Part 2 of the Plan Change 14 Section 32 Report: Evaluation of Qualifying Matters

1. Introduction

1.1. Purpose of this report

1.1.1 This part of the section 32 assessment on the Proposed Change relates specifically to "Qualifying matters", being the circumstances where the Council proposes a lesser intensity of development than the minimum development otherwise required to be enabled by the NPS-UD and the Act. The NPS-UD and the Act list what matters can be qualifying matters and only allow the MDRS and relevant height and density requirements to be less enabling of development in an area to the extent it is necessary to accommodate qualifying matters.

1.1.2 The NPS-UD and Act contain specific additional requirements relating to the section 32 assessment for different types of qualifying matters. The relevant sections of the Act and clauses of the NPS-UD are reproduced in detail in the table in Section 2 below. The Plan must identify all qualifying matters spatially and specify the alternate building heights and densities that are considered necessary to accommodate the qualifying matter.

2. Legal obligations and strategic planning documents relating to Qualifying Matters

2.1.1 The potential qualifying matters are listed in clause 3.32 of the NPS-UD and in the Act in sections 77I for residential zones and 77O for non-residential areas. In particular those provisions specifically include matters of national importance under section 6 of the Act, a matter required to give effect to a National Policy Statement, and a matter required for to give effect to the safe or efficient operation of nationally significant infrastructure. Those provisions also provide for any "other matter" that makes higher density inappropriate.

2.1.2 Where the qualifying matter is not already a matter that limits development in the existing District Plan to the same extent as is proposed, the set of additional assessments required to be included in the section 32 assessment are set out separately in the Act for residential zones (s.77J) and for non-residential areas (s.77P). In the NPS-UD they are set out in clause 3.33.

2.1.3 If a qualifying matter is an "other matter", further additional assessment is required (s.77L for residential zones or s.77R for non-residential areas in the Act, and clause 3.33 (3) in the NPS-UD).

2.1.4 Where the qualifying matter is an existing qualifying matter that limits development to the same extent in the existing District Plan, and is one of the qualifying matters specifically listed rather than an "other matter", the Act enables the Council to undertake an alternative and more limited evaluation process to that indicated above (sections 77K for residential zones and 77Q for non-residential areas).

2.1.5 Table 1 below sets out provisions from the RMA and National Policy Statements which are specifically relevant to qualifying matters. It also identifies other relevant higher order documents which set out the resource management issues relevant to the district and which provide direction for a many number of the proposed qualifying matters.

Table 1 – Specific legal matters and higher order documents relevant to Qualifying Matters		
Document	**Relevant provisions**	**Relevant direction given effect to/ taken account of**
RMA	Section 6 Matters of national importance	*In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:* *(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:* *(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:* *(c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:* *(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:* *(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:* *(f) the protection of historic heritage from inappropriate subdivision, use, and development:* *(g) the protection of protected customary rights:* *(h) the management of significant risks from natural hazards.*
RMA, section 77I	Section 77I Qualifying matters in applying medium density residential standards and policy 3 to relevant residential zones	*A specified territorial authority may make the MDRS and the relevant building height or density requirements under policy 3 less enabling of development in relation to an area within a relevant residential zone only to the extent necessary to accommodate 1 or more of the following qualifying matters that are present:* *(a) a matter of national importance that decision makers are required to recognise and provide for under section 6:* *(b) a matter required in order to give effect to a national policy statement (other than the NPS-UD) or the New Zealand Coastal Policy Statement 2010:* *(c) …[not relevant](d) …[not relevant]* *(e) a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure:* *(f) open space provided for public use, but only in relation to land that is open space:* *(g) the need to give effect to a designation or heritage order, but only in relation to land that is subject to the designation or heritage order:* *(h) a matter necessary to implement, or to ensure consistency with, iwi participation legislation:* *(i) the requirement in the NPS-UD to provide sufficient business land suitable for low density uses to meet expected demand:* *(j) any other matter that makes higher density, as provided for by the MDRS or policy 3, inappropriate in an area, but only if section 77L is satisfied.*

RMA, section 77J	Section 77J Requirements in relation to evaluation report	*(1) This section applies if a territorial authority is amending its district plan (as provided for in section 77G).* *(2) The evaluation report from the specified territorial authority referred to in section 32 must, in addition to the matters in that section, consider the matters in subsections* *(3) and (4).* *(3) The evaluation report must, in relation to the proposed amendment to accommodate a qualifying matter,—* *(a) demonstrate why the territorial authority considers—* *(i) that the area is subject to a qualifying matter; and* *(ii) that the qualifying matter is incompatible with the level of development permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 for that area; and* *(b) assess the impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity; and* *(c) assess the costs and broader impacts of imposing those limits.* *(4) The evaluation report must include, in relation to the provisions implementing the MDRS,—* *(a) a description of how the provisions of the district plan allow the same or a greater level of development than the MDRS:* *(b) a description of how modifications to the MDRS as applied to the relevant residential zones are limited to only those modifications necessary to accommodate qualifying matters and, in particular, how they apply to any spatial layers relating to overlays, precincts, specific controls, and development areas, including—* *(i) any operative district plan spatial layers; and* *(ii) any new spatial layers proposed for the district plan.* *(5) The requirements set out in subsection (3)(a) apply only in the area for which the territorial authority is proposing to make an allowance for a qualifying matter.* *(6) The evaluation report may for the purposes of subsection (4) describe any modifications to the requirements of section 32 necessary to achieve the development objectives of the MDRS.*

RMA, section 77K	Section 77K Alternative process for existing qualifying matters	*(1) A specified territorial authority may, when considering existing qualifying matters, instead of undertaking the evaluation process described in section 77J, do all the following things:* *(a) identify by location (for example, by mapping) where an existing qualifying matter applies:* *(b) specify the alternative density standards proposed for those areas identified under paragraph (a):* *(c) identify in the report prepared under section 32 why the territorial authority considers that 1 or more existing qualifying matters apply to those areas identified under paragraph (a):* *(d) describe in general terms for a typical site in those areas identified under paragraph (a) the level of development that would be prevented by accommodating the qualifying matter, in comparison with the level of development that would have been permitted by the MDRS and policy 3:* *(e) notify the existing qualifying matters in the IPI.* *(2) To avoid doubt, existing qualifying matters included in the IPI—* *(a) do not have immediate legal effect on notification of the IPI; but* *(b) continue to have effect as part of the operative plan.* *(3) In this section, an **existing qualifying matter** is a qualifying matter referred to in section 77I(a) to (i) that is operative in the relevant district plan when the IPI is notified.*
RMA, section 77L	Section 77L Further requirements about the application of section 77I(j)	*A matter is not a qualifying matter under section 77I(j) in relation to an area unless the evaluation report referred to in section 32 also—* *(a) identifies the specific characteristic that makes the level of development provided by the MDRS (as specified in Schedule 3A or as provided for by policy 3) inappropriate in the area; and* *(b) justifies why that characteristic makes that level of development inappropriate in light of the national significance of urban development and the objectives of the NPS-UD; and* *(c) includes a site-specific analysis that—* *(i) identifies the site to which the matter relates; and* *(ii) evaluates the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter; and* *(iii)evaluates an appropriate range of options to achieve the greatest heights and densities permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 while managing the specific characteristics.*

RMA, section 77O	Section 77O Qualifying matters in application of intensification policies to urban non-residential areas	*A specified territorial authority may modify the requirements of policy 3 in an urban non-residential zone to be less enabling of development than provided in those policies only to the extent necessary to accommodate 1 or more of the following qualifying matters that are present:* *(a) a matter of national importance that decision makers are required to recognise and provide for under section 6:* *(b) a matter required in order to give effect to a national policy statement (other than the NPS-UD) or the New Zealand Coastal Policy Statement 2010:* *(c) …[not relevant]* *(d) …[not relevant]* *(e) a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure:* *(f) open space provided for public use, but only in relation to land that is open space:* *(g) the need to give effect to a designation or heritage order, but only in relation to land that is subject to the designation or heritage order:* *(h) a matter necessary to implement, or to ensure consistency with, iwi participation legislation:* *(i) the requirement in the NPS-UD to provide sufficient business land suitable for low density uses to meet expected demand:* *(j) any other matter that makes higher density development as provided for by policy 3, as the case requires, inappropriate in an area, but only if section 77R is satisfied.*
RMA, section 77P	Section 77P Requirements governing application of section 77O	*(1) This section applies if a specified territorial authority is amending its district plan (as required by section 77N) and proposes to accommodate a qualifying matter.* *(2) The evaluation report from the specified territorial authority referred to in section 32 must, in addition to the matters in that section, consider the matters in subsection (3).* *(3) The evaluation report must, in relation to the proposed amendment to accommodate a qualifying matter,—* *(a) in the area for which the territorial authority is proposing to make an allowance for a qualifying matter, demonstrate why the territorial authority considers—* *(i) that the area is subject to a qualifying matter; and* *(ii) that the qualifying matter is incompatible with the level of development provided for by policy 3 for that area; and* *(b) assess the impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity; and* *(c) assess the costs and broader impacts of imposing those limits.*

RMA, section 77Q	Section 77Q Alternative process for existing qualifying matters	*(1) A specified territorial authority may, when considering existing qualifying matters, instead of undertaking the evaluation process described in section 77P, do all the following things:* *(a) identify by location (for example, by mapping) where an existing qualifying matter applies:* *(b) specify the alternative density standards proposed for the area or areas identified under paragraph (a):* *(c) identify in the report prepared under section 32 why the territorial authority considers that 1 or more existing qualifying matters apply to the area or areas identified under paragraph (a):* *(d) describe in general terms for typical sites in those areas identified under paragraph (a) the level of development that would be prevented by accommodating the qualifying matter, in comparison with the level of development that would have been enabled by policy 3:* *(e) notify the existing qualifying matters in the IPI.* *(2) To avoid doubt, existing qualifying matters included in the IPI—* *(a) do not have immediate legal effect on notification of the IPI; but* *(b) continue to have effect as part of the operative plan.* *(3) In this section, an existing qualifying matter is a qualifying matter referred to in section 77O(a) to (i) that is operative in the relevant district plan when the IPI is notified.*
RMA, section 77R	Section 77R Further requirements about the application of section 77O(j)	*A matter is not a qualifying matter under section 77O(j) in relation to an area unless the evaluation report referred to in section 32 also—* *(a) identifies the specific characteristic that makes the level of urban development required within the relevant paragraph of policy 3 inappropriate; and* *(b) justifies why that characteristic makes that level of urban development inappropriate in light of the national significance of urban development and the objectives of the NPS-UD; and* *(c) includes a site-specific analysis that—* *(i) identifies the site to which the matter relates; and* *(ii) evaluates the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter; and* *(iii) evaluates an appropriate range of options to achieve the greatest heights and densities provided for by policy 3 while managing the specific characteristics.*
National Policy	Clauses 3.31, 3.32 and 3.33	*3.31 Tier 1 territorial authorities implementing intensification policies* *(1)Every tier 1 territorial authority must identify, by location, the building heights and densities required by Policy 3.*

Statement on Urban Development (NPS-UD)	of the NPS-UD	*(2)If the territorial authority considers that it is necessary to modify the building height or densities in order to provide for a qualifying matter (as permitted under Policy 4), it must:* *(a)identify, by location, where the qualifying matter applies; and* *(b) specify the alternate building heights and densities proposed for those areas.* *(3)The territorial authority must make the information required by subclauses (1) and (2) publicly available at the same time as it notifies any plan change or proposed plan change to give effect to Policy 3.* *3.32 Qualifying matters* *In this National Policy Statement, qualifying matter means any of the following:* *(a) a matter of national importance that decision-makers are required to recognise and provide for under section 6 of the Act* *(b) a matter required in order to give effect to any other National Policy Statement* *(c) any matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure* *(d) open space provided for public use, but only in relation to the land that is open space* *(e) an area subject to a designation or heritage order, but only in relation to the land that is subject to the designation or heritage order* *(f) a matter necessary to implement, or ensure consistency with, iwi participation legislation* *(g) the requirement to provide sufficient business land suitable for low density uses to meet expected demand under this National Policy Statement* *(h) any other matter that makes high density development as directed by Policy 3 inappropriate in an area, but only if the requirements of clause 3.33(3) are met.* *3.33 Requirements if qualifying matter applies* *(1) This clause applies if a territorial authority is amending its district plan and intends to rely on Policy 4 to justify a modification to the direction in Policy 3 in relation to a specific area.* *(2) The evaluation report prepared under section 32 of the Act in relation to the proposed amendment must:* *(a)demonstrate why the territorial authority considers that:* *(i) the area is subject to a qualifying matter; and* *(ii) the qualifying matter is incompatible with the level of development directed by Policy 3 for that area; and* *(b) assess the impact that limiting development capacity, building height or density (as relevant) will have on the provision of development capacity; and* *(c) assess the costs and broader impacts of imposing those limits.* *(3)A matter is not a qualifying matter under clause 3.32(1)(h) in relation to an area unless the evaluation report also:*

		(a) identifies the specific characteristic that makes the level of development directed by Policy 3 inappropriate in the area, and justifies why that is inappropriate in light of the national significance of urban development and the objectives of this National Policy Statement; and *(b)includes a site-specific analysis that:* *(i) identifies the site to which the matter relates; and* *(ii) evaluates the specific characteristics on a site-specific basis to determine the spatial extent where intensification needs to be compatible with the specific matter; and* *(iii) evaluates an appropriate range of options to achieve the greatest heights and densities directed by Policy 3, while managing the specific characteristics.*
National Policy Statement on Freshwater Management 2020	*1.3 Fundamental concept – Te Mana o te Wai Concept*	*(1) Te Mana o te Wai is a concept that refers to the fundamental importance of water and recognises that protecting the health of freshwater protects the health and well-being of the wider environment. It protects the mauri of the wai. Te Mana o te Wai is about restoring and preserving the balance between the water, the wider environment, and the community.* *(2) Te Mana o te Wai is relevant to all freshwater management and not just to the specific aspects of freshwater management referred to in this National Policy Statement.* *Framework.* *(3) Te Mana o te Wai encompasses 6 principles relating to the roles of tangata whenua and other New Zealanders in the management of freshwater, and these principles inform this National Policy Statement and its implementation.* *(4) The 6 principles are:* *(a) Mana whakahaere: the power, authority, and obligations of tangata whenua to make decisions that maintain, protect, and sustain the health and well-being of, and their relationship with, freshwater* *(b) Kaitiakitanga: the obligation of tangata whenua to preserve, restore, enhance, and sustainably use freshwater for the benefit of present and future generations* *(c) Manaakitanga: the process by which tangata whenua show respect, generosity, and care for freshwater and for others* *(d) Governance: the responsibility of those with authority for making decisions about freshwater to do so in a way that prioritises the health and well-being of freshwater now and into the future* *(e) Stewardship: the obligation of all New Zealanders to manage freshwater in a way that ensures it sustains present and future generations* *(f) Care and respect: the responsibility of all New Zealanders to care for freshwater in providing for the health of the nation.* *6 National Policy Statement for Freshwater Management 2020*

		(5) There is a hierarchy of obligations in Te Mana o te Wai that prioritises: *(a) first, the health and well-being of water bodies and freshwater ecosystems* *(b) second, the health needs of people (such as drinking water)* *(c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future* *2.1 Objective* *(1) The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises:* *(a) first, the health and well-being of water bodies and freshwater ecosystems* *(b) second, the health needs of people (such as drinking water)* *(c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.* *2.2 Policies* *Policy 1: Freshwater is managed in a way that gives effect to Te Mana o te Wai.* *Policy 2: Tangata whenua are actively involved in freshwater management (including decision making processes), and Māori freshwater values are identified and provided for.* *Policy 3: Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.* *Policy 4: Freshwater is managed as part of New Zealand's integrated response to climate change.* *Policy 6: There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration is promoted.* *Policy 7: The loss of river extent and values is avoided to the extent practicable.* *Policy 8: The significant values of outstanding water bodies are protected.* *Policy 9: The habitats of indigenous freshwater species are protected.* *Policy 10: The habitat of trout and salmon is protected, insofar as this is consistent with Policy 9.* *Policy 15: Communities are enabled to provide for their social, economic, and cultural wellbeing in a way that is consistent with this National Policy Statement.*
New Zealand Coastal		*Objective 6*

Policy Statement 2010		*To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development, recognising that:* *• the protection of the values of the coastal environment does not preclude use and development in appropriate places and forms, and within appropriate limits;* *• some uses and developments which depend upon the use of natural and physical resources in the coastal environment are important to the social, economic and cultural wellbeing of people and communities;* *• functionally some uses and developments can only be located on the coast or in the coastal marine area;* *• the coastal environment contains renewable energy resources of significant value;* *• the protection of habitats of living marine resources contributes to the social, economic and cultural wellbeing of people and communities;* *• the potential to protect, use, and develop natural and physical resources in the coastal marine area should not be compromised by activities on land;* *• the proportion of the coastal marine area under any formal protection is small and therefore management under the Act is an important means by which the natural resources of the coastal marine area can be protected; and* *• historic heritage in the coastal environment is extensive but not fully known, and vulnerable to loss or damage from inappropriate subdivision, use, and development.* *Policy 3 Precautionary approach* *(1) Adopt a precautionary approach towards proposed activities whose effects on the coastal environment are uncertain, unknown, or little understood, but potentially significantly adverse.* *(2) In particular, adopt a precautionary approach to use and management of coastal resources potentially vulnerable to effects from climate change, so that:* *(a) avoidable social and economic loss and harm to communities does not occur;* *(b) natural adjustments for coastal processes, natural defences, ecosystems, habitat and species are allowed to occur; and* *(c) the natural character, public access, amenity and other values of the coastal environment meet the needs of future generations.* *Policy 25 Subdivision, use, and development in areas of coastal hazard risk In areas potentially affected by coastal hazards over at least the next 100 years:* *(a) avoid increasing the risk10 of social, environmental and economic harm from coastal hazards;* *(b) avoid redevelopment, or change in land use, that would increase the risk of adverse effects from coastal hazards;*

		(c) encourage redevelopment, or change in land use, where that would reduce the risk of adverse effects from coastal hazards, including managed retreat by relocation or removal of existing structures or their abandonment in extreme circumstances, and designing for relocatability or recoverability from hazard events; (d) encourage the location of infrastructure away from areas of hazard risk where practicable; *(e) discourage hard protection structures and promote the use of alternatives to them, including natural defences; and* *(f) consider the potential effects of tsunami and how to avoid or mitigate them*
Canterbury Regional Policy Statement (CRPS)		In terms of direction on matters relating to intensification other than that required to be enabled by the MDRS, in particular the greater levels of intensification required in some areas under Policy 3 of the NPS-UD, the following CRPS direction is relevant; i. Objectives 6.2.1 and 11.2.3, and Policy 11.3.8 - recognise, have regard to, and protect people from, unacceptable risk from natural hazards and the effects of climate change and sea-level rise. ii. Objective 6.2.3 and Policy 6.3.2 - retention of identified areas of special amenity and historic heritage value and that development reflect the character and quality of the existing built and natural environment.
Land Use Recovery Plan (LURP)		a. Have regard to … b. LURP actions related specifically to commercial activity direct the Plan to enable: i. Community facilities within KACs and Neighbourhood Centres
Christchurch Central Recovery Plan (CCRP)		a. Any plan changes, recommendations or decisions on PCs affecting provisions for the Central City must have regard to the CCRP: i. The Blueprint Plan
Mahaanui Iwi Management Plan (**IMP**)	Part 5.3 Wai Māori	Objectives (3) Water and land are managed as interrelated resources embracing the practice of Ki Uta Ki Tai, which recognises the connection between land, groundwater, surface water and coastal waters. (4) Mauri and mahinga kai are recognised as key cultural and environmental indicators of the cultural health of waterways and the relationship of Ngāi Tahu to water. (6) Wetlands and waipuna are recognised and protected as wāhi taonga, and there is an overall net gain of wetlands in the takiwā as wetlands are restored. (7) All waterways have healthy, functioning riparian zones and are protected from inappropriate activities, including stock access. Policies

		WM1.2 Te Tiriti o Waitangi is the basis for the relationship between Ngāi Tahu and local authorities (and water governance bodies) with regard to freshwater management and governance in the takiwā. WM1.4 To require that local authorities and water governance bodies recognise that: (a) The relationship of tāngata whenua to freshwater is longstanding; (b) The relationship of tāngata whenua to freshwater is fundamental to Ngāi Tahu culture and cultural well-being; (c) Tāngata whenua rights and responsibilities associated with freshwater are intergenerational; and (d) Tāngata whenua interests in freshwater resources in the region are cultural, customary and economic in nature. WM13.1 To recognise and protect all wetlands, waipuna and riparian areas as wāhi taonga that provide important cultural and environment benefits, including but not limited to: (a) Mahinga kai habitat; (b) The provision of resources for cultural use; (c) Cultural well-being; (d) The maintenance and improvement of water quality; and (e) Natural flood protection. Objectives (2) The ancestral and contemporary relationship between Ngāi Tahu and the land is recognised and provided for in land use planning and decision making. (8) Ngāi Tahu cultural heritage values, including wāhi tapu and other sites of significance, are protected from damage, modification or destruction as a result of land use. Policies P3.2 To ensure early, appropriate and effective involvement of Papatipu Rūnanga in the development and implementation of urban and township development plans and strategies, including but not limited to: (a) Urban development strategies; (b) Plan changes and Outline Development Plans; (c) Area plans; (d) Urban planning guides, including landscape plans, design guides and sustainable building guides; (e) Integrated catchment management plans (ICMP) for stormwater management; (f) Infrastructure and community facilities plans, including cemetery reserves; and (g) Open space and reserves planning.

	5.4 Papatūānuku	P3.3 To require that the urban development plans and strategies as per Policy P3.2 give effect to the Mahaanui IMP and recognise and provide for the relationship of Ngāi Tahu and their culture and traditions with ancestral land, water and sites by: (a) Recognising Te Tiriti o Waitangi as the basis for the relationship between Ngāi Tahu and local government; (b) Recognising and providing for sites and places of importance to tāngata whenua; (c) Recognising and providing for specific values associated with places, and threats to those values; (d) Ensuring outcomes reflect Ngāi Tahu values and desired outcomes; and (e) Supporting and providing for traditional marae based communities to maintain their relationship with ancestral land. P11.1 To assess proposals for earthworks with particular regard to: (a) Potential effects on wāhi tapu and wāhi taonga, known and unknown; (b) Potential effects on waterways, wetlands and waipuna; (c) Potential effects on indigenous biodiversity; (d) Potential effects on natural landforms and features, including ridge lines; (e) Proposed erosion and sediment control measures; and (f) Rehabilitation and remediation plans following Earthworks.

3. Specific issues relating to Qualifying Matters

3.1. Overview of proposed qualifying matters

3.1.1 Qualifying matters are either those listed under section 77I or 77O of the Act, or are an 'other' matter which requires a site specific evaluation. Of those listed under s77I or 77O, many may already be an existing matter under the District Plan that manages or limits urban development on the site.

3.1.2 The level of assessment and evaluation that is required varies depending on what type of qualifying matter is proposed. This section 32 assessment has been structured, specifically the order and grouping of qualifying matters, based on the type of qualifying matter and level of evaluation required.

3.1.3 The first group of qualifying matters includes those existing under the Operative District Plan that recognise and provide for section 6 matters, and that are required in order to give effect to National Policy Statements. These include:

i. Sites of ecological significance – section 6(c);

ii. Outstanding natural features and landscapes – section 6(b);

iii. Sites of cultural significance (Wāhi Tapu; Silent Files; Ngā Tūranga Tūpuna; Ngā Wai) – section 6(e);

iv. Belfast/Northwood Commercial Centre area adjoining the Styx River – section 6(a),(b), (c) and (e), noting that the Act does not preclude managing the use, development and protection of natural and physical resources of land that adjoins or surrounds a site of national importance;

v. Historic heritage and its protection from inappropriate subdivision, use and development – section 6(f); including scheduled heritage items, areas, settings and trees;

vi. Land affected by natural hazards, including flood ponding management areas, high flood hazards, and slope instability;

vii. Waterbody setbacks (matter required in order to give effect to the National Policy Statement on Freshwater Management NPS-FM).

3.1.4 The second group of proposed qualifying matters comprises matters that are not currently managed under the Operative District Plan but are of national importance under section 6(f) relating to historic heritage and section 6(h) in respect of natural hazards. The new/additional proposed section 6 matters include those relating to:

viii. Coastal hazards;

ix. Residential Heritage Areas;

x. Properties located within a proposed High Density Zones and the Lyttelton Commercial Centre (zone) that interface (adjoin) with a proposed Residential Heritage Area; and

xi. Properties that surround the heritage settings for New Regent Street, the Arts Centre, the Cathedral Square and Riccarton Bush (also being an ecological site of significance).

3.1.5 Two of the matters listed above relate to areas where the proposed management of land adjoining or surrounding the heritage item, area and/or setting, is considered necessary to protect historic heritage from inappropriate subdivision, use and development.

3.1.6 In relation to coastal hazards, the Operative District Plan currently does not define the full extent of areas at risk of coastal hazards including inundation, erosion and tsunami. Some activities are managed under other hazard management areas, particularly in regard to flooding. The management of coastal hazards was deferred under the Christchurch District Plan Review. There was recognition of the need to look at coastal hazards under a normal review process to enable appropriate engagement and rights of participation, having regard to the longer term effects associated with coastal hazards. Council has subsequently initiated a plan change to introduce coastal hazards provisions in the District Plan. The recent changes to the Act, specifically the requirement to identify qualifying matters, has brought forward the need to identify areas at the greatest risk from coastal hazards and evaluate the level of residential and commercial enablement appropriate within these areas.

3.1.7 The third group of qualifying matters relate to the safe and efficient operation of nationally significant infrastructure. The first three of these matters listed below are already managed under the Plan. The fourth is an existing matter under the ODP, which manages noise sensitive activities impacted by the operation of the Christchurch International Airport, more specifically within the 50dBA noise contour. A more recent modelled 50dBA contour is however proposed to be applied to define the spatial extent of this qualifying matter. The airport noise qualifying matter thus is an existing matter provided for in the District Plan, but proposed application to some new areas in regard to its spatial extent. The final list matter is new and relates to radio communication pathways for the Justice and Emergency Services Precinct.

xii. Lyttelton Port Influences Overlay;

xiii. NZ Rail Network;

xiv. Electricity Transmission Corridors (220kV, 110kV and 66kV National Grid lines, 66kV and 33kV Electricity Distribution lines, and the 11kV Heathcote to Lyttelton electricity distribution line);

xv. Christchurch International Airport – 50dBA noise contour; and

xvi. Radio communication pathways.

3.1.8 The fourth group are referred to as “other qualifying matters”, where they do not, or do not ‘neatly’ fall within the 77I or 77O of the Act, but have been evaluated as having:

- special value to achieve Christchurch District Plan objectives and policies; and/or
- potential to have adverse impact on adjoining areas of special value; and/or
- where there is a unique circumstance as to why greater residential enablement is not appropriate.

3.1.9 The proposed “other qualifying matters” include the following:

xvii. Residential Character Areas;

xviii. Significant and other trees as scheduled under Appendix 9.4.7.1 of the ODP;

xix. Victoria Street building height; and

xx. Vacuum sewer wastewater system constrained areas.

3.2. Proposed approach to define and incorporate proposed qualifying matters within the District Plan

3.2.1 There are two components to the identification and application of qualifying matters within the District Plan. The first relates to the spatial aspect, being defined and represented within the Planning Map series1. The second aspect relates to the provisions relevant to each qualifying matter, which for some already are existing operative provisions under the Plan, for others new provisions are proposed. Council has considered the most appropriate way to recognise and apply qualifying matters within the Plan and proposes to include a number of ways of alerting a plan user to qualifying matters.

3.2.2 A fourth series of plans, to be titled "Series D-Qualifying Matters", proposed to be included to identify where a qualifying matter may apply. The 'Series D-Qualifying Matters' maps will still need to be read together with the Series A-C maps which will in some cases identify more specific detail regarding the particular matter. The EPlan property search function will also aid the plan user as to identification of qualifying matters and hyperlinks to relevant provisions will be included where practicable. This proposed Series D Qualifying Maps are included in Appendix 1 of this report.

3.2.3 Appendix 2 identifies the existing and proposed provisions relevant to each qualifying matter. Existing qualifying matters carry over their respective operative provisions with no changes proposed. All other qualifying matters either propose amendments to existing provisions, for example for Residential Character Areas and Heritage Items and Setting; or propose entirely new provisions as they are a new matter, for example the Coastal Hazard Medium and High Risk Management Areas and Residential Heritage Areas.

3.2.4 A new section and schedule of qualifying matters is proposed to be included under Chapter 6 General Rules and Procedures. In addition, new references and advisory notes are proposed to be included under the "How to Use the Rules" for Chapter 5 Natural Hazards; Chapter 6 General Rules and Procedures; Chapter 8 Subdivision, Development and Earthworks; Chapter 9 Natural and Cultural Heritage; Chapter 14 Residential; and Chapter 15 Commercial.

[1] Planning Map series includes: Series A-Zones, Other Notations, Designations and Heritage Order; Series B-Natural Hazards and Water Bodies; Series C-Natural and Cultural Heritage

3.3. Impact of qualifying matters on development potential

3.3.1 ***Overview of the evaluation requirements*** - The Act requires the evaluation of the impact a qualifying matter (herewith referred to as 'impact evaluation') may have on development capacity. The relevant sections of the Act are summarised below:

Section	Application	Capacity loss requirement
77J(3)(b)	Any new qualifying matter for residential development	*assess the impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity*
77K(1)(d)	Existing (Plan) qualifying matters for residential development	*describe in general terms for a typical site in those areas identified under paragraph (a) the level of development that would be prevented by accommodating the qualifying matter, in comparison with the level of development that would have been permitted by the MDRS and policy 3*
77P(3)(b)	Any new qualifying matter for non-residential development (e.g. commercial)	*assess the impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity*
77Q(1)(d)	Existing (Plan) qualifying matters for non-residential development (e.g. commercial)	*describe in general terms for typical sites in those areas identified under paragraph (a) the level of development that would be prevented by accommodating the qualifying matter, in comparison with the level of development that would have been enabled by policy 3*

3.3.2 Development capacity is defined under section 30(5) of the RMA as meaning (in relation to housing and building land in urban areas:

"the capacity of land for urban development, based on –

- *(a) the zoning, objectives, policies, rules, and overlays that apply to the land under the relevant proposed and operative regional policy statements, regional plans, and district plans; and*
- *(b) the capacity required to meet –*
  - *(i) the expected short and medium term requirements; and*
  - *(ii) the long term requirements; and*
- *(c) the provision of adequate development infrastructure to support the development of the land."*

3.3.3 Table 2 below provides an overview of the heights and densities that might otherwise be enabled under the MDRS and application of Policy 3 of the NPS-UD, namely through either a Central City, Central City Mixed Use, Medium or High Density zoning. The column titled "readily enabled" under Table 2, reflects the restricted discretionary status which is essentially a second threshold, whereby a development is likely to obtain resource consent provided it meets a specific set of criteria. For more information on expected housing yields refer to Part 1, Appendix 1 of the section 32 report containing an updated Housing Capacity Assessment for Ōtautahi Christchurch.

Table 2 – Overview of height and density enablement for the proposed Medium Density Residential, High Density Residential, City Centre and Mixed Use zones			
Zone	**Permitted Activity**	**Readily enabled as a Restricted Discretionary Activity with specified criteria**	**Expected and/or most likely (long term) density yield**
Medium Density Residential Zone	12m	14m	30-100hh/ha
Medium Density Residential Zone with Large Local Centre Intensification Precinct	14m	14m	50-150hh/ha
High Density Residential Zone	14m	32m	50-250hh/ha
High Density Residential Zone with an Intensification Precinct (varied)	14m	20m	50-150hh/ha
City Centre Zone (Residential and Commercial)	21m for narrow sites only	45m and 90m	50-300hh/ha
Central City Mixed Use Zone (Residential and Commercial)	17m	32m	50-250hh/ha
Mixed Use Zone	15m and 20m		100-150hh/ha

3.3.4 The proposed alternate building heights and/or rules that could (but not always in a significant way) impact housing density yields to accommodate the qualifying matter are broadly summarised in Table 3 below. For some proposed qualifying matters the impact on density and height cannot be specified with any certainty. For those qualifying matters, no building heights are included in Table 3 however the change in activity status (or lack of change) is noted. The potential impact is further discussed in the detailed evaluation for each matter contained in section 6 of this report and should be relied upon over the high level summary in Table 3.

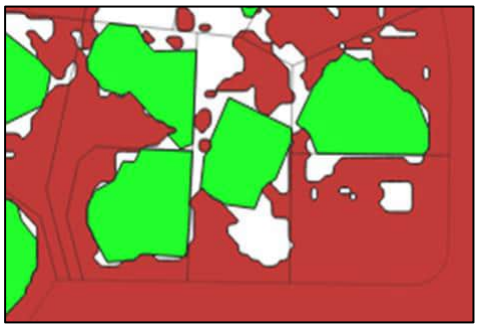
3.3.5 For some qualifying matters it is more difficult and complex to determine what the actual impact of the proposed rules might be in practice. A number of the proposed qualifying matters (and their associated rules), still provide a consenting pathway to develop a property for additional housing. The impact of the qualifying matter may not be as definitive as to reducing density and height, rather only change the activity status either from permitted to controlled to restricted discretionary. In many cases and as visualised in Diagram 1 below, appropriate site layout together with mitigation and innovative urban design solutions, may result in consent being granted for a development proposal. Therefore whilst an evaluation of the impact has been undertaken, the results should not be viewed as an absolute or definitive position as to the true and actual impact of a proposed matter.

Table 3: Level of alternative enablement (density and height) when a qualifying matter is applied to Medium Density Residential, High Density Residential, City Centre and Mixed Use zones			
Qualifying Matter	**Proposed Land Use Zone PC14**	**Proposed Zone with QM and expected and/or most likely density yield**	**Proposed Zone with QM and permitted and readily enabled building height**
Sites of ecological significance	Medium/High Residential Zone	Restricted Discretionary Activity to build - Indigenous Biodiversity clearance standards	Restricted Discretionary Activity to build - Indigenous Biodiversity clearance standards
Outstanding natural features and landscapes	Medium/High Residential Zone	Restricted Discretionary Activity to build – ONFL Values	Restricted Discretionary Activity to build – ONFL Values
Sites of cultural significance (Wāhi Tapu; Silent Files; Ngā Tūranga Tūpuna; Ngā Wai)	Medium/High Residential Zone	Restricted Discretionary Activity to build – Cultural Values	Restricted Discretionary Activity to build – Cultural Values
Belfast/Northwood Commercial Centre area adjoining the Styx River	Town Centre Zone/Future Urban Zone	Unlimited – commercial	12m or 5m height standards depending on location
Historic heritage including scheduled heritage items, areas, settings and trees	Medium/High Residential Zone	Restricted Discretionary Activity – Alterations and new builds – Heritage Value	Restricted Discretionary Activity – Alterations and new builds – Heritage Value
Land affected by natural hazards, including flood ponding management areas, high flood hazards, and slope instability	Medium/High Residential Zone	Flooding Ponding Management Area Permitted Activity - 200m^2 maximum floor area for a residential unit and one per site. High Flood Hazard Management Area – Restricted Discretionary any residential unit	Flooding Ponding Management Area – Medium/High residential standards High Flood Hazard Management Area – Restricted Discretionary – Flooding risk.
Waterbody setbacks	Medium/High Residential Zone	Within Setback – Restricted Discretionary Activity - Natural Hazard and Natural Values	Within Setback – Restricted Discretionary Activity – Natural Hazard and Natural Values
Coastal Hazard Medium Risk Management Area	Medium/High Residential Zone	Controlled Activity – Residential unit - Natural Hazard considerations	Controlled Activity – Residential unit - Natural Hazard considerations
Coastal Hazard Medium Risk Management Area	Medium/High Residential Zone	Restricted Discretionary Activity – Residential Unit – Natural Hazard considerations	Restricted Discretionary Activity – Residential Unit – Natural Hazard considerations
Residential Heritage Areas	Medium/High Residential Zone	Restricted Discretionary Activity – Alterations	Restricted Discretionary Activity – Alterations and

		and new builds – Heritage Value	new builds – Heritage Value
Residential Heritage Interface Area	Medium/High Residential Zone	Restricted Discretionary Activity – Any new building - Heritage Value	Restricted Discretionary Activity – Any new building - Heritage Value
Cathedral Square and Victoria Street Precinct	City Centre Zone	City Centre Zone	Reduced building enable heights for buildings – 45m
New Regent Street Height Precinct	City Centre Zone	City Centre Zone	Reduced building height for buildings facing New Regent Street – 8m
Arts Centre Height Precinct	City Centre Zone	City Centre Zone	Reduced building height within Arts Centre – 16m
Lyttelton Port Influences Overlay	Medium Density Residential Zone	Permitted Activity – 40m^2 extension of residential unit. Restricted Discretionary Activity – Any greater than 40m^2 with a no complaints covenant. Non-Complying – without a no complaints covenant.	N/A Per the medium density residential zone standards.
NZ Rail Network	Medium Density Residential Zone	N/A Permitted setbacks of 4m from rail corridor boundary.	N/A Permitted setbacks of 4m from rail corridor boundary.
Electricity Transmission Corridors (220kV, 110kV and 66kV National Grid lines, 66kV and 33kV Electricity Distribution lines, and the 11kV Heathcote to Lyttelton electricity distribution line)	Medium Density Residential Zone	Non Complying – Setback of sensitive activities within 5m – 12m depending on the transmission line.	N/A – Setback standards.
Christchurch International Airport – 50dBA noise contour	Low Density Residential Airport Influence Zone	Restricted Discretionary Activity where multi-unit residential complexes proposed	Restricted Discretionary Activity where multi-unit residential complexes proposed
Radio communication pathways	Medium/High Residential, Commercial Zones	N/A height rule	Non Complying where height rule is breached. 40m to 79m
Residential Character Areas	Medium Density Residential Zone	Controlled Activity for one new residential unit to the rear of existing residential	Height standard 7m

Significant and other trees as scheduled under Appendix 9.4.7.1	Medium/High Density Residential Zones	Restricted Discretionary Activity for any works within the tree protection zone raduis	N/A
Victoria Street building height	City centre Zone	N/A	Performance Standard - Building heights 45m and building base shall be 28m
Vacuum sewer wastewater system constrained areas.	Medium/High Residential Zones	Permitted Activity where the discharge of wastewater is the same or less than the existing maximum sewer flow. Restricted Discretionary Activity where maximum sewer flow standard is more than existing	n/a

Diagram 1 – Illustration of spatial application of Qualifying Matters (QM) and buildable areas

	Grey = MDRS buildable area outside QM extent. Brown = MDRS buildable area within QM extent. Site A: 261m^2 buildable area within setback, 612m2 outside. Max MDRS coverage = 512m^2. Feasible development is not impacted (design options may be more limited). Site B: All buildable area is outside setback, only the non-buildable driveway overlaps. Feasible development is not impacted. Site C: 175m^2 buildable area within setback, 229m^2 outside. Max MDRS coverage = 254m^2. Site feasible development is partially impacted and design options may be more limited.
	Red = QM extent. White = parts of site outside QM extent Green (over white) = potential buildable area remaining within site.

	Areas within site are outside of QM extent but size/shape indicates less likely buildable.
	For trees the process was: 1. Identify sites that intersect with tree buffer. 2. Identify sites where the tree buffer intersects the 'buildable site' (i.e. the part of the site that a building can be on which is net of driveways, boundary setbacks and road setbacks) 3. Clip area of tree intersection from site and measure net site area. 4. Test if net site area is greater than maximum building site coverage (50%). 5. Test whether the net site shape can accommodate minimum building allotment (i.e. non-overlapping site is not too narrow to accommodate a building), 10m by 10m. 6. Calculate yield for developable area

3.3.6 The total estimated cumulative impact of the proposed qualifying matters has not been calculated, as doing so could be misleading as to the actual impact of the proposed qualifying matters. Sub-totals have however been provided for matters that manage density and heights in a similar manner, and have their spatial application is also broadly similar (see Table 4).

3.3.7 Notwithstanding this, the broader context is that there remains ample development capacity to meet projected demand2 (880,000 dwellings as plan-enabled capacity and 145,000 feasible dwellings, these being the mid-range estimates, see Part 1, Appendix 1 of the section 32 report).

3.3.8 For the purpose of this evaluation, development capacity has only taken account of the plan-enabled capacity, not whether there is "adequate development infrastructure" for the total plan-enabled capacity. As discussed in Part 1 of the PC14 section 32 report, Council is required to identify, plan and provide for infrastructure to support and service development capacity. However under the NPS-UD and the Local Government Act, infrastructure requirements is based on 30-50yr growth (demand) projections (and scenarios).

[2] Refer to the 2022 Christchurch City Council Updated Housing Capacity Assessment which reports plan-enabled housing capacity from PC14 enablement to be 883,000 dwellings based on mid-range estimates. The projected expected 30 year annual average demand with a competitiveness margin is 38,000 (i.e. 12,600 average demand each decade). This indicates sufficient plan-enabled capacity for some 70 years, potentially to 2090, depending on immigration rates and other unforeseen major events which could impact long term demand.

3.3.9 The planning and provision of infrastructure for full-plan-enabled capacity is considered both unnecessary and unduly onerous. The 2021 Greater Christchurch Housing Capacity Assessment (section 6.2 of the GCHCA) include an infrastructure assessment based on the plan-enabled long term (30yr) capacity and zoning provisions at that time. It concluded that generally "…no zoned land is significantly impeded in such a way that would make development or intensification impossible". Infrastructure capacity constraints are further considered in this section 32 evaluation below, principally relating to the vacuum sewer constraints (refer to section 6 of this report).

3.3.10 Residential feasible capacity has been included within the evaluation, as whilst not a specified requirement under the definition of "development capacity", the Council's feasibility model and outputs provide a greater level of site analysis and are more reasonably expected to be realised (see clause 3.26 of the NPS-UD).

3.3.11 Of further note are the many overlapping qualifying matters, for example where ecological areas overlap with waterbody setbacks and the significant overlaps for Residential Heritage Areas and Residential Character Areas. In the case of more bespoke qualifying matters such as significant and heritage trees process for assessing the impact of protected trees has an additional step to assess the extent to which the buffers for protected trees intersected with buildable parts of a potential development site.

3.3.12 Protected trees are often located on boundaries with other sites, boundaries with open space or the road. Consequently the overlap of the tree buffer is partly over minimum setbacks or other non-buildable areas (for example, shared driveway access). Furthermore, tree canopies may count towards the minimum 20% landscaping requirement for a development site. The assessment of the impact on development capacity therefore took these factors into account and identified impacted capacity only where protected tree partially or fully reduced the development potential of a site. Again caution and context must be applied when reaching any conclusions on the cumulative impact of the proposed qualifying matters.

3.3.13 The evaluation of the impact on commercial areas has also only been assessed based on plan-enabled capacity (expressed as in floor areas or floorspace – see clause 3.28 of the NPS) as required under clause 3.29 of the NPS-UD. Notwithstanding this, recent city wide capacity assessments as to whether plan enabled development capacity is "infrastructure-ready" have found that 10% of plan enabled commercial land is not serviced adequately by current or planned infrastructure.

3.3.14 Methodology to evaluate loss of development capacity - The first step in the impact evaluation for residential and commercial zones, involved the conceptualisation of the minimum allotment size enabled under the proposed Medium Density Residential Zone (MRZ) and High Density Residential Zone (HRZ) as summarised in Table 4 below.

3.3.15 Qualifying matters can be categorised into three different types, each requiring a different approach to the impact evaluation (see Table 5).

Table 4 – Housing enablement under the proposed Medium and High Density Zones	
Zone	**Zone parameters and density assumptions**

Medium Residential Zone	• Minimum allotment size of 400m^2 possible, noting there is no minimum allotment size for any existing or proposed dwellings under MDRS. • When undertaking triplex terraced developments, expected allotment sizes are set at 100m^2 for each residential unit. This area is based on the most common and cost effective typology Council has assessed, at being between 70-90m^2 and two storey town house typology. Three storey developments are enabled, but few examples currently exist. At 100m^2, adequate room is provided for outdoor living space, setbacks, site coverage, and access. • Expected density ranges between 70-100 dwellings per hectare.
High Density Residential Zone	• Minimum allotment size of 300m^2 is possible, noting there is no minimum allotment size for any existing or proposed dwellings under MDRS. • All of the HRZ areas modelled enable up to six storey (20m) development. Aggregated out in the vertical dimension, the gross site area is estimated at 50m^2. This figure can be considered as an average figure, with some sites being easier to develop (likely resulting is a lesser gross site area) and others more difficult (likely resulting is a larger gross site area). • Density is expected to range between 180-210 dwellings per hectare.
Commercial	• Capacity loss here focuses on lost floor area that would otherwise be developed, rather than sites or units. • Estimates build upon work undertaken in the centres analysis and the evaluation of floor area occupation across centres. The figure compares the commercial floor area to the site size, to provide an average ratio of floor area occupation per m^2 of site area provided. • This is best provided for district centres (town centres) and neighbourhood centres (local centres), which technical reporting[3] indicated was a ratio of 0.59 and 0.44, respectively, for every 1m^2 of site area. • Ratios were used and matched to their nearest equivalent commercial zone for analysis.

Table 5 – Qualifying matter types and evaluation approach	
Type	**Description & approach**

Area specific	• Qualifying matters that capture specific spatial features, such as flood hazard extent, ecological areas, railway setbacks.
	• A geospatial intersect is undertaken of where sites overlap with specific features and captures the area of overlap with the site in square metres and as a percentage. This included proposed zoning and existing site size.
	• All area specific types were s77K or s77Q matters, including:
	  ○ Sites of ecological significance
	  ○ High flood hazard management area
	  ○ High risk slope hazard areas (multiple Plan layers)
	  ○ Outstanding natural landscapes and features
	  ○ Transmission line and structures setbacks
	  ○ Railway setbacks

[3] *The Property Group, Centres Review: Data Collection Summary Report, January 2022*

	○ Waterway setbacks ○ Coastal hazards (inundation, erosion, and tsunami) ○ Airport noise contours ○ Lyttelton Port Influences layer ○ Wāhi Tapu / Wāhi Taonga
Site specific	• Qualifying matters that relate to specific sites, rather than spatial areas, such as Wāhi Tapu sites and Character Areas. • A geospatial output was provided of intersecting sites, showing the proposed zoning and site area. • These were all 'other' matters under s77L, including Character Areas and Vacuum sewer constraint area
Bespoke approach	• Qualifying matters that are unique in their spatial configuration or type of development controls. This captures the schedule of significant trees, and heritage sites, features, and areas. • A bespoke model was developed for each of these qualifying matters, factoring in what would otherwise be enabled over intersecting sites/areas verses what the proposed control for the qualifying matter is. • These involved a combination of 77J, 77K, 77L, and 77P matters, as follows: ○ Schedule of Significant and Other Trees (minority are 'other' under s77L) ○ Heritage areas, settings, items, and features ○ Radio communication pathways ('other' under s77L)

3.3.16 Area specific qualifying matter process - Geospatial outputs discussed in Table 4 above, are divided into the respective proposed zones. Capacity loss calculations are different for either residential or commercial zones. The process for residential zones was as follows (see also Diagram 2 for an illustrative example of the process):

- Divide feature intersect area by modelled zone site size (100m^2 for MRZ and 50m^2 for the HRZ);
- Round result down to nearest whole figure to avoid over inflation;
- Sum total, by zone, to provide overall plan-enabled capacity loss.

3.3.17 As an example, Site A, being 613m2, is located within the MRZ site of 613m2 and impacted by Outstanding Natural Landscape overlay that overlaps the site by 173m2. When the impacted area is divided by 100 this equals 1.7 or rounded down to the nearest whole, is one potential impacted residential dwelling.

3.3.18 For commercial areas, calculations are based on the average impact across commercial sites. The geospatial output is divided into the separate commercial centre zones and the median site size is calculated for each zone. The average percentage of intersect across respective zoned sites is then calculated and the median site size by zone is multiplied by the average percentage of intersect to provide an average square metre area of QM encroachment, per zone. To calculate average commercial floor area loss, results for each zone are then multiplied with the average ratio of floor area occupation per 1 square metre of site area, as detailed above in the density assumptions table. This final figure is then multiplied by the number of commercial sites per zone to provide a total anticipated floor area loss for each zone, based on the average amount of QM encroachment across sites within that zone.

3.3.19 As an example, there are 133 Mixed Use Zone (MUZ) sites that intersect a qualifying matter B, with an average intersect of 37.7%. With a median site size of 507m2, the average area encroachment across sites is 191m^2. The ratio of floor area per square meter of site area is considered 0.44, resulting in an average loss of 84m^2 per MUZ site (191 x 0.44). Multiplied by the total number of COMZ sites intersecting qualifying matter B results in a total average sum loss of 11,182m^2 of Mixed Use Zone floor area.

3.3.20 ***Site specific qualifying matter process*** - The proposed Vacuum Sewer Constraint and Character Areas are 'other matters' under the Act and the NPS-UD, requiring a higher level of evaluation. Wāhi Tapu/Wāhi Taonga sites are also applied at a site specific level, however the detailed approach undertaken for Area Specific qualifying matters is seen to suitably address impacts on capacity, simply applied to 100% of the site, rather than the proportion of QM intersect.

3.3.21 The Site Specific impact evaluation begins with a GIS export of all intersecting sites, and next an assessment of what would have otherwise been enabled if an MDRS or Policy 3 response was undertaken (being either MRZ or HRZ applied). The HRZ zone provides for six storey development, with modelled densities as set out in Table 3 above. When calculating the impact, additional site constraints are taken into account. For MRZ, 20% of the site is allocated to access and manoeuvring. This increases in the HRZ to 30%, based on the anticipated greater demand at the ground level for access space due to greater occupation in the vertical dimension. Access constraints are increased to 30% for hilled sites, only affecting the Character Areas of Cashmere and Lyttelton. The greatest constraint applied to any site is 30%.

3.3.22 Calculating the potentially impacted number of dwellings (yield) is similar in nature to the residential process for Area Specific QMs, albeit that there is an additional process for removing the aforementioned constraints. Calculations are applied for each individual site, with the same rounding down process as previous, and then summed together to calculate total impacted dwelling capacity per QM feature (catchment or character area). This step provides a baseline for what would be provided if the QM feature did not exist.

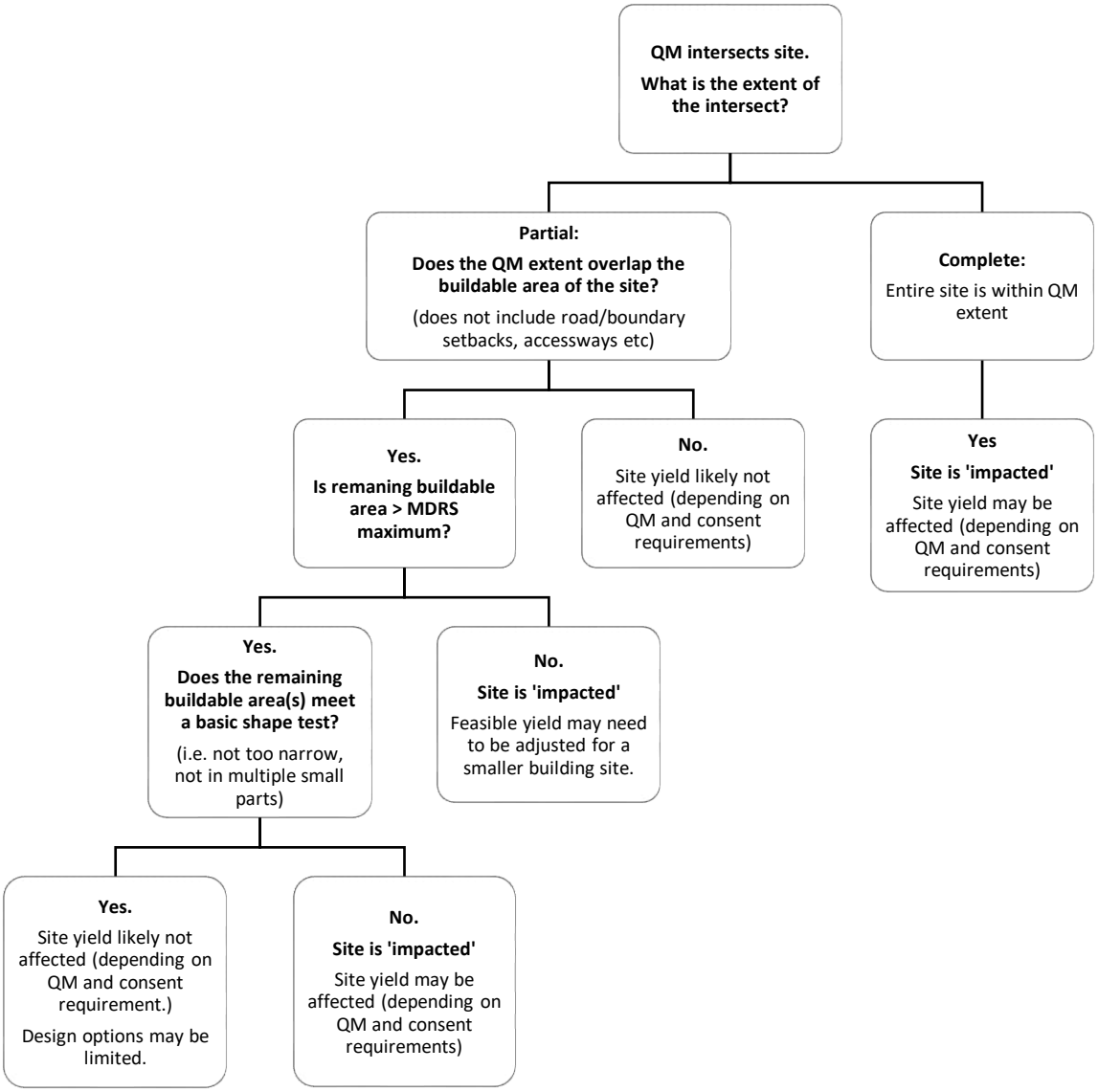
3.3.23 The next step involves comparing the base figure to what development the QM does provide for, which in the case of Character Areas, will still enable some level of intensification to occur subject to meeting built form standards which are unique to each individual Character Area. For each residential site within a Character Area, the site area (with 20% or 30% removed) is divided by half the proposed minimum allotment size[4] (results again are rounded down to avoid over inflation). It is assumed each site contains one existing character home, which is essentially the impacted area. The remaining net area is enabled for development (capacity) and not considered impacted by the qualifying matter.

3.3.24 The situation is however different for the Vacuum Sewer Constraint, as the proposed provisions manage development such that it remains static, hence no comparison is necessary nor provided. Further discussion on this is provided in section 6 of this report.

3.3.25 ***Methodology for assessment of impacted feasible development*** - The flow diagram (Diagram 2) sets out the assessment method for undertaking an assessment of impacted feasible capacity. Where the term "QM intersect" is used this means the mapped area of QM overlaps or encloses development site. "Buildable area" means the area of the site that can be physically built on (therefore excludes MDRS minimum road and boundary setbacks and areas that do not meet the definition of site in the District Plan). A "Basic shape test" is a buildable area that has been 'clipped' by a QM extent and can accommodate a shape with a minimum dimension of 5 metres (this provides a general guide to if the site is still developable using only the remaining site buildable area).

3.3.26 ***Diagram 2 – Methodology for evaluating feasible capacity impacted by a qualifying matter***

[4] Applying only half accounts for the fact that provisions provide for two dwellings. Only in the case of Lyttelton do proposed Character Area controls provide for less than this, being only a minor residential unit. In this case, the proposed allotment size is simply divided by 1.5, rather than 2 for the other Character Areas.



3.3.27 ***Overview of the evaluated impact of the proposed qualifying matters*** - Table 3 below provides a summary of the impact evaluation, with section 6 of this report providing a more detailed assessment for each proposed qualifying matter. The 'estimated impact' in Table 3 relates to the impact of the qualifying matter on the development capacity estimated as a reduction in terms of the number of dwellings or amount of floorspace that would otherwise be enabled with no qualifying matter applied.

Table 3 – Evaluated (plan-enabled) development and feasible dwelling capacity impacted by proposed qualifying matters			
Qualifying Matter Name	**Assessed 'Plan Enabled' capacity for sites or part of sites within the**	**Assessed 'feasible' capacity for sites or portion of sites that are within the QM extent[6].**	**Sub-totals for plan-enabled only.** **Noting QM impacted areas as a proportion of**

[6] Estimated feasible development for sites where QM extent intersects site and potentially impacts on capacity. Sites where the QM extent overlap is partial or insignificant can be feasible for development (e.g. overlap is with access

	QM extent (Dwellings Gross)[5]	(Dwellings Net)[7]	total plan-enabled capacity estimated at 880,000 dwellings
Sites of Ecological Significance s77I(a),s77K – Existing	657	50	**Existing qualifying matters with Coastal medium and High Hazard Areas, and waterbody setbacks – 52,360 impacted (plan-enabled) development capacity**
Outstanding Natural features and Landscapes s77I(a),s77K – Existing	318	40	
Wāhi Tapu / Wāhi Taonga s77I(a),s77K – Existing	199	No feasibility assessment undertaken – as for plan-enabled 199	
Scheduled Tree – Heritage s77I(a),s77K – Existing	560	No feasibility assessment undertaken	
Heritage items and settings s77I(a) – Existing, Removed and New	240	<50	
High Flood Hazard Management Area s77I(a),s77K – Existing	3,687	540	
Flood ponding management area[8] - s77I(a), s77K – Existing	5,000	320	
Slope Instability High Hazard Management Areas - s77I(a), s77K – Existing	2,952	860	
Waterbody Setbacks - s77I(a), s77K – Existing	19,848	1,910	
Coastal Hazard Medium and High Risk Management Areas[9] - New s77I(a), s77K and s6(h)	18,900	3,650	
Residential Heritage Areas New s77I(a), s77K and s6(f)	6,317[10]	1,590	**Proposed new heritage areas and heritage interface areas – 7,824**
Residential Heritage Interface Areas - New s77I(a), s77K and S6(f)	650	<150	

driveway or within required street/boundary setback; i.e. not affecting buildable area). Feasible dwelling totals are from all the development typologies tested for feasibility (with the most feasible determining the measured yield).

[5] Assesses overlap. Actual capacity loss may be subject to site specific considerations or avoided with use of a resource consent to mitigate adverse effects or demonstrate that they are avoided (in particular for sites with a partial overlap with a QM extent). Dwelling totals based a narrow set of potential development outcomes. Total yield may increase or decrease if different development typologies are tested.

[7] Feasible capacity estimates are reported as net totals of existing development due to the inclusion of infill development outcomes where the original dwelling is retained on site (i.e. the total is a mix of gross and net depending on the development outcome).

[8] The estimate excludes areas currently zoned Residential New Neighbourhood (i.e. greenfield) but does includes some large areas just to south of QE2 drive which are zoned Residential Suburban under the operative plan but still show as undeveloped and/or are now open space for example Buller Stream.

[9] Combines Medium and High risk areas.

[10] Based on full site redevelopment potential. The proposed rules do allow for a minor dwelling unit which could reduce this total.

Lyttelton Commercial Centre Interface Area - New s77I(a), s77K and s6(f)	Not applicable	Not applicable	**impacted (plan-enabled) development capacity**
New Regent Street Interface - New s77I(a), s77K and s6(f)	413	Not calculated	
Arts Centre Interface - New s77I(a), s77K and s6(f)	114	Not calculated	
Cathedral Square Interface - New s77I(a), s77K and s6(f)	330	Not calculated	
Lyttelton Port Influences Overlay - s77I(e), s77K- Existing	20	20	**Nationally Significant Infrastructure - new and proposed matters – 3,900 impacted (plan-enabled) development capacity**
NZ Rail Network building setback - s77I(e), s77K – Existing	68	40	
Electricity Transmission and Distribution Corridors - s77I(e), s77K – Existing	3,801[11]	410	
Radio Communications Pathways - s77I(e), s77K – new	11	No calculated	
Christchurch International Airport Noise Influence Area - s77I(e), s77K – Existing matter, new spatial extent	30,170	8,960	**Airport Noise Influence Area - 30,170 impacted (plan-enabled) development capacity**
Residential Character Areas - s77I(j) – existing but amended matter and new spatial extents	10,786 dwellings[12]	3,080	**Residential Character Areas (note significant overlap with Residential Heritage Areas) – 10,786 impacted (plan-enabled) development capacity**
Significant and other trees - s77I(j) – existing	163 dwellings	50	**Significant Trees - 163 impacted (plan-enabled) development capacity**
Victoria Street building height - s77I(j)	257,059sqm	Not calculated noting over 6 storeys not deemed feasible[13]	**Victoria Street Height - 257,059sqm**
Vacuum sewer wastewater constraint - s77I(j) - new	20,800 dwellings	2,840	**Vacuum Sewer Constraint – 20,800 impacted (plan-enabled) development capacity**

[11] Includes some sites zoned for residential activity that are currently in use as electricity supply infrastructure.
[12] Total is net of additional dwellings that may be provided for within the proposed Character Area rules. The proposed rules do also allow for a minor dwelling unit, which could reduce this total further.
[13] Refer to Part 3 of the section 32 report for Residential Chapter 14, Appendix 5, High Density Residential Feasibility Assessment, The Property Group Limited.

3.3.28 In conclusion, the impact of the proposed qualifying matters on development capacity is not considered significant when considered in context with the substantive total amount of plan-enabled capacity across the city. Qualifying matters that are 'existing matters' under the Plan, except in relation to new proposed heritage areas and interfaces to heritages areas and setting, will impact 6% of the total plan-enabled capacity. Qualifying matters for new proposed heritage areas and interfaces to heritage areas and settings, will impact less than 1% of the total plan-enabled capacity, recognising that a consenting pathway is provided for development within these areas, subject to meeting matters of discretion.

3.3.29 Qualifying matters that protect and maintain the operation of nationally significant infrastructure will impact less than 0.5% of the total plan-enabled capacity. The proposed Airport Noise Influence Area (based on the 50dBA Annual Average contour required to protect and maintain the operation of the nationally important Christchurch International Airport) will impact approximately 3% of the total plan-enabled capacity.

3.3.30 Qualifying matters for Residential Character Areas are similar to proposed Residential Heritage Areas with significant overlaps and therefore double counting should be take account of. Further, a consenting pathway is provided for development within these areas, subject to meeting matters of discretion. Notwithstanding this, Character Areas will impact just over 1% of the total plan-enabled capacity. Qualifying matters that protect and maintain heritage and significant trees will impact a negligible amount of the total plan-enabled capacity. The proposed Vacuum Sewer wastewater constraint will impact just over 2% of the total plan-enabled capacity.

3.3.31 For commercial floorspace, the evaluated impacted area has been assessed by Property Economic Limited as summarised in Table 4 below. It is noted that the total at the bottom is a preliminary cumulative estimate of the qualifying matters that does not fully account for overlaps (i.e. the net effect where two or more QM's affect the same area of a site). The current floorspace has not been distinguished by activity type. This therefore may include residential and industrial activities that could be redeveloped.

Table 4 – Evaluated plan-enabled commercial capacity impacted by proposed qualifying matters	
Total Current Floorspace	**3,820,977**
Total Additional Floorspace in Zone before QFM	**27,393,030**
Airport Noise Contour	499,897
Art Centre Height	365,152
Cathedral Square And Victoria Street	201,296
City Heritage Interface	247,185
Coastal Inundation Zone	475,314
District Plan Port Influence	18,359
District Plan Heritage Setting	3,744
District Plan Designation	531,786
District Plan Heritage Item	1,860
District Plan Water body Setback	38,589
Flood Ponding Management Area	106
Heritage Area	59,293
New Regent Street Height	33,307
Powerline and Structure	43,865
Proposed Heritage Item	58,728
Proposed Heritage Setting	91,242
Railway Building Setback	27,562
Residential Character Area	1,540
Styx River Setback	4,826
Tree Setback	131,070
Waste Water Constraint	525,188
Total QFM Impact on Zone (See Notes)	**3,261,195**
Proportion of Total Potential	**12%**

4. Development of the plan change in relation to Qualifying Matters

4.1. Background and Technical information

4.1.1 A summary of the Council commissioned technical advice from various internal and external experts to assist with assessing the proposed qualifying matters, is provided in Table 5.

Table 5: Background and Technical Reports informing Plan Change 14 Qualifying Matters				
	Title	**Author**	**Description of report**	**Location of report within PC14 s32**
Existing qualifying matters				
a.	Series D Planning Maps	Christchurch City Council	Maps showing the spatial extent of qualifying matters.	Part 2, Appendix 1
b.	Proposed Qualifying Matters Provisions	Christchurch City Council	List of proposed provisions pertaining to qualifying matters.	Part 2, Appendix 2
c.	Carry Over Qualifying Matters	Barker and Associates	This report provides an assessment of a number of potential qualifying matters. This includes: • Sites of Ecological Significance; • Outstanding Natural Features and Landscapes; • Sites of Ngāi Tahu Cultural Significance; • High flood hazard • Slope instability hazard • Waterbody setbacks • NZ Rail Network • Electricity Transmission Corridors	Part 2, Appendix 3
Housing Capacity Assessment				
d.	Christchurch City Council Updated Housing Capacity Assessment 2022	Christchurch City Council	This report updates the housing sufficiency assessment from the published 2021 Greater Christchurch Housing Capacity Assessment. It takes account of the additional housing enablement under Proposed Plan Change 14, both in regard to plan-enabled and feasible capacity.	Part 1, Appendix 1
Historic heritage				
e.	Christchurch City PC13 Heritage Areas – Cost Benefit Analysis - August 2022	Property Economics	This report is a cost benefit analysis of heritage areas in Plan Change 13.	Part 2, Appendix 4
f.	New Items – Statements of Significance	Christchurch City Council		Part 2, Appendix 5
Coastal hazards				

g.	2021 Coastal Hazard Assessment – Full Technical Report	Tonkin + Taylor	This assessment provides updated technical information about the potential effects of coastal erosion, coastal flooding and rising groundwater, and how this might change over time with sea level rise.	Part 2, Appendix 6
h.	2021 Risk Based Coastal Hazard Analysis for Land-use Planning	Jacobs	This technical assessment identifies a range of high, medium, and low hazard exposure categories for coastal erosion and inundation hazards. The report includes analysis undertaken to justify the recommended thresholds for the hazard categories and the spatial extent of the resulting hazard zones for both coastal inundation and erosion.	Part 2, Appendix 7
i.	Qualifying Matter Addendum to the 2021 Risk Based Coastal Hazard Analysis for Land-use Planning	Jacobs	This addendum been developed to support the use of Coastal Hazards as a Qualifying matter and it reflects the ongoing work to refine the Risk Based approach for Plan Change 12.	Part 2, Appendix 8
Lyttelton Port Influences Overlay				
j.	Memorandum on the Qualifying Matters Relevant to Lyttelton Port Company Limited	Andrew Purves Planning and Resource Management (on behalf of Lyttelton Port Company Limited)	The memorandum is to assist Council in the identification and drafting of existing and new qualifying matters for both the Lyttelton Port and the Inland Port (CityDepot) to include in its IPI.	Part 2, Appendix 9
Airport Noise Contours				
k.	Airport Related Qualifying Matters in the Christchurch District Plan - Section 77K RMA Assessment - 11 July 2022	Resource Management Group Limited	This report considers the inclusion of the operative District Plan planning regime managing residential density and intensification within the 50dBA Air Noise Contour for Christchurch International Airport as a qualifying matter under section 77K of the Act.	Part 2, Appendix 10
l.	Airport Contour s77K Appendix One: AAOCB Contour	Resource Management Group Limited	Illustration of the Annual Average 50dBA contour	Part 2, Appendix 11
m.	Airport Contour s77K Appendix Two: Airbiz Report – Airport Operations and Safeguarding	Airbiz	This report includes an explanation of how the potential loss of existing levels of land-use protection could lead to restrictions on the airport, a reduced ability to operate the airport efficiently and negative impacts on existing operations. It also examines	Part 2, Appendix 12

			international examples of approaches to land-use protection in the vicinity of airports and considers how, when these have not been implemented appropriately, they have resulted in constraints to airport operations.	
n.	Airport Contour s77K Appendix Three: International and Domestic Airfreight Assessment	Paling Consultants	This report provides a review of international and domestic freight trends.	Part 2, Appendix 13
o.	Airport Contour s77K Appendix Four: CIAL Operational Constraints Economic Assessment	Property Economics Limited	This report provides an evaluation of the potential economic impacts of operational constraints on the Christchurch International Airport.	Part 2, Appendix 14
p.	Airport Contour s77K Appendix Five: Assessment of Noise Effects: Annual Average Contour	Marshall Day Acoustics	This report provides an assessment of noise effects relating to the annual average updated contours.	Part 2, Appendix 15
q.	Airport Contour s77K Appendix Six: Land Use Planning 50-55dB Ldn	Marshall Day Acoustics	This report evaluates the effects of aircraft noise on people and considers what level of aircraft noise is reasonable.	Part 2, Appendix 16
r.	Airport Contour s77K Appendix Seven: Caselaw extracts		This provides a summary of the relevant caselaw	Part 2, Appendix 17
s.	Airport Contour s77K Appendix Eight: Section 32 evaluation	Resource Management Group Limited	A section 32 evaluation of the options to support the s77K(1)© requirements	Part 2, Appendix 18
t.	Airport Contour s77K Appendix Nine: Housing Capacity in Greater Christchurch in relation to airport noise impacted areas only	Colliers Limited	This report provides an analysis quantifying the total plan enabled capacity and projected feasible capacity in Greater Christchurch in relation to airport noise impacted areas only.	Part 2, Appendix 19
Radio Communication Pathways for the Justice and Emergency Services Precinct				
u.	Christchurch Justice and Emergency Services Precinct Radio Communication –	Formative Limited	This report is a cost benefit analysis of the Christchurch Justice and Emergency Services Precinct Radio Communication Pathways.	Part 2, Appendix 19

	Cost Benefit Analysis			
Residential Character Areas				
v.	Investigation of Qualifying Matters Ōtautahi Christchurch Suburban Character Areas	Boffa Miskell	This report contains a review of existing character areas within District Plan.	Part 2, Appendix 20
w.	Investigation of Qualifying Matters Ōtautahi Christchurch Suburban Character Areas – Stage 2A Addendum Report	Boffa Miskell	This report contains a review of potential new character areas (and including the addition of Tennyson to Beckenham character area).	Part 2, Appendix 21
x.	Investigation of Qualifying Matters Lyttelton Character Area	Boffa Miskell	This report contains a review of the existing Lyttelton character area (with additional areas included).	Part 2, Appendix 22
Significant and other Trees (Appendices 9.4.7.1)				
y.	Significant Trees Qualifying Matters Technical Report	Christchurch City Council	This assessment provides advice on Christchurch District Plan's Appendix 9.47.1 Schedule of Significant Trees in relation the MDRS.	Part 2, Appendix 23
z.	Attachment A FINAL Full Trees Assessment Schedule	Christchurch City Council	Findings of trees and group trees listed in Appendix 9.4.7.1.	Part 2, Appendix 24
aa.	Attachment B1 Significant Individual Trees	Christchurch City Council	Landscape contribution assessment.	Part 2, Appendix 25
bb.	Attachment B2 Significant Individual Trees	Christchurch City Council	Landscape contribution assessment.	Part 2, Appendix 26
cc.	Attachment C Significant Tree Groups	Christchurch City Council	Landscape contribution assessment.	Part 2, Appendix 27
Building heights				
dd.	Lower Height Limits – Victoria Street, and Cathedral Square	Christchurch City Council	This report identifies the issue of building height restrictions in two defined areas – Victoria Street, and Cathedral Square.	Part 2, Appendix 28
ee.	Lower Height Limits – Lyttelton Commercial Banks Peninsula Zone	Christchurch City Council	This report identifies the issue of building height restrictions in the Lyttelton town centre.	Part 2, Appendix 29
ff.	Central City Heritage Height Limits evidence	Christchurch City Council	This report identifies the issue of building height restrictions relating to the Arts Centre, and New Regent	Part 2, Appendix 30

			Street.	
gg.	Arts Centre and New Regent Street Modelling and Sun Studies	Christchurch City Council		Part 2, Appendix 31
Vacuum sewer wastewater system constrained areas				
hh.	Technical Memo on Vacuum Sewer Systems as Qualifying Matter	Christchurch City Council	This report provides technical input on the vacuum sewer systems. It describes the Shirley, Aranui and Prestons vacuum sewer systems and outlines why vacuum systems should be included as a Qualifying Matter in the draft PC14.	Part 2, Appendix 32

4.2. Community/Stakeholder engagement

4.2.1 An overview of community and stakeholder engagement is provided in Part 1 of the section 32 report. In relation to the use of Qualifying Matters, feedback was specifically received in relation to the following matters:

- Residential Character Areas
- Residential Heritage Areas
- Infrastructure
- Coastal Hazards
- Tree Protection
- Airport Noise Contours
- Radio Communication Pathways
- Other/New Qualifying Matters

4.2.2 General comments on the use of Qualifying Matters, which seek to restrict and/or control the intensification in areas, either:

- Supported the use of Qualifying Matters – 71 comments;
- Sought to increase application and extent of how Qualifying Matters are applied – 644 comments;
- Sought to decrease or remove the specific application of Qualifying Matters – 79 comments.

4.2.3 In relation to Residential Character Areas, as the Plan already includes existing Residential Character Areas the feedback received understood the use of this previous overlay as a way to support retention of suburban residential character. Given the locational matter of Residential Character Areas, the feedback was very location specific. Support for character areas (and for increased extension of character areas) was provided for the character areas of Beckenham Loop; Dudley; Malvern; Tanui; Cashmere; and Riccarton Bush (noting this is not a Character Area under the Plan).

4.2.4 Feedback concerning decreasing character areas related to costs associated with retaining the character of houses, restrictions on development opportunities available to property owners, and the current erosion, or perceived lack of, existing character which questioned the value of protection in those locations.

4.2.5 Feedback was also received seeking to have other areas included as a new Residential Character Area. Each area was reviewed for its' coherent or cohesive character, and some have been recommended for further investigation to include as a Residential Character Area. In particular, of these, three additional areas were recommended to be included: Roker/Penrith Streets, Ryan Street, and Bewdley/Evesham Street.

4.2.6 There was some interweaving of feedback in relation to matters around residential character and heritage areas. In some cases, locations had both Qualifying Matters applied to them. However the use of a 'Heritage Area' overlay was partially understood by some, as this is currently used in Akaroa, in that it pertained to heritage (as opposed to character value). However there was also some confusion on the 'heritage' planning terminologies, such as the protection of heritage items, buildings and settings as separate District Planning provisions.

4.2.7 Feedback received mostly supported the use of a Residential Heritage Area Qualifying Matter to retain heritage values of residential areas. In addition, further sites, and residential areas were offered up for consideration of becoming a Residential Heritage Areas. Respondents commented provisions should go further to protect heritage values of a collective area of features and buildings – including the streetscape (i.e. street layout and design, and street trees), and commented on the need to review this more frequently to add more heritage as an evolving matter in the District Plan. Concern was raised about vacant sites, redevelopment, and further subdivision which may be permitted in the Residential Heritage Area proposed, that may not be in keeping with heritage values identified.

4.2.8 Feedback received on the infrastructure Qualifying Matter related to the proposed 'Waste Water Constraints Area', in that it seeks to restrict intensification due to infrastructure capacity constraints. There was feedback received generally from a board range of respondents on the ability of infrastructure to cope with further intensification within the city. However specific comments on the Qualifying Matter were received from those affected by the constraint area proposed (i.e. Shirley, Aranui and Prestons areas). Feedback was mostly concerned about the restrictions on development opportunities available to property owners, and the lack of attention, and budget, for infrastructure in these areas.

4.2.9 At the time of pre-notification for this plan change, there was also feedback sought on the proposed Coastal Hazards - Plan Change 12. Feedback noted here is only in relation to the provision of having a coastal hazards as a qualifying matter limiting the level of intensification that might otherwise be provided through MDRS and application of Policy 3. Feedback supported the application of the Qualifying Matter, in that commenters acknowledged the risk of the hazard, and that this approach would avoid inappropriate intensification development of areas that are exposed to ha increase risk of harm from coastal flooding, inundation, erosion and tsunami.

4.2.10 Initially the QM's included three mapping layers under PC12 being Coastal Erosion, Coastal Inundation Zone, and the existing Tsunami Inundation Area. Further technical reviews and expert evidence have now been provided after pre-notification to consider how to apply the Qualifying Matter Coastal Hazards for this plan change. Coastal hazard plan layers are now separated out into two qualifying matters, being the Coastal Hazard High Risk Management Area and Coastal Hazard Medium Risk Management Area.

4.2.11 The city currently has tree protection provisions in the District Plan, and feedback received understood the use of these provisions as a way to support retention of significance trees. Feedback received noted that further protection of trees is required, and to be strengthened, due to the proposed residential intensification changes proposed. In particular, Riccarton Bush and the Papanui Memorial trees were noted as needing further protection. After pre-notification, consideration was given to how to further support protection of Riccarton Bush, and in response Council is proposing a qualifying matter apply to all properties adjoining Riccarton Bush, refer to as the Riccarton Bush Interface Area.

4.2.12 The city currently has Airport Noise Contour provisions in the District Plan, and feedback generally understood the current use of these provisions. Feedback was mostly concerned about the restrictions on development opportunities available to property owners, and the location of sites affected being suitable for intensification (i.e. near centres, community facilities and transport routes). After pre-notification, consideration was given to how to apply the Qualifying Matter with regards to land use zoning. Council's response is to essentially retain the existing provisions under the District Plan and lower density suburban zoning.

4.2.13 At the time of pre-notification for this plan change, there was also feedback sought on the proposed Radio Communication Pathways - Plan Change 15. The majority of the feedback received supported the application of a QM for Radio communication pathways to ensure that this pathway was protected for emergency services activities, as they relate to their communication requirements. After pre-notification Plan Change 15 was incorporated into this plan change and included as a qualifying matter.

4.2.14 There are other new Qualifying Matters that have been considered post-notification to be included as a way to support urban form, and heritage areas and settings, including in respect to land the interfaces with:

- Victoria Street – proposed height reduction
- Cathedral Square - proposed height reduction
- New Regent Street - proposed height reduction
- Arts Centre - proposed height reduction
- Riccarton Bush - proposed height and density reduction
- Styx River at Belfast proposed height reduction, building setback and landscape provisions; and
- Lyttelton Commercial Centre

4.2.15 As a result of further review and consideration since pre-notification, some proposed Qualifying Matters were deemed not suitable to proceed with, including a qualifying matter for State Highway Adjoining Sites, 400v powerline setback, and the Lyttelton Port – City Deport (Hillsborough.

4.2.16 Other feedback and Councils response is set out in Table 6 below.

Table 6 – Specific feedback and Council's response and resulting change to feedback

Feedback received	**Resulting change to the draft proposal**
Did not support the extension to the current QM Residential Character Area.	No change to provisions. Minor site specific removals for Cashmere
Did not support the proposed new QM Residential Character Area.	No change to provisions.
Decrease existing and proposed QM Residential Character Area.	No change to provisions. Minor site specific inclusions for: • Lyttelton • Beckenham
Proposing new QM Residential Character Area – Support to include new ones not identified in pre-notification consultation.	• Areas suggested and not supported for further investigation due to no coherent or cohesive character: o Rogers Street, Waltham o Castle Way o Edgeware Block o South Richmond

	○ Rose Street • Areas suggested and proposed for further investigation: ○ Ashgrove Terrace ○ Mountfort Street ○ Therese St • Areas suggested and proposed as new additional RHA's: ○ Roker/Penrith Streets ○ Ryan Street ○ Bewdley/Evesham Street
Did not support the proposed new QM Residential Heritage Area.	• No change – this would not protect heritage adequately as a S6 Matter of National Importance.
Decrease the area of the proposed QM Residential Heritage Area.	• Removal of non-residential buildings from the edges of RHA in Lyttelton (eg designated School site). • Removal of part of church site and reduction of the area of the fire station site included in Chester Street East/ Dawson Street RHA. • No change to other RHA's - may result in holes/unacceptable outcomes. - evidence for removal was not related to heritage values • Non-regulatory methods to address owner financial assistance and advice with maintenance and repair
Increase the area of the proposed QM Residential Heritage Area	• No change • Maintain tight boundaries which are justified based on heritage values and integrity and authenticity of remaining heritage fabric • RHA extent based on heritage value - whole streets already included where justified but not a suitable blanket approach.
New QM Residential Heritage Areas – Include new ones not identified in pre-notification	• No additional RHAs are proposed • Insufficient evidence provided to support additional areas
Support for controls for development adjacent to QM Residential Heritage Areas	• New rule controlling new buildings on sites in some zones (High Density residential, Central City Mixed Use zone or Mixed use zones) sharing a boundary with a Residential Heritage Area.
Support for a reduction in controls on QM Residential Heritage Areas	• No change to controls. • Add subdivision controls – these were not drafted at time of pre-notification. • New developments to rear can impact on the heritage values of RHAs – will be managed through controls.
Did not support the application of the Infrastructure Qualifying Matter	No change to provisions.

Decrease the area of the Infrastructure Qualifying Matter	No change to provisions.
Increase the area of the Coastal Hazard Qualifying Matter (include North Shore).	No change to provisions.
Application of the QM for Trees is too lenient – need to be strengthened	Further controls have been introduced that provide greater protection for trees in relation to girth.
Application of the Qualifying Matter for tree to be extended to other sites	• New QM for Riccarton Bush Interface Area. • Papanui Memorial trees included.
Did not support the application of the QM Airport Noise.	No changes to provisions.
Decrease the area of the QM Airport Noise	No changes to provisions.

4.3. Consultation with iwi authorities

4.3.1 Consultation on the proposed plan change was undertaken with Mahaanui Kurataiao on behalf of the papatipu rūnanga of the area. In terms of qualifying matters, the extent of the qualifying matters was discussed with Mahaanui Kura Taiao, who emphasised the importance of applying qualifying matters to Wāhi tapu/Wāhi taonga, Ngā wai and Ngā Tūranga tūpuna in order for Council to fulfil its statutory obligations under S6(e). These have all been applied as requested.

5 Scale and significance evaluation

5.1 Scale and significance of the evaluation required

5.1.1 The level of detailed assessment undertaken for each qualifying matter has been informed by the legal requirements under sections 32 (Requirements for preparing and publishing evaluation reports), 77I (Qualifying matters in applying medium density residential standards and policy 3 to relevant residential zones), 77J (Requirements in relation to evaluation report), 77K (Alternative process for existing qualifying matters) 77L (Further requirement about application of section 77I(J), 77O (Qualifying matters in application of intensification policies to urban non-residential areas), 77P (Requirements governing application of section 77O), 77Q (Alternative process for existing qualifying matters) and 77R (Further requirements about application of section 77O(j)).

5.1.2 The range of options considered for each proposed qualifying matter is proportionate to the scale and significance of the specific matter and its anticipated effect. The evaluation of options for qualifying matters that already exist under the Operative District Plan has been less detailed, in particular those that are categorised as section 6 matters of national importance that must be recognised and provided for.

5.1.3 For example, because (section 6) existing qualifying matters had already undergone a public plan-making process, there was no need to relitigate their extent or provide significant evidence justifying their inclusion. Rather, for those matters, the assessment focused primarily on how to accommodate the existing qualifying matters through appropriate heights and densities (using the alternative evaluation process prescribed by sections 77K and 77Q).

5.1.4 However, a more detailed evaluation was undertaken for the new proposed qualifying matter for coastal hazards, also deemed to be a matter of national importance under section 6 of the Act. As the proposal seeks to include a new policy, rules and spatial layers defining where medium to high risks will occur from coastal inundation and erosion, this has been supported by extensive technical modelling, and risk assessments, and evaluation of a range of options.

5.1.5 Table 7 provides a high level summary of the scale and significance of the environmental, economic, social and cultural effects that are anticipated from the implementation of each proposed qualifying matter (both existing and new), and the corresponding level of detailed evaluation undertaken within the options evaluation (see section 6 of this report). The scale and significance of effects has been considered having regard to impact on development capacity, extent of justification required having regard to alignment with higher order documents, and the degree of shift of the proposed provisions from the existing provisions of the Operative Plan. These are discussed further below.

5.1.6 Impact on development capacity (see Table 3) – Where fewer than 500 dwellings of possible development capacity are impacted by the qualifying matter a low rating is accorded. Where between 500-1000 dwellings are impacted a moderate rating has been accorded and where over 1000 dwellings of possible development capacity is impacted a high rating is accorded.

5.1.7 Extent of justification required having regard to alignment with higher order documents – Where the qualifying matter is considered a matter of national importance under section 6 of the Act, lesser justification is deemed necessary on the basis that such matters must be recognised and provided for by decision-makers exercising functions and powers under the Act (under section 6). Such matters are therefore accorded a 'low' rating in terms of the justification required. Where the matter is considered a section 7 "other matter", a slightly higher level of justification is deemed necessary and this has accorded a 'moderate' rating on the basis that decision-makers are required to have "particular regard to" those matters. Where the matter aligns with other policy requirements and objectives of higher order documents but is not specifically a section 6 or 7 matter, this has been accorded a 'high' rating (i.e. greater justification is considered necessary).

5.1.8 The degree of shift in provisions – Where the provisions that manage activities may result in a lesser enablement but are existing under the ODP and are required to accommodate a section 6 matter of national importance or section 7 "other matter", this has been accorded a 'low' rating in terms of degree of shift of provisions. Where there are new or amended provisions proposed to manage a new proposed section 6 or 7 matter, this has been accorded a 'moderate' rating. Where new or amended provisions are proposed to manage matters important to achieve higher order documents and objectives, but not necessarily section 6 or 7 matters, this has been accorded a 'high' rating in terms of degree of shift of provisions.

Table 7 – Summary of the scale and significance, and proposed shift in provisions.

Qualifying Matter Name and Type	**Impact on Development Capacity**	**Extent of justification required in relation to higher order legislation**	**Degree of shift in provisions**	**Overall scale and significance**
Sites of Ecological Significance - s77I(a), s77K – Existing	Moderate	Low	Low	Low
Outstanding Natural features and Landscapes - s77I(a), s77K – Existing	Low	Low	Low	Low
Wāhi Tapu / Wāhi Taonga - s77I(a), s77K – Existing	Low	Low	Low	Low
Scheduled Tree – Heritage - s77I(a), s77K – Existing	Low	Low-Moderate	Low	Low
Heritage items and settings - s77I(a)	Low-Moderate	Low	Low	Low
High Floodplain Hazard Management Area - s77I(a), s77K – Existing	High	Low	Low	Low-Moderate
Flood Ponding Management Area – s77I(a),s77K – Existing	Moderate	Low	Low	Low-Moderate
Slope Instability Hazards: Cliff Collapse Management Areas 1 and 2 - s77I(a), s77K – Existing	High	Low	Low	Low-Moderate

Waterbody Setbacks - s77I(a), s77K – Existing	High	Low	Low	Low-Moderate
Coastal Hazards - New s77I(a), s77K and s6(h)	High	Low	High	Moderate-High
Residential Heritage Areas - New s77I(a), s77K and s6(f)	High	Low	Moderate	Moderate-High
Residential Heritage Interface Areas - New s77I(a), s77K and s6(f)	High	Moderate	Moderate	Moderate-High
Lyttelton Commercial Centre Interface Area - New s77I(a), s77K and s6(f)	Moderate	Low-Moderate	Low-Moderate	Low-Moderate
Riccarton Bush Interface Area New s77I(a), s77K and s6(b),(c) and (f)	Low-Moderate	Low	Low	Low-Moderate
New Regent Street Interface Area - New s77I(a), s77K and s6(f)	Low-Moderate	Moderate	Moderate	Moderate
Arts Centre Interface Area - New s77I(a), s77K and s6(f)	Low-Moderate	Moderate	Moderate	Moderate
Cathedral Square Interface Area - New s77I(a), s77K and s6(f)	Low-Moderate	Moderate	Moderate	Moderate
Lyttelton Port Influences Overlay - s77I(e), s77K- Existing	Low	Low	Low	Low
NZ Rail Network building setback - s77I(e), s77K – Existing	Low	Low	Low	Low
Electricity Transmission and Distribution Corridors - s77I(e), s77K – Existing	Moderate	Low	Low	Low
Christchurch International Airport Noise Influence Management Area - s77I(e), s77K – Existing matter, new spatial extent	High	Low	Moderate	Moderate-High
Radio Communications Pathways - s77I(e), s77K – new		Low	Low-Moderate	Low
Residential Character Areas - s77I(j) – existing but amended matter and new spatial extents	High	High	Moderate	High
Significant and other trees - s77I(j) – existing	Low	Moderate	Moderate	Moderate
Victoria Street building height - s77I(j)	Moderate	Moderate-High	Moderate	Moderate
Vacuum sewer wastewater constraint - s77I(j) - new	High	High	Moderate-High	High

6 Evaluation of the proposal

6.1 Overview of the evaluation of options to apply qualifying matters

6.1.1 Sections 6.2 to x of this report provides an evaluation of the proposed qualifying matters to a level of detail appropriate to each matters scale and significance (see Table 7). Further, the legal requirements specific to qualifying matters (noting that the impact on development capacity has already been evaluated in section 3.3 of this report), include the need to demonstrate:

i. why an area and/or site is subject to a qualifying matter;

ii. why the qualifying matter is incompatible with the prescribed level of intensification that would otherwise be plan-enabled in that area;

iii. the relevant higher order documents and their directions; and

iv. the costs and broader impacts of imposing the proposed limits.

6.1.2 The following evaluation of options has been prepared with assistance from GHD consultants in regard to the significant trees and vacuum sewers, Liz White Consultants in regard to the residential character areas, and Resource Management Group Limited in relation to the airport noise.

6.2 Sites of Ecological Significance (SES) Section 32 evaluation

6.2.1 **Issue -** There are a high number of ecologically significant areas within the district. There is strong national and regional direction in the New Zealand Coastal Policy Statement and the Canterbury Regional Policy Statement to identify and protect these areas. The current District Plan manages development in these areas through objectives, policies, rules and mapping. The intensification of development may result in the destruction or degradation of SES. The Act specifically enables a qualifying matter to potentially be applied in respect of this issue under sub-section 77I(a) as a s.6 matter.

6.2.2 **Option evaluation -** Table 8 below summarises the assessment of costs and benefits for each option based on their anticipated environmental, economic, social, and cultural effects. Also the efficiency and effectiveness of the option and the risk of acting or not acting. Following the table for each issue is an assessment of the proposed change in respect of the additional relevant assessments required in the Act for qualifying matters in residential zones and/or in non-residential zones (Part 5, sub-part 3) and in the NPS-UD (Clause 3.33). The assessment is supported by the information obtained through technical reports, and consultation.

Table 8 – Option evaluation for QM Sites of Ecological Significance (SES)		
Option 1- Apply MDRS with no qualifying matter	**Option 2- Proposed Change**	**Option 3 – Apply MDRS with a qualifying matter prohibiting development in SESs**
Option description This option is to implement MDRS without applying a qualifying matter for SES.	**Option description** This option is to implement MDRS with a qualifying matter for SES.	**Option description** This option is to apply the MDRS using sites of ecological significance as a qualifying matter, with new controls making development within the SES a prohibited activity.
Appropriateness in achieving the objectives and higher order documents **Efficiency -** Allowing maximum enablement under MDRS to sites of ecological significance (where they are within the relevant residential and commercial zones) would allow for greater development capacity of the city as a whole and more flexibility on individual sites which could otherwise be impeded by a SES. **Effectiveness -** This option is effective in terms of achieving the development and intensification objectives of PC14, but ineffective in protecting SES from use and development. This is	**Appropriateness in achieving the objectives and higher order documents** **Efficiency -** A consent process (as required by the existing SES provisions) allows for consideration of the merits of each proposal. This process can explore whether amending the design and applying appropriate conditions of consent can address issues to ensure no net loss of ecological biodiversity and the protection of the values of these areas. Retaining the existing SES provisions as a qualifying matter, provides scope to explore and test the suitability of such potential solutions and will efficiently achieve the relevant objectives of the plan, the CRPS, NCPS and section 6 of the RMA.	**Appropriateness in achieving the objectives and higher order documents** **Effectiveness -** As with Option 2 this option would achieve the requirement of higher order documents to protect SESs. **Benefits** *Environmental:* Prohibiting development on sites with a SES would protect these sites and achieve the requirements of higher order documents. *Economic:* Full protection of these sites would ensure full protection of the economic benefits they offer, such as stormwater treatment and

inconsistent with the protection required as a matter of national importance under s6(a) and (b) of the RMA. Sites of Ecological significance must be protected as a matter of national importance under s6(c) of the RMA. Policy 11 of the NZCPS requires the protection of indigenous biological diversity in the coastal environment and Objectives 9.2.1 -9.2.3 of the CRPS provide unambiguous direction supporting the protection of significant indigenous biodiversity or indigenous biodiversity values. Enabling maximum development under the MDRS in sites of ecological significance is unlikely to achieve s6 of the RMA, Policy 11 of the NCPS nor the objectives of the CRPS. **Benefits** *Environmental*: There are general positive effects of intensification through avoiding the likelihood of urban sprawl which may affect significant areas which are currently beyond the urban environment. However, avoiding urban sprawl should not be at the expense of protecting SES sites within the existing urban area. *Economic:* Enabling maximum development under MDRS will allow for greater development capacity over the city as a whole. It will also reduce costs, wait time and uncertainty for developers. *Social:* Allowing intensification enables communities to provide for their housing needs and contributes to a well - functioning city. *Cultural:* None identified **Costs –**	**Effectiveness -** The proposed approach is effective in achieving the development and intensification outcomes of PC14, while still ensuring that other RMA, NZCPS and CRPS requirements are provided for. **Benefits –** *Environmental*: Retaining the SES provisions in their current form, as a qualifying matter, and an assumed zero development yield framework will help protect areas of significant indigenous vegetation and significant habitats of indigenous fauna. Protection of these sites may have positive impacts on the ecological systems of the district as a whole. Which in turn contributes to social and cultural well-being, for example the health and availability of mahinga kai. *Economic:* Continuing the current provisions for SESs ensures that their current economic values are protected. *Social:* Retaining the SES provisions in their current form, as a qualifying matter, and an assumed zero development yield framework will help protect areas of significant indigenous vegetation and significant habitats of indigenous fauna. Protection of these sites may have positive impacts on the ecological systems of the district as a whole. This, in turn, contributes to social and cultural well-being, for example the health and availability of mahinga kai. *Cultural:* Retaining the SES provisions in their current form, as a qualifying matter, and an assumed zero development yield framework will help protect areas of significant indigenous vegetation and significant habitats of indigenous fauna. Protection of these	attenuation, carbon sequestration, possible ecological tourism. *Social:* Full protection of these areas ensures full protection of the social benefits they offer such as recreational destinations and places to learn about and enjoy the natural environment. *Cultural:* Prohibiting development on sites with a SES would protect these sites and achieve the requirements of higher order documents. **Costs** *Environmental:* This option would prevent all development in sites with SESs. *Economic:* Preventing development in these areas reduces the overall availability of land for development, which may affect the price of land. *Social:* Not allowing any development in these areas impinges on society's ability to provide for the housing needs of current and future generations. *Cultural:* This option would prevent all development in sites with SESs and may prevent the ability to meet other cultural needs. **Risk of Acting/Not Acting -** The RMA requires enablement of MDRS so not acting is not an option. Applying such a stringent qualifying matter would prevent development which might be otherwise managed.

Environmental: Enabling maximum development under the MDRS could destroy or degrade sites of ecological significance, this could impact the wider ecological systems in the district in ways that may not be foreseeable or fully understood. *Economic:* Sights of ecological significance are protected by the RMA and applying greater density standards on such sites would not achieve section 6 of the RMA. This could leave developers open to legal challenge. *Social:* Sites of ecological significance contribute to social wellbeing by providing places for recreation, and for learning about and appreciating the natural environment. Enabling maximum development in sensitive areas could destroy or degrade these sites to the extent that their value in meeting social needs is lost. *Cultural:* Enabling maximum development under the MDRS could destroy or degrade sites of ecological significance, this could impact the wider ecological systems in the district in ways that may not be foreseeable or fully understood. **Risk of acting/not acting –** There is not adequate certainty that changing height and density of development standards (such as setbacks, building coverage and landscaped area controls) will address the SES matter appropriately in most instances. Therefore, applying a 'one size fits all' set of alternate height and density standards to apply in areas identified as SES to allow a greater level of development as a permitted activity is unlikely to be appropriate in many situations. The RMA dictates the application of MDRS so there is	sites may have positive impacts on the ecological systems of the district as a whole. This, in turn, contributes to social and cultural well-being, for example the health and availability of mahinga kai. **Costs** *Environmental*: Limiting development in sites of ecological significance puts more pressure on other areas to provide for housing needs. However, there is enough capacity in the city in areas that are not environmentally sensitive, so this should not be a problem. *Economic:* These provisions are existing but continuing the application of the SES provisions will involve consent costs and create some uncertainty for, any urban development and intensification in these areas. This could lead to suboptimal uptake in development potential. There is also an opportunity cost of the lost theoretical development potential and a cost to the wider public for the lost benefits that development could provide to the city. Modelling suggests that applying a qualifying matter will reduce the potential development within the medium density zone by 542 units and in the high density zone by 115 units. *Social:* Restricting intensification restricts the ability of communities to provide for their housing needs. *Cultural:* Protecting sites of ecological significance may mean that they cannot meet other cultural needs. **Risk of acting/not acting -** Applying a qualifying matter to the density standards will reduce housing capacity in the city, by approximately 657 units. Not	

no option not to act. Therefore applying a qualifying matter is the best option.	applying the qualifying matter could fail to protect sites of ecological significance in residential and commercial zones, and could thus fail to achieve section 6 of the RMA as well as relevant provisions in other higher order documents.	
Recommendation: Option 2 is recommended as it is the most appropriate way to achieve the applicable statutory requirements, including giving effect to the objectives of the District Plan and higher order direction.		

6.2.3 **Additional assessment under the Act (Sections 77I – 77R) and the NPS-UD (Clause 3.33)** - Section 77I allows for territorial authorities to apply building height or density requirements enabling less development, than would otherwise be required to be enabled, where a qualifying matter applies. Qualifying matters specifically include matters of national importance that decision makers are required to recognise and provide for under Section 6. This includes the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.

6.2.4 **Spatial extent of proposed qualifying matter (s77K (1)(a))** - The Plan contains a Schedule of 133 Sites of Ecological Significance (SES) in three different schedules (Low Plains, Banks Peninsular and Port Hills, and Sites on Private Land) shown on the planning maps and identifies, by location, where specific rules from each schedule will apply. The SES are set out in Appendix 9.1.6.1 Schedule of Sites of Ecological Significance of the District Plan.

6.2.5 **Alternative density standards proposed** (**s77K (1)(b)) -** It is proposed to apply the MDRS using sites of ecological significance and their existing controls as an existing qualifying matter. The preferred option for residential density standards within a Site of Ecological Significance is to rezone sites in accordance with the MDRS and approach to Policy 3 of the NPS UD and carry over the current activity status for residential and commercial development (mainly non-complying activities). This option does not modify the height and density standards directly and will have the effect of preventing additional development within the SES.

6.2.6 **Reason for lesser enablement under the proposed qualifying matter (s77K (1)(c)) -** The RMA requires the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna from inappropriate subdivision, use, and development in exercising RMA functions as a matter of

national importance and that a district plan must give effect to any related provisions of the NZ Coastal Policy Statement 2010 (the NZCPS) or a Regional Policy Statement (in this case the Canterbury RPS - the CRPS). This direction is followed through in the objectives in the Strategic Directions chapter of the CDP which also have to be achieved. Policy 11 of the NZCPS requires protection of indigenous biological diversity in the coastal environment by "avoiding adverse effects of activities on" threatened indigenous taxa or rare vegetation types or habitats of indigenous species with limited natural range, or nationally significant examples areas set aside for protection under other legislation. Objectives 9.2.1 -9.2.3 and Policies 9.3.1 - 9.3.5 of the Canterbury Regional Policy Statement (together with the RMA and NZCPS) provide unambiguous direction supporting the protection of significant indigenous biodiversity or indigenous biodiversity values. Appendix 3 of the CRPS set out criteria for identifying ecological significance based on representativeness, rarity/distinctiveness, diversity and pattern and ecological context.

6.2.7 **The level of development that would be prevented by accommodating the qualifying matter (s77K (1)(d)) -** The impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity is set out in section Table 3 of this report. Applying a qualifying matter to the density standards will reduce housing capacity in the city, by approximately 657 units.

6.2.8 **Requirements if qualifying matter applies (NPS-UD, clause 3.33) -** For similar reasons the proposed changes relating to this Issue are considered to also satisfy the assessment requirements of clause 3.33 of the NPS-UD.

6.3 Outstanding Natural Features and Landscapes Section 32 evaluation

6.3.1 **Issue**: There are a considerable number of outstanding natural features and landscapes across the district. There is strong national and regional direction in the NZCPS and the CRPS to identify and protect these areas. The current District Plan manages development in these areas through objectives, policies, rules and mapping. The intensification of development required to be enabled may result in the destruction or degradation of Outstanding Natural Features and Landscapes (NFs and ONLs). The Act specifically enables a qualifying matter to potentially be applied in respect of this issue under sub-sections 77I(a) and (b) and 77O(a) and (b) as a s.6 matter and a matter required to give effect to the NZCPS.

6.3.2 **Option evaluation -** The table below summarises the assessment of costs and benefits for each option based on their anticipated environmental, economic, social, and cultural effects. It also addresses the efficiency and effectiveness of the option and the risk of acting or not acting. Following the table for each issue there is an assessment of the proposed change in respect of the additional relevant assessments required in the Act for qualifying matters in residential zones and/or in non-residential zones (Part 5, sub-part 3) and in the NPS-UD (Clause 3.33). The assessment is supported by the information obtained through technical reports, and consultation.

Option 1 - Apply MDRS to residential zones and Policy 3 of the NPS-UD in commercial zones, both without a qualifying matter	**Option 2 – Proposed change - Apply MDRS to residential zones and Policy 3 of the NPS-UD to commercial zones, both with a qualifying matter**	**Option 3 – Qualifying matter prohibiting development in ONL/ONFs**
Option description This option is to implement MDRS within residential zones and Policy 3 of the NPS-UD within commercial zones, without applying a qualifying matter for Outstanding Natural Features and Landscapes in either zone.	**Option description** This option is to implement the MDRS within residential zones and Policy 3 of the NPS-UD within commercial zones, with both zones being subject to a qualifying matter within Outstanding Natural Features and Landscapes, including the need for resource consent for some activities.	**Option description** This option is to implement the MDRS within residential zones and Policy 3 of the NPS-UD within commercial zones, with both zones being subject to a qualifying matter within Outstanding Natural Features and Landscapes making development within these areas a prohibited activity.
Appropriateness in achieving the objectives and higher order documents **Efficiency** Applying MDRS to outstanding natural features and landscapes (where they are within the relevant residential and commercial zones) would allow for the greatest development capacity and more flexibility on individual sites than if impeded by a qualifying matter. It would avoid the costs of applying for a resource consent. However, it would	**Appropriateness in achieving the objectives and higher order documents** **Efficiency** A consent process (as required by the existing ONL and ONF provisions) allows for consideration of whether the issue can be managed in an appropriate manner within a framework that would effectively ensure protection of the values of these areas, consistent with the higher order direction. There will be additional costs where	**Appropriateness in achieving the objectives and higher order documents** **Efficiency** This option would prevent any loss of ONL/ONF values. However, it would also prevent any development, including development that may be able to be accommodated without detracting from the ONL/ONF values that are required to be protected. This option is considered to be less efficient than Option 2.

not be consistent with the higher order direction to protect such features and landscapes. **Effectiveness** This option is effective in terms of achieving the development and intensification objectives of PC14, but ineffective in protecting natural features and landscapes from inappropriate subdivision, use, and development. This is inconsistent with the protection required as a matter of national importance under S6(a) and (b) of the RMA. In the coastal environment, Policy 15 of the NZCPS directs the preservation of natural character and protection of natural features and landscapes. The CRPS, in Objective 12.2.1 and related policies 12.3.2 and 12.3.4, also require identification and management of outstanding natural features and landscapes, recognition of their values, and control of inappropriate development in relation to these values. In the District Plan Objectives 9.2.1.1-9.2.2.1.4 seek to achieve protection of outstanding natural features and landscapes. **Benefits** *Environmental:* There are general positive effects of intensification through avoiding the further need for encroachment of urban activities on significant areas, however given the extensive enablement in terms of development capacity, there is no major identified need for further encroachment. *Economic:* Would enable the most intensification development and related economic benefits.	required to apply for a resource consent. However, given that this is a s.6 matter, and the direction in the NZCPS in respect of the coastal environment, the benefits of this option are considered to outweigh the costs. **Effectiveness** The proposed approach is effective in achieving the development and intensification outcomes of PC14, while still ensuring the protection of ONFs and ONLs from effects of inappropriate development in accordance with higher order direction. **Benefits** *Environmental:* Will achieve the protection of the values of ONF and ONL areas in accordance with higher order direction by applying a qualifying matter, while not precluding some future development if consistent with the protection of those values. *Economic:* Would enable limited intensification where consistent with the direction to protect ONLs/ONFs. *Social:* Will achieve the protection of the values of ONF and ONL areas in accordance with higher order direction by applying a qualifying matter, while not precluding some future development if consistent with the protection of those values. This in turn contributes to social well-being so far as the features and landscapes add to the aesthetics of an area and help form the sense of place. *Cultural:* Will achieve the protection of the values of ONF and ONL areas in accordance with higher	**Effectiveness** This option is most effective in achieving the development and intensification outcomes of PC14. **Benefits** *Environmental:* Prohibiting development on sites with ONLs/ONFs would protect these sites and achieve the requirements of higher order documents. *Economic:* Any economic values of the ONLs ONFs would be protected. *Social:* The social effects of this option have not been assessed at this time. *Cultural:* This option would protect the sites and their cultural associations. **Costs** *Environmental:* None identified. *Economic:* This option would prevent all intensification within ONLs/ONFs and the related economic benefits**.** This would prevent intensification that may be able to be accommodated without detracting from the ONL/ONF values that require protection. As such the potential economic costs are higher than those for Option 2. *Social:* The social effects of this option have not been assessed at this time. *Cultural:* Has not been assessed at this time. **Risk of Acting/Not Acting -** The risk of applying the MDRS and Policy 3 of the NPS-UD, without being subject to a qualifying matter, is that there is no certainty that the required protection of the significant values of ONFs and ONLs will be achieved.

Social: Full enablement of development would allow for communities to provide for their housing needs now and in the future. *Cultural:* Cultural effects have not been assessed at this stage. **Costs** *Environmental:* Does not protect the values of ONFs and ONLs from effects of inappropriate development in accordance with higher order direction. *Economic*: Enabling development on ONFs and ONLs may degrade any economic value they hold such as tourist attractions or making surrounding real estate more desirable. *Social:* Will not protect the social values of ONFs and ONLs. *Cultural:* Will not protect the cultural values of ONFs and ONLs. **Risk of acting/not acting -** The risk of applying the MDRS and Policy 3 of the NPS-UD, without being subject to a qualifying matter, is that there is no certainty that the required protection of the significant values of ONFs and ONLs will be achieved.	order direction by applying a qualifying matter, while not precluding some future development if consistent with the protection of those values. This in turn contributes to cultural well-being so far as the features and landscapes have cultural associations and help form the sense of place. **Costs** *Environmental:* Limiting development in ONFs and ONLs puts more pressure on other areas to provide for housing needs. However, there is enough capacity in the city in areas that are not sensitive. *Economic:* The ONF and ONL provisions are likely to involve consent costs and create uncertainty for any urban development and intensification in these areas. In cases where consent is declined, this will result in lost opportunities for economic benefit. *Social:* Restricting intensification restricts the ability of communities to provide for their housing needs. *Cultural:* the effects have not been assessed at this stage. **Risk of acting/not acting -** The risk of applying the MDRS and Policy 3 of the NPS-UD, without being subject to a qualifying matter, is that there is no certainty that the required protection of the significant values of ONFs and ONLs will be achieved.	The risk of prohibiting all intensification is that this will prevent intensification that may be able to be accommodated without detracting from the ONL/ONF values that require protection.
Recommendation Option 2 is the recommended option because it achieves the relevant or more specific higher order direction, while allowing some flexibility for development that may be able to be accommodated without detracting from the ONL/ONF values that require protection. While Option 3 similarly achieves the protection required by the higher order direction, it has potentially greater costs in that it will prevent intensification that may be able to be accommodated without detracting from the ONL/ONF values that require protection. Option 2 is recommended as it is the most appropriate way to achieve the applicable statutory requirements, including giving effect to the objectives of the District Plan and higher order direction.		

6.3.3 **Additional assessment under the Act (Sections 77I – 77R) and the NPS-UD (Clause 3.33) -** Section 77I and Section 77O allow for territorial authorities to apply building height or density requirements less enabling of development where a qualifying matter applies. Qualifying matters specifically includes matters of national importance under Section 6, which includes the protection of outstanding natural features and landscapes, and matters required to give effect to the NZCPS.

6.3.4 **Spatial extent of proposed qualifying matter (s77K (1)(a) and s77Q (1)(a)) -** Outstanding natural features and landscapes in Christchurch district are identified in schedules and in notations on the planning maps of the CDP. The ONF and ONL are set out in Appendix 9.2.9.1 and Appendix 9.2.9.2 of the District Plan.

6.3.5 **Alternative density standards proposed (s77K (1)(b) and s77Q (1)(b)) -** Objectives, policies, rules, standards and matters of discretion provide for the protection of outstanding natural features (ONFs) and outstanding natural landscapes (ONLs) as per Chapter 9 of the existing District Plan.

6.3.6 **Reason for lesser enablement under the proposed qualifying matter (s77K (1)(c) and s77Q (1)(c)) -** The RMA requires the protection of outstanding natural features and landscapes from inappropriate subdivision, use and development in exercising RMA functions as a matter of national importance (s6(b)). A district plan must give effect to any related provisions of the NZ Coastal Policy Statement 2010 (the NZCPS) (section 75(3)) The NZCPS directs the preservation of natural character of the coastal environment and protection of natural features and landscapes. In particular Policy 15 Natural features and natural landscapes in relation to the coastal environment Contains specific direction to avoid adverse effects of activities on outstanding natural features and outstanding natural landscapes in the coastal environment. The higher order directions in the RMA, and the specific direction in the NZCPS in respect of the coastal environment, require strong protection of the areas which contain these values, which justify significant limits on development which would detract from those values.

6.3.7 **The level of development that would be prevented by accommodating the qualifying matter (s77K and s77Q (1)(d)) -** The impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity is set out in Table 3 of this report. The costs and broader impacts of imposing those limits are discussed above. Applying a qualifying matter to ONL/ONFs will reduce the theoretical development capacity of the city by 318 units.

6.3.8 **Requirements if qualifying matter applies (NPS-UD, clause 3.33) -** For similar reasons the proposed changes relating to this Issue are considered to also satisfy the assessment requirements of clause 3.33 of the NPS-UD.

6.4 Sites of cultural significance (Wāhi Tapu / Wāhi Taonga, Ngā Tūranga Tūpuna, Ngā Wai and Belfast Silent File) Section 32 evaluation

6.4.1 **Issue:** There is a need to protect Wāhi Tapu / Wāhi Taonga, Ngā Tūranga Tūpuna, Ngā Wai and Belfast Silent File sites from inappropriate development, and to manage the effects of activities on these sites. The intensification of development may result in the destruction or degradation of Wāhi Tapu / Wāhi Taonga, Ngā Tūranga Tūpuna, Ngā Wai and Belfast Silent File sites. There is strong national and regional direction to identify and protect these areas. The Act specifically enables a qualifying matter to potentially be applied in respect of this issue under sub-section 77I(a) as a s.6 matter.

6.4.2 **Options evaluation -** The table below summarises the assessment of costs and benefits for each option based on their anticipated environmental, economic, social, and cultural effects. It also addresses the efficiency and effectiveness of the option and the risk of acting or not acting. Following the table, for each issue there is an assessment of the proposed change in respect of the additional relevant assessments required in the Act for qualifying matters in residential zones and/or in non-residential zones (Part 5, sub-part 3) and in the NPS-UD (Clause 3.33). The assessment is supported by the information obtained through technical reports, and consultation. The District Plan only sets out specific rules for Wāhi Tapu/Wāhi Taonga. For Ngā Tūranga Tūpuna, Ngā Wai and Silent File sites district wide rules apply, with additional matters of discretion as set out in Rule 9.5.5. It is therefore very difficult to assess the effects of this qualifying matter on development capacity and assessment is necessarily limited to Wāhi Tapu/Wāhi Taonga sites. Ngā Tūranga Tūpuna, Ngā Wai and Silent File sites have not been considered when modelling capacity loss.

Option 1 – Apply MDRS and NPS-UD Policy 3 with no qualifying matter	**Option 2 – Proposed Change**	**Option 3 – Implement MDRS with a qualifying matter making all development in Wāhi Tapu / Wāhi Taonga, Ngā Tūranga Tūpuna, Ngā Wai and Belfast Silent File sites a discretionary activity**
Option description This option is to implement MDRS and NPS-UD Policy 3 without applying a qualifying matter for Wāhi Tapu / Wāhi Taonga, Ngā Tūranga Tūpuna, Ngā Wai and Belfast Silent File sites.	**Option description** This option is for the MDRS to be subject to a qualifying matter within the Wāhi Tapu / Wāhi Taonga, Ngā Tūranga Tūpuna, Ngā Wai and Belfast Silent File sites.	**Option description** This option is for the MDRS to be subject to a qualifying matter within the Wāhi Tapu / Wāhi Taonga, Ngā Tūranga Tūpuna, Ngā Wai and Belfast Silent File sites, with new controls making development within these areas a discretionary activity.
Appropriateness in achieving the objectives and higher order documents	**Appropriateness in achieving the objectives and higher order documents**	**Appropriