

SOUTH NEW BRIGHTON AND SOUTHSHORE FACT SHEET

PLANNING AND APPROVALS

This Fact Sheet is about the planning and approvals process which can impact the timing, cost and requirements for many of the options proposed through the Southshore and South New Brighton Earthquake Legacy Project. It has been produced to provide supporting information for the Southshore and South New Brighton Earthquake Legacy Project.

What makes this area a bit different from other areas in Christchurch?

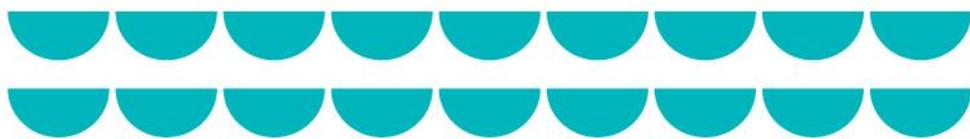
All the things that make Southshore and South New Brighton such a great place to live – the environment, the ecosystems, (including people and communities) the proximity to the sea, the cultural history and significance - are also things that make it a little more challenging to get planning and approvals to do work in the area, especially along the estuary edge.

For example, the Ihutai/Estuary's importance as a bird habitat for roosting and feeding is nationally and internationally recognised, and the Ihutai/Estuary is an outstanding natural landscape and site of ecological significance in the District Plan. What this means is that any works that occur close to the estuary edge, particularly structures that restrict views or impact the ecosystems on the estuary edge are likely to have a negative impact on these values. Proposed works in these areas require assessment of the effects on these significant values through the resource consent process and if consent is granted, it will have to meet certain conditions to ensure any negative effects are minimised. This can add significant costs and time to a project, can lead to a resource consent being declined, or may require additional approvals.

Resource consent requirements

District and regional plans generally require resource consent for activities that may have a negative effect on the environment which includes ecosystems (including people and communities), natural and physical resources, and amenity values (natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes). This allows the impact of these activities to be assessed and the response to any negative impacts considered.

The type of resource consent required depends on the type of activity and how it's classified in the district or regional plan. Activities that need a resource consent are classified as controlled, restricted discretionary, discretionary and non-complying. The regional or district council has to grant a resource consent for a controlled activity (with a couple of exceptions), but can grant or refuse a resource consent for a restricted discretionary, discretionary or non-complying activity.



How councils assess a resource consent

When councils assess any consent application they need to consider the extent of the negative effects, whether they are avoided, remedied or mitigated, and any relevant policy or legislative direction which in some instances outlines what you can and can't do in certain areas.

Where the likely effects are known, resource consents can be more straightforward and focussed on ensuring processes are followed and negative effects are minimised.

For activities where the potential negative effects are great or uncertain a more thorough assessment is required.

- This generally requires a large amount of supporting information and assessments to be prepared in advance, when the detailed design of the project is well underway. It can take a longer time to prepare this supporting information (i.e. 6-8 months for large and complex infrastructure projects).
- The application is generally publicly notified (this means the application is advertised in the newspaper and any people can make submissions) if the negative effects are likely to be more than minor. If submissions are received a hearing is held and the councils will make a decision on the application which may include conditions or could be declined.
- Notified consent applications take around 4-6months to process depending on the complexity, significance and the number of affected or interested parties involved.

Policy and legislative direction

There are a number of legislative and policy documents which relate to the estuary edge of Southshore and South New Brighton and provide direction about the types of activities and use of land that is anticipated for the area. A few key documents are outlined below:

The New Zealand Coastal Policy Statement is a key consideration for managing the environment in or near the coast. This promotes, amongst other matters:

- Locating new development away from areas prone to coastal hazard risk (areas at risk from coastal inundation or erosion over the next 100 years), and considering a range of options for reducing risk from coastal hazards in areas of existing development;
- Reducing reliance on hard protection structures (such as bunds, walls, gabions etc.) due to the potential negative impacts on natural processes, ecosystems, public access, amenity and future social cost to maintain over time;



- Protecting or restoring natural defences to coastal hazards (for example maintaining or restoring sloping beaches, saltmarsh and other vegetation on the land near the coast to reduce wave impact and intensity, and provide a buffer between the coastline and any development);
- Safeguarding the integrity, form, functioning and resilience of the coastal environment including its ecosystems;
- Preserving the natural character of the coastal environment by protecting natural features and landscape values; and
- Maintaining and enhancing public open space qualities and recreation opportunities of the coastal environment.

