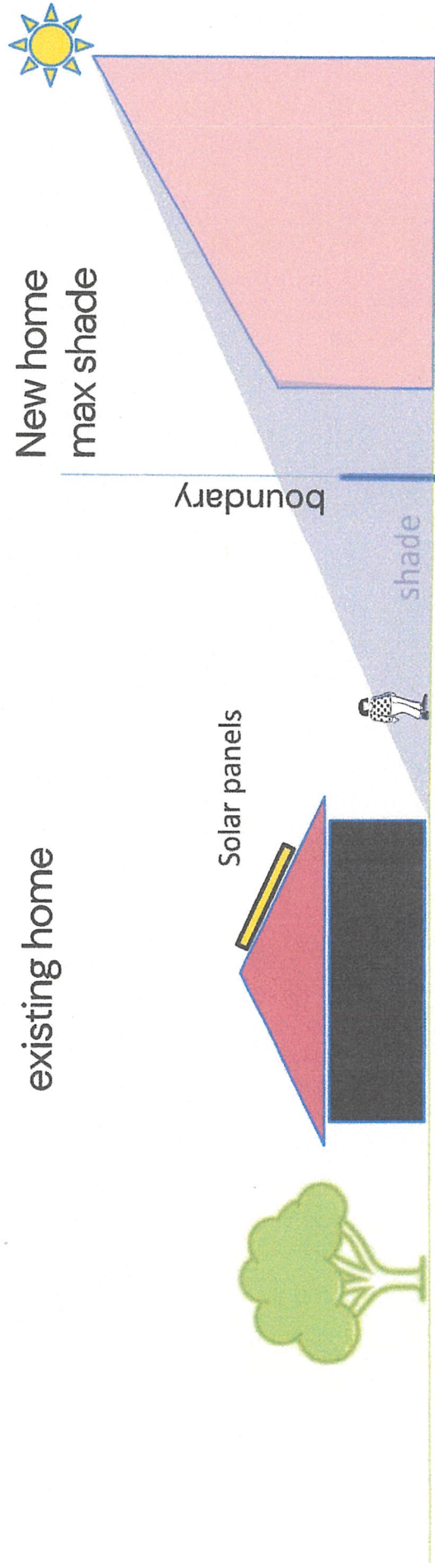
The loss in sunlight is calculated as the difference between the average daily shade across the year from each of the two measurement cycles. Consequently, the loss in sun for each neighbouring property between the two estimates is *directly attributable* to the new development occurring on the target property.



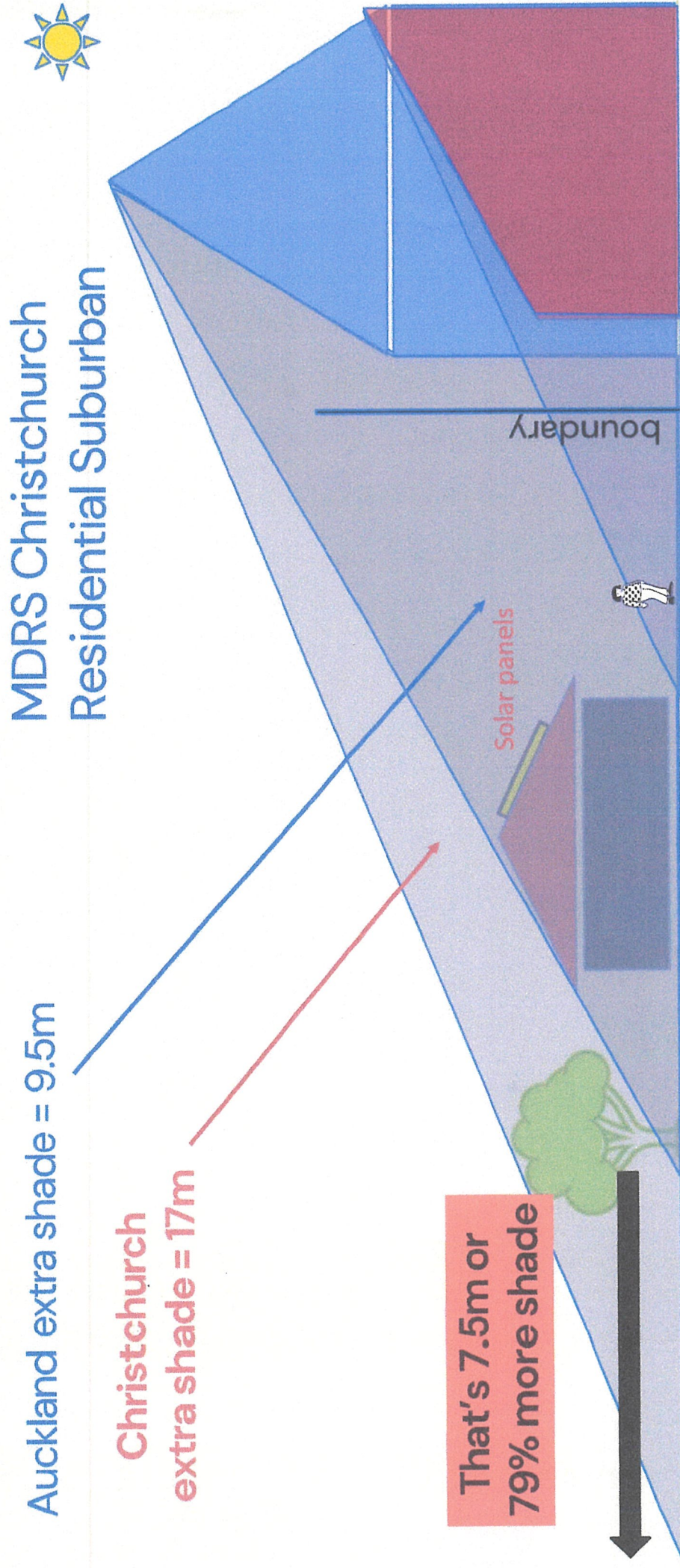
# Daylight

## Current CCC Plan Residential Suburban Zones

mid winter, midday, sun  $23^{\circ}$  above horizon



# Daylight inequity

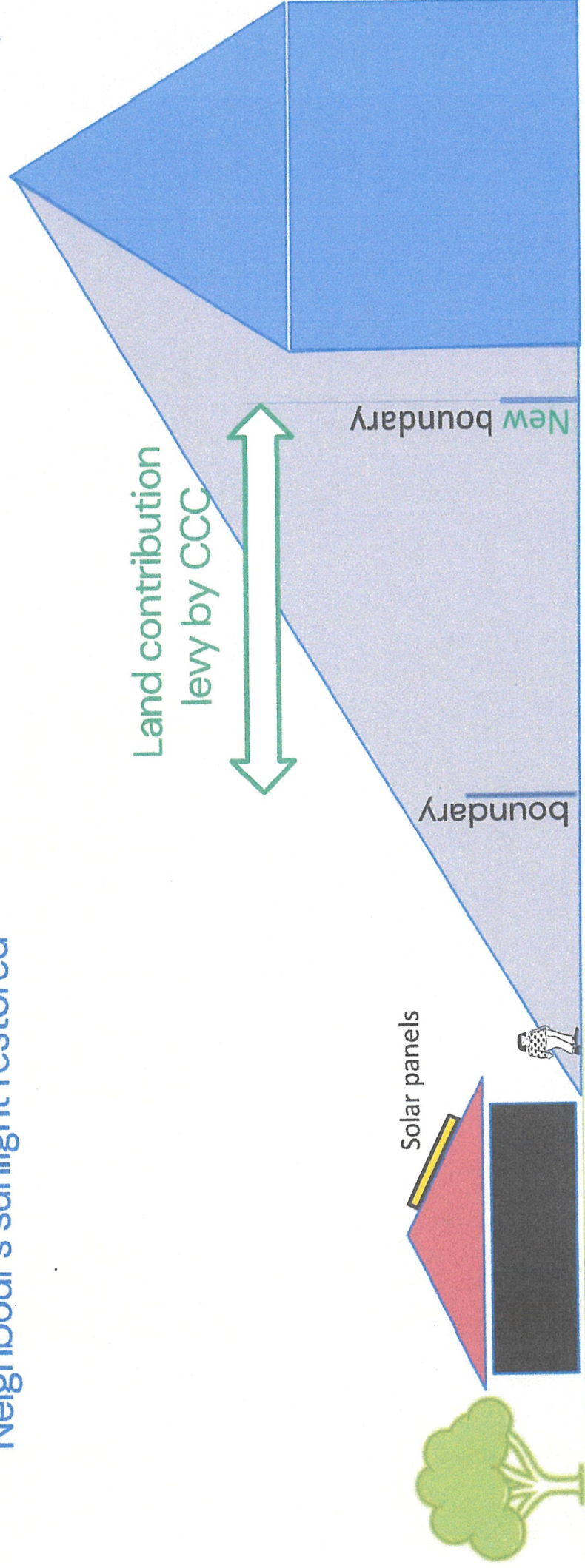




# Daylight restoration

Use RMA2021 Cl. 77E

Neighbour's sunlight restored



# Daylight restoration

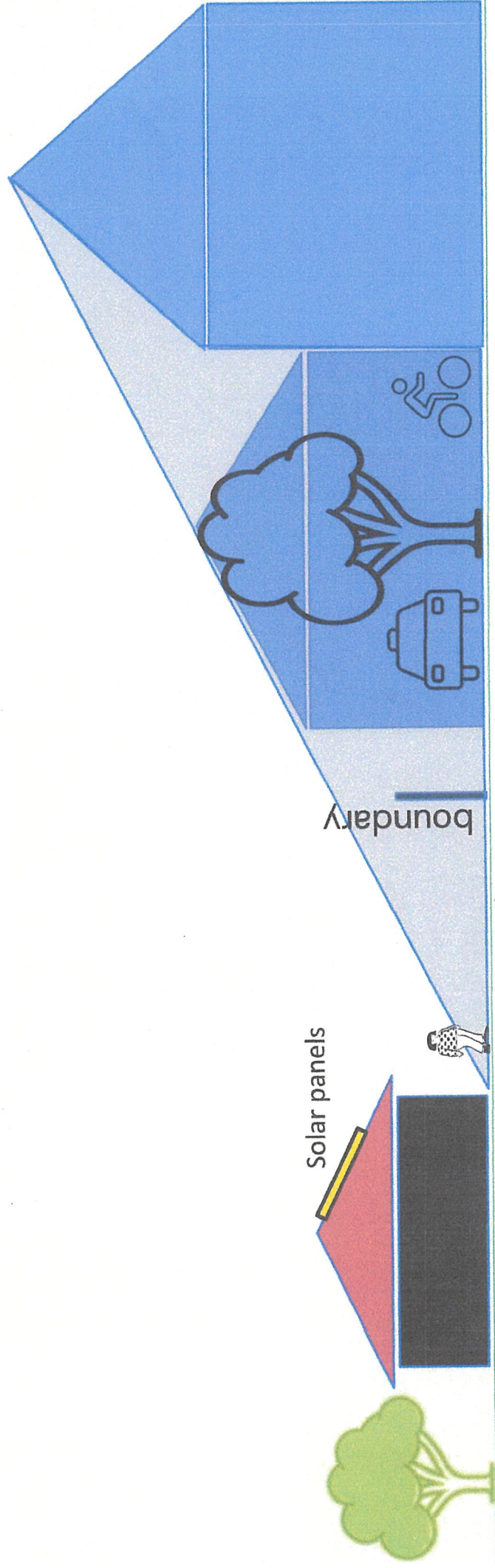
Even better!

Neighbour's sunlight restored

(sun 23 degrees above horizon)

MDRS Christchurch

- considerate quality design
- no land contribution





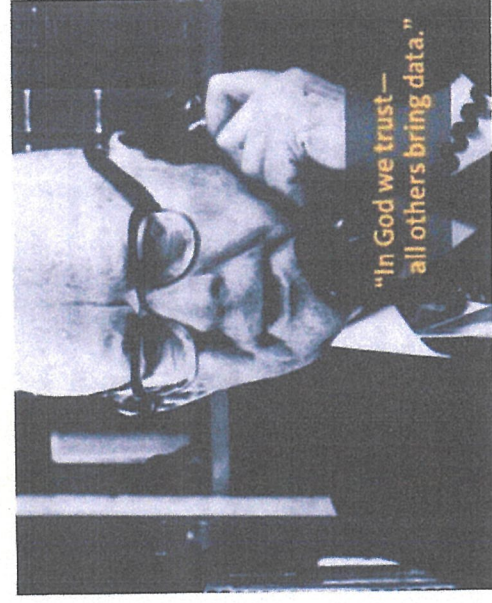
## Issue 3: Don't embrace the Act without the facts

Today

Get the independent evaluation  
report

Then...

Limit the damage to our city until the  
Act is fixed



- Set building heights at the absolute minimum
- Shrink Commercial Zones extent significantly
- Reduce walkable distances significantly
- Prevent daylight robbery

# Plan Change 14

## *Sunlight Access Qualifying Matter*

*Christchurch City Council*

*Technical Report – Residential Recession Planes in Christchurch*

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Author: David Hattam

Peer reviewed: Ceciel DelaRue

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### DISCLAIMER:

Christchurch City Council has taken every care to ensure the correctness of all the information contained in this report. All information has been obtained by what are considered to be reliable sources, and Christchurch City Council has no reason to doubt its accuracy. It is however the responsibility of all parties acting on information contained in this report to make their own enquiries to verify correctness.

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- Just 2 pages  
- No sunlight analysis

## 2.5 High Density Residential Zone

The high density residential zone uses the same recession planes as the MRZ up to a height of 12m. Above this, a setback is proposed of six to eight metres (depending on orientation), in effect a vertical recession plane. This creates a development envelope as illustrated in the cross sections below.

NO!

Ref 14-6.22(c)  
sub. (iv)

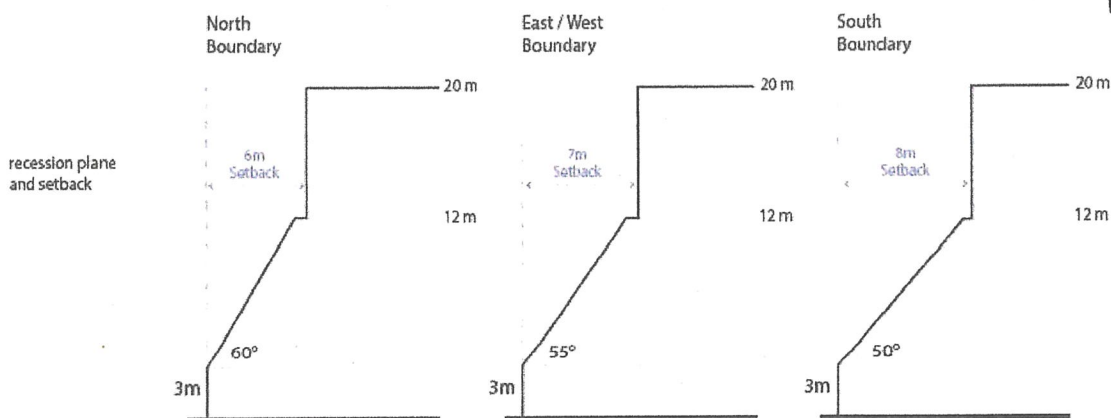


Figure 15: Proposed Recession Planes and upper floor setbacks

This approach is discussed in the Residential Urban Design Report<sup>1</sup>. It is based on an existing approach in the operative Residential Medium Density zone, where vertical recession planes are applied at a height of 11m in certain areas with higher height limits (rule 14.5.2.6b).

The use of the proposed variable recession planes affects the location of the upper floor setback. For a 3m and 60 degree recession plane, a 6m setback is viable as shown in figure 15 above (6m is regarded as being the minimum to allow for management of privacy and the sense of enclosure created by bulky buildings close to the boundary). However, a 50 degree recession plane results in an undercroft being created in the development envelope when a 6m setback is applied to the upper levels (refer to figure 16 below).

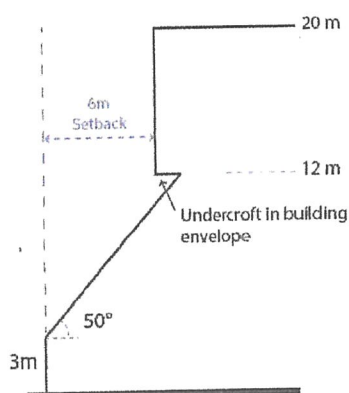


Figure 16: A 6m setback combined with a 3m+50 degree recession plane creates an undercroft in the envelope at 12m

<sup>1</sup> Residential Chapter - Technical Report – Urban Design (section 10.3.3)

The above situation would in effect mean that parts of the building 20m high could be closer to the boundary than parts of the building at a height of 10m. This would not achieve the intent of the urban design controls, which is that recession planes should become vertical at a height of 12m.

As a result, variable setbacks are recommended as illustrated in figure 15.





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## HOW RESEARCH IS HELPING OUR CHILDREN AFTER THE EARTHQUAKES

*A University of Canterbury child health researcher is studying the impact of the earthquakes and their aftermath on some of Christchurch's smallest and most vulnerable residents.*

Afternoons were the worst. That was typically when the outbursts of crying, hitting or other violence would erupt in Christchurch classrooms and playgrounds. Not from every pupil, nor in every classroom or school. But the noticeable increase in behavioural problems and volatility following the Canterbury earthquakes was enough to really worry educators.

University of Canterbury child health researcher Associate Professor Kathleen Liberty first heard about these problems in late 2011, from her friend and colleague Maureen Allan. Allan is the manager of support services for children with learning and behavioural problems in schools on the east side of Christchurch. They were experiencing a big spike in referrals from schools needing help for troubled children. Teachers were also expressing concern over new entrants struggling to learn and without many of the skills that children of that age would normally have.

It set Liberty to thinking. What was the cause of these issues in new entrants who would have been pre-schoolers during the biggest quakes, and subsequent aftershocks? They could not explain what was happening to them, and possibly couldn't remember their lives before the earthquakes.

A few years before the earthquakes, Liberty had done a study of new entrants' mental health and behavioural problems with some University of Otago paediatric researchers. She had the perfect group to compare the situation of post-quake new entrants with.

Starting at the end of 2012, Liberty and Allan invited schools to be part of the new study. They wanted to see if children starting school after experiencing earthquakes and aftershocks were different from those surveyed before. It was a big ask, as schools and their communities were dealing with the

earthquakes' aftermath. Five schools agreed, and their students were assessed for post-traumatic stress disorder (PTSD) symptoms and behavioural problems.

Liberty says the results were shocking. "We saw significant differences in the children's behaviour and learning compared to new entrants who had not experienced the earthquakes, or the very disruptive post-earthquake environment. These children's brains have become neurologically different because of the quakes and aftershocks."

Seventy per cent of the post-quake children had at least one symptom of PTSD. One in five exhibited all classic symptoms of PTSD. This incidence of significant levels of PTSD was double the rate of the children surveyed before the quakes. "More than 70 per cent of children had sleep problems, headaches, stomach aches, eating problems, nightmares, wetting the bed. The list goes on. The children also had hyperarousal, anger outbursts, crying for seemingly no reason and irritability."

Liberty acknowledges her study was small – involving about 600 children from the east and south of Christchurch – but concerning nonetheless.

To understand what was causing these problems, Liberty spent six months studying international research on children's brain development, and children and disasters. She found evidence that exposure to prolonged stress can disrupt the development of the brain and neurological systems of young children.

"There were 17 months of high intensity earthquakes, in which there were thousands of earthquakes, many of which were magnitude 5 or greater. So these children's bodies are registering the quakes. They can't relate or tell you what's happening – but it's definitely affecting them. These children's brains have become neurologically different because of the quakes and aftershocks."

Along with clues about the cause of a rise in problems in new entrants, Liberty scoured the literature for ways to help. Because there were so many children exhibiting symptoms of PTSD, she decided on a school-wide programme. It would focus on calming the environment to reduce stressors that could trigger children. The rationale: if the environment is calmer, everyone can learn better.

## THE COMPREHENSIVE PROGRAMME

- Explaining to teachers and parents how children's behaviour changes under stress, and how to respond to stressed children.
- Calming the classroom environment by reducing visual over-stimulation, and adjusting levels of light, heat and noise.



- Changing the routine of the day to 'Play, Eat, Learn', allowing a calmer food consumption experience.
- Encouraging children to eat a complex carbohydrate snack at a time when they need energy to maintain concentration.
- Offering a daily dose of Omega 3, which may soothe aggravated nerve pathways and improve sleep.
- Encouraging children to drink more water and explaining how it improves learning and how bodies and brains under stress need more. All strategies were identified from extensive literature reviews, have an evidence base, and are effective in addressing the biological and neurobiological effects of stress. A detailed description of the strategies may be downloaded from this link: <https://archive.org/details/ReducingStressInSchools2017>.

The five schools involved started the programme in 2016, doing as many aspects as they could. There was no cost to schools or families. Organisations such as the Rātā Foundation and the Canterbury Primary Principals Association funded the Omega 3 and drink bottles.

At the end of 2016, one year after the introduction of the strategies, the impact of the programme was measured. In schools that implemented the majority of strategies, the proportion of children with high levels of behavioural problems decreased by a third. A third of the other children also showed improved behaviour. On average, behavioural issues reduced by two problems per child.

In mid-2017, Liberty presented her preliminary results to the Canterbury Primary Principals Association, which decided to invest in extending the programme.

The schools involved in the original research are also now trialling programmes to improve children's sleep and coping skills.

Nine primary schools, 12 kindergartens and six preschools –with a total of 4000 students—are now implementing varying aspects of the programme in a replication study. At the end of the year, Liberty and her colleagues will have a good idea of the impact of different aspects of the programme, and whether it is worthwhile for schools to implement just part of it.

*"My hope is that we can make a positive impact on the children who were vulnerable to the effects of the earthquakes, and ensure they have healthy and bright futures."*

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# Multi-generational household needs

Multi-generational households are on the rise in New Zealand, driven largely by financial, social and cultural factors. Local councils and government need to keep up with clearer policy and planning guidance.

BY DR PENNY LYSNAR, SOCIAL RESEARCHER, AUCKLAND COUNCIL

**THE 2015 PUBLICATION** *Meeting the needs of multi-generational households* reports on the outcomes of a project funded by the Building Research Levy. The research aimed to gain a fuller understanding of multi-generational households (MGHs) in New Zealand. This was carried out via interviews with the occupants of MGHs, analysis of census data on extended family households and a review of related literature.

## Growth in extended households

Census data demonstrated a nationwide growth in both the number of extended households and the number of people living in such households (Figures 1 and 2). From 1996 to 2013, the number of people in MGHs grew by 49% to 496,383.

In comparison, during the same period, the number of people in single-occupant households grew by 38%. Since 2001, the growth in MGHs has been even faster at 57%. It is interesting that those living in extended family households has grown faster than those in single occupant households (Figure 2).

## Most comprise three or more generations

Census data shows that most extended family households comprise three or more generations (Figure 2). Interviews with people living in MGHs show that MGH living is regarded positively. However, there is no typical MGH. Occupants lived in many types of dwellings, and very few households lived in homes purpose built for multi-generational



living. Some had only three or four members, others 15 or more. Some were overcrowded while others were spacious. Most included children.

## Range of reasons for increase

The reasons behind the rise in multi-generational living include:

- migration from countries where multi-generational living is a norm
- family members pooling resources to own or rent a home together
- marrying or living together and staying with parents in the meantime
- individuals and couples staying with parents to save for a house deposit
- young adults returning to their parents' home from overseas or after a change of circumstances - the boomerang generation
- longer and more expensive study leading young adults to remain dependent on their parents for longer ➤



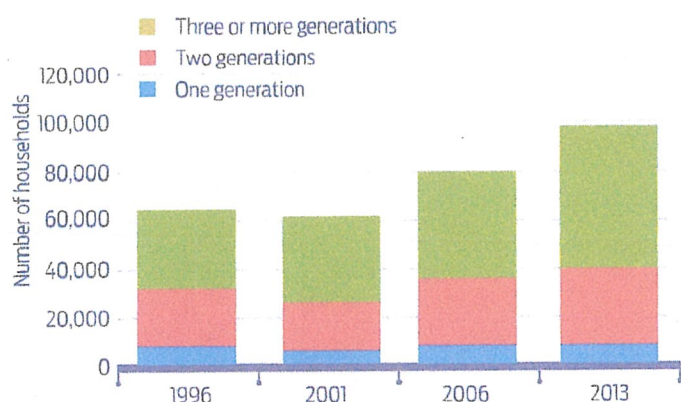


Figure 1: Number of extended family households nationwide.

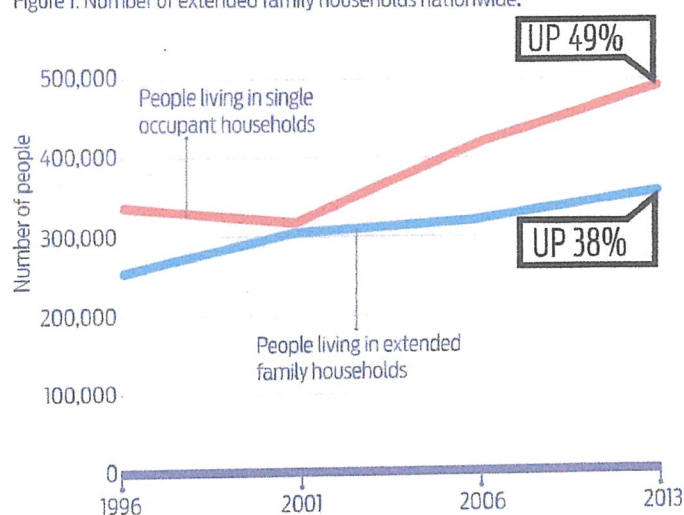


Figure 2: Number of people nationwide living in single person and extended family households.

- young people who can't find work, living with their parents
- more elderly people living with their adult children.

## There are disadvantages

Common disadvantages were mentioned. These include a lack of privacy and autonomy as well as interference – particularly around child rearing – noise and the coming and going of family and visitors.

## Practical needs

Some common practical needs for larger MGHs include:

- at least two toilets, separate from bathrooms
- bedrooms large enough for two or more children and study space
- more than one living area
- living spaces accommodating up to 20 in the household and visitors (this is particularly the case for Māori and Pasifika MGHs)
- provision for people wanting independence or privacy
- good natural ventilation – large families create more moisture in kitchen, laundry and bathrooms

- easy indoor/outdoor access to relieve pressure on indoor space
- outdoor areas for growing food, recreation or ceremonies
- layouts adaptable to changing needs and occupancies.

## Different needs for architects to consider

Architects and designers interested in the needs of MGHs should consider the occupants' daily activities, routines and family life and design with these in mind.

They should think about social needs – how people in MGHs can enjoy living together but also have spaces that afford them privacy.

Cultural needs vary. For example, many Chinese families who were interviewed reported that they entertain guests at restaurants. However, Māori and Pasifika families often have large numbers of guests at home, and thought needs to be given to designing spaces to allow for this.

From this, the study found that some households have specific needs:

- Extended families who entertain at home require usable outdoor space or a large garage/carport area.
- Māori and Pasifika households prefer wide and welcoming main entrance areas to receive guests and provide a sensitive reception for a coffin during a tangi or funeral.
- For Māori, food-related areas, which are tapu, should be separated from laundry, toilet and bathroom areas.

## Confusion about regulations

Interviews with industry professionals and occupants of MGHs revealed considerable confusion about the rules and regulations around common MGH features in dwellings such as second kitchens, minor dwellings, granny flats and sleepouts.

An internet search on MGH topics highlighted a lack of clarity about what MGH features required resource and building consents, as well as insurance of additional structures common to MGHs.

## Area of continued growth

Urban intensification goals often focus on increasing housing density and smaller houses, overlooking the needs of MGHs. Further, while housing choice is often paired with urban intensification goals, the researchers found little evidence to support such choice for MGHs.

There is little doubt that the number of MGHs and dwellings will continue to grow. To ensure successful outcomes, the report recommends that local and central government provide clearer policy and planning guidelines to support MGH living.

Increased awareness of the different financial and legal ownership options for MGH family members is warranted. There also needs to be greater clarification of insurance cover for additional building structures (for example, second kitchens and sleepouts) that may or may not have building or resource consent.

**For more** Report ER4 Meeting the housing needs of multi-generational households is available from [www.branz.co.nz/study\\_reports](http://www.branz.co.nz/study_reports).



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Shrink Smart –  
The governance of Shrinkage within a European Context

FP7 Research Project, May 2009 to April 2012  
Workpackage 2

## Urban shrinkage in Leipzig, Germany

Research report

(parts only  
copied).  
Full paper  
emailed  
to IHP.

Dieter Rink (✉)  
Annegret Haase  
Matthias Bernt  
Thomas Arndt  
Johanna Ludwig

Shrink Smart is a European Research Project financially supported by the European Commission's 7th Framework Programme, Theme 8 "Social Sciences and Humanities"; contract no. 225193

The views expressed are the authors' alone and do not necessarily correspond to those of other Shrink Smart partners or the European Commission. Comments and enquiries should be addressed to: Prof. Dr. Dieter Rink, Helmholtz Centre for Environmental Research – UFZ, Leipzig, Germany. Tel: +49 341 2351744. Email: dieter.rink@ufz.de

## Preface

This document represents a research outcome of the 7 FP project “Shrink Smart – The Governance of Shrinkage within a European Context” (May 2009 – April 2012). It summarizes information and data with respect to urban shrinkage, its characteristics and dynamics over time in the city of Leipzig. The report covers in general the time period between the late 1980s (to consider also the situation in the late GDR time) and today. It mainly uses municipal data; moreover, official planning documents and other reports issued by the city of Leipzig are used as well as scientific literature. The report represents, despite its embedment into the project logics of Shrink Smart, a stand-alone document which can be used independently from other project documents and deliverables.

It is the aim of project Shrink Smart to study the role of policies and governance systems in different types of shrinking urban regions. It is based on comparative case studies from seven urban regions throughout Europe with a focus on shrinking urban regions in eastern and southern Europe that will provide a basis for analyzing different trajectories of shrinkage, understanding main challenges for urban planning and elaborating alternatives for urban governance.

This research report was published first and foremost for the following reasons:

- to make the research results of the project accessible to a wider audience,
- to provide a collection of data and information on urban shrinkage in Leipzig in English language and
- to offer research evidence for a further discussion on shrinkage and its consequences in Leipzig.

Leipzig, January 2011

The authors

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## 1 EXECUTIVE SUMMARY

Leipzig looks back on a long-term period of shrinkage that lasted from the 1960s to the end of the 1990s. The political change after 1989 led to a rapid deindustrialization and breakdown in employment and, as a result, a mass out-migration towards western Germany bringing about a dramatic acceleration of population losses. From 1989 – 1998, Leipzig lost about 100,000 inhabitants, that is, 20 per cent of its total population. The main reasons for the recent population losses were the (job-related) out-migration to western Germany (starting right after 1990), a state-sponsored and thus artificially initiated suburbanization (that had its peak from the early mid-1990s until 1997), and demographic ageing (decrease in birth rates – a continuous process). The main reason for out-migration was the loss of jobs due to deindustrialization (loss of tens of thousands of jobs in the industrial sector in the early 1990s). In 1999, Leipzig enlarged its administrative territory. In this way the city ceased to lose inhabitants due to these reforms; the reform coincided with the stabilization of the city in terms of population size bringing with it positive migration balances and a vibrant in-migration. After 2000, Leipzig saw a turnaround, that is, a re-growth of the population after decades of shrinkage. Since 2000, Leipzig has had positive migration balances with the hinterland and in general. Research speaks about reurbanization tendencies that are prominent in Leipzig as one of only a few big cities in eastern Germany (see below).

Although the population is no longer decreasing, Leipzig is still today faced with the consequences of urban shrinkage, and will also be faced with them in the future. The consequences are first and foremost housing and commercial vacancies, demolition, oversupply of infrastructure, brownfields and the perforation of the urban grid. Leipzig is characterized by the close neighbourhood of stabilizing and shrinking neighbourhoods in the city. Vacant and/or unused lots, wastelands and new forms of "urban wilderness" exist in many places all over the city. In other words: urban shrinkage continues to play a role within the city, but not all neighbourhoods or districts are affected by it. Moreover, Leipzig will face a new wave of urban shrinkage within the near future: after 2015, household numbers will start to decrease; additionally, the reservoir of current in-migration (age groups 20 – 40) will decrease due to ageing. Today, Leipzig is not a shrinking city anymore when one only looks at the total population numbers; but urban shrinkage is an important topic for the city (coping with its consequences, dealing with shrinking neighbourhoods within the city) and this will also be true within the near future (new wave of shrinkage due to ageing and decrease in households).

Since 1990, socio-spatial separation and segregation in the city have advanced and the widespread socio-economic mix of many residential areas has decreased. Segregation has, however, not reached extreme values yet. It is most visible in its socio-economic dimension (income, share of unemployed). Socially weak households are concentrated in different parts of the city, mainly in some traditional old built-up workers' areas as well as in parts of the prefab district Leipzig-Grünau. In the public debate, Leipzig is often mentioned as a "boom town" or "lightening house" within

common

size

ageing

wastelands

potential  
risk.

boom town

the eastern German "ocean of shrinkage". The public perception is mainly of the story of stabilization and reurbanization of the city after the losses in the 1990s. Subsequently, it becomes more and more difficult to discuss urban shrinkage although urban planners already know about the processes that will lead to new population losses in a few years.

The phenomenon of urban shrinkage is perceived in Leipzig mainly through the "lens" of the housing market perspective; its appearance relates to (residential and commercial) housing vacancies (which reached their peak in 2000 with 62,500 vacant flats or 20 per cent of the total stock). Housing vacancies are not a new phenomenon in the city, which already had a vacancy rate of about 10 per cent in 1989 (25,000 vacant flats). However, after the 1990s, vacancies grew due to oversupply and no longer due to the poor technical conditions, which was the reason for their existence in GDR times. Therefore, the city has a vibrant interest to make people stay in the city as well as to attract new residents to counteract the vacancies (apart from demolitions). In this vein, the city offers, for instance, suburban-like housing in the inner city (town houses) as an alternative to suburbanization. Housing vacancies are a very visible consequence of urban shrinkage, a fact that led to the programme *Stadtumbau Ost* (urban restructuring) in 2002. Other appearances of shrinkage are the oversupply of infrastructure and the high number of (inner-city) brownfields that have to be prepared for re-use (either commercial, residential, or recreational as parks, playgrounds or urban woodlands). Population losses were ignored by municipal planning and urban policy throughout the 1990s, although there were already voices pointing to the visible decline and rising numbers of vacant flats. Shrinkage as a term and debate became an issue in Leipzig only after the report of a federal commission in 2000 that highlighted the housing supply surplus as an urgent problem in the new German federal states. From that time onwards, Leipzig developed different strategies to cope with shrinkage and to adapt the built structures to the declining demand using federal subsidies to demolish vast numbers of vacant flats. The deconstruction of housing and infrastructure concentrates on prefabricated districts in the western part of the city although vacancy rates are still highest in the old built-up stock. At the same time, Leipzig pursues a strategy of "active" population policy to persuade people to stay in the city and to attract new residents. Among others, town houses are being built, ownership within the existing stock is financially supported, and interim uses are advanced to both maintain vacant stock and keep vacant lots "working".

potential risk

Same.

potential risk.

Concerning the future, Leipzig will be faced with contradicting trends: on the one hand, the city will try to sustain itself as a re-growing city with a positive migration balance and a young in-migration that counteracts the ageing process. Thus, a support of its role as a university city and an investment-friendly urban policy is probable; on the other hand, the city will see a new wave of population loss after 2015, that is, when household numbers will start to decrease regardless of in-migration. The potential in-migration groups will become smaller and smaller due to ageing – it is possible that the city will enforce efforts to attract older age groups as "reurbanites", i.e. those who suburbanized in the 1990s and cannot get along with their daily wants and needs in suburbia because of a lack of amenities and services

Same.

Same.



there. This scenario could become true in one or two decades, i.e. exactly at a time when the quantitative resource of young in-migrants will significantly decrease; for the city it would bring about the need to adapt the urban space and services ever more to the needs of the elderly.

## 2 REASONS AND PREMISES OF URBAN SHRINKAGE

### *Introduction*

This report describes the process of shrinkage as it has occurred within the city of Leipzig. It examines the reasons, dynamics and patterns of change as well as the consequences for different fields of urban development and planning. The period covered in the report runs from the 1980s to the present day; in particular cases, longer or shorter time periods are considered. Over this time, Leipzig has moved from a (more or less rapidly) shrinking city until the late 1990s to a point where its population stabilized and even returned to a slight growth during the last few years. Today, Leipzig is no longer a shrinking city. When one looks only at the total population numbers, Leipzig represents one of a few large cities in eastern Germany that have undergone reurbanization processes (Haase, A. et al. 2010). However, urban shrinkage continues to be an important topic for the city. The city is still facing the consequences of long-term shrinkage and will have to cope with it during the years to come. At the same time, shrinkage still affects some parts of the city and will also do so in the future. Moreover, Leipzig awaits a new wave of shrinkage due to ageing and a decrease in households after 2015.

Leipzig is the second largest city in the eastern part of Germany after Berlin. About 500,000 inhabitants live on nearly 300 square kilometres of land. Named the "mother of all trade fairs", Leipzig is a traditional centre of commerce (Figure 1.1). In recent years, the city has become an important site of the vehicle and automotive components industry (e.g. Porsche since 2002, BMW since 2005) and an international logistics node (European hub of DHL since 2007). Furthermore, Leipzig hosts a number of institutions of higher education (with about 37,000 students) and research. The university is the second oldest in Germany (founded in 1409, Figure 1.1). The city disposes of a broad cultural heritage and events (Gewandhaus Orchestra, Bach Festival, Wave Gothic Festival). The urban appearance of Leipzig is mainly characterised by more than 12,000 residential buildings with 110,000 flats (35 per cent of the total number) from the time between 1870 and 1918, the so-called *Gründerzeit* or *Wilhelminian style* building stock, which is seen as architectural heritage.

Leipzig looks back to a long-term period of shrinkage, which lasted from the 1960s to the end of the 1990s. The political change after 1989 that led to a rapid deindustrialization and breakdown in employment and – as a result – a mass out-migration towards western Germany brought about a dramatic acceleration of population losses. From 1989 to 1998, Leipzig lost about 100,000 inhabitants, that is, 20 per cent of its total population. Fundamentally there are two underlying causes



### 3 IMPACTS AND CONSEQUENCES OF URBAN SHRINKAGE

#### 3.1 Patterns of segregation and social cohesion

*The specifics of Leipzig: "postsocialist segregation" and housing market supply surplus*

To understand the development of socio-spatial differentiation and today's patterns of socio-spatial segregation in Leipzig<sup>3</sup>, one has to consider two facts:

1. Leipzig's socialist past and its impact on segregation and
2. the specifics of its "supply surplus" housing market.

During the period of state socialism, as a consequence of the absence of both a private housing market as well as state controlled systems of housing provision, there was a low level of socio-spatial differentiation and segregation. Typical forms of segregation under socialism in Leipzig were the concentration of older people in the city centre, representatives of the socialist *nomenklatura* households in villa areas and some professional groups (teachers, technical intelligence) in prefabricated estates. The little community of foreigners who had jobs as contract workers from other socialist countries or who studied at Leipzig university was strictly separated from the locals in dormitories. The same was true for the Soviet soldiers and officers who lived in closed housing complexes and the barracks.

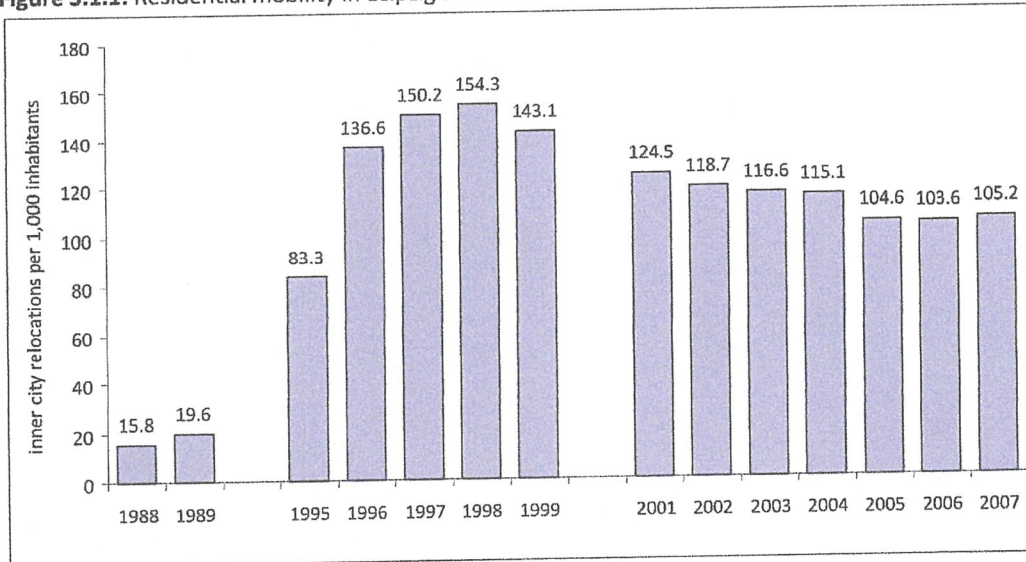
After 1989 the situation changed. As a consequence of population decline and an oversupply of flats due to renovation, newly built housing and increasing vacancies in the 1990s, Leipzig developed to be a housing market with a supply surplus (see also section 3.4. of this report). The emergence of housing vacancies led to falling rents/prices and a greater choice in terms of housing for a variety of residential groups. Subsequently, residential mobility increased and was at its highest level at the time when the housing vacancies reached their top numbers (in 2000). During the 2000s, residential mobility then decreased but remained at a level that is above that of comparable western German cities with a demand surplus housing market (Figures 3.1.1 and 3.1.2).

We understand supply surplus as a situation where there are more inhabitable dwellings than households available on the housing market. The supply is, subsequently, higher than the demand (Rink et al. 2010). Since most studies on socio-spatial segregation refer to the context of housing markets with demand surplus, the question whether supply surplus changes processes of differentiation and patterns of segregation has been under-researched up to now. The few existing studies are contradictory in their assumptions or conclusions and say either that the segregation under the conditions of supply surplus at the city level is stronger or that it is – in the same context – weaker. Some studies underline that the level of

<sup>3</sup> For the definition of processes of socio-spatial differentiation and patterns of socio-spatial segregation as a result of these processes see Rink (1997).

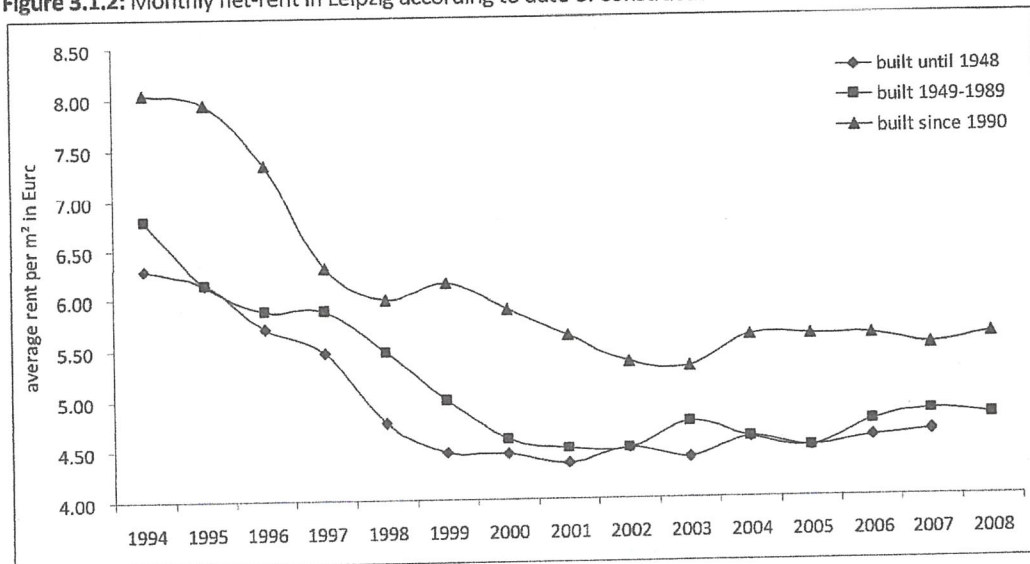
segregation of certain population groups (low income households, unemployed, older people, migrants) is more pronounced in cities with housing vacancies and a declining population.

**Figure 3.1.1:** Residential mobility in Leipzig 1988-2007



Source: UFZ database

**Figure 3.1.2:** Monthly net-rent in Leipzig according to date of construction 1994-2008



Source: UFZ database

### *"Postsocialist" differentiation, re-arrangements and segregation*

Looking at the period from 1990 to today, socio-spatial differences between the districts in Leipzig have increased (Rink 1997). These distinct processes of socio-spatial differentiation have not, up to now, produced a "clear" picture of "postsocialist" segregation in Leipzig. In the following, we present selected results of