The [South Brighton Reserves Management Plan](#) outlines how the three South Brighton Reserves along the estuary edge will be managed. This includes a number of aims focusing on ecological, cultural and landscape values, natural defences of the estuary edge to improve resilience to the effects of climate change and erosion, and recreation activities.

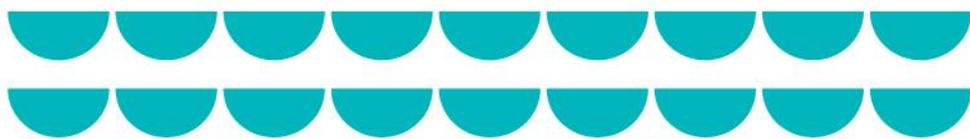
Other considerations and approvals

There are other requirements which impact the timeframes and cost of works such as Archaeological Authorities. An Archaeological Authority is an approval from Heritage New Zealand Pouhere Taonga for activities to occur at an archaeological site. It sets out how any discovery of artefacts is to be dealt with, as well as sometimes permitting modification or destruction of a site. These are often required when we do any earthworks (any filling, excavation, disturbance of, deposition on or change to the profile of, the land of a site) where there is a change of discovering archaeological material. If any pre-1900 artefacts are discovered, this can cause significantly delays.

Areas which are culturally significant require consideration of the effects of any earthquake legacy works on Ngāi Tahu values as well as engagement with mana whenua. The Ihutai Estuary is a Statutory Acknowledgement Area, which means it is of particular cultural, spiritual, historic and traditional association to Ngāi Tahu whilst, the whole of Te Karoro Karoro / the Brighton Spit is identified as a landscape of significance to Ngāi Tahu in the District Plan. The locality is also known to be an area of historic settlement and there are known archaeological sites of Maori origin.

Parts of the estuary edge also provide a habitat for native lizards. Works in certain areas will require a lizard survey to be undertaken (which can only be done when they are moving around, so it can't be started until Spring). If the area is identified as a lizard habitat, a wildlife permit would be required from the Department of Conservation. All of this would need to be completed as part of the supporting information for a consent application.

When it comes to the timing of when works can occur, we also need to consider the bird nesting season. This does depend a bit on where the works are happening, but in certain areas it



means we need to avoid disturbing the environment during Spring and Summer. This can have a knock-on effect for the overall timing of a project, particularly if consents and approvals are not obtained prior to this time.

Southshore and South New Brighton Fact Sheets

The Southshore and South New Brighton Fact Sheet series cover a range of issues:

Fact Sheet title	What it covers
Flooding	Why the Canterbury earthquakes have led to increased flooding risk in Southshore and South New Brighton.
Groundwater	What groundwater is and why it causes issues in Southshore and South New Brighton.
Stormwater	What stormwater is and why it causes issues in Southshore and South New Brighton.
Planning and approvals	How the planning and approvals process can impact the timing, cost and requirements for options in this area.
Christchurch drainage datum and levels	What the Christchurch drainage datum is, and how we use it and other levels in our planning.
2018 new high tide statistics	Information on the record high tides experienced in Christchurch coastal areas and the 2018 review and update of tidal statistics which has occurred following these events.
Stopbanks, bunds and other structures	Explanations of some of the different structures that can be used for flood and erosion mitigation.
What is a 1 in 100 year flood?	How we describe the probability of flooding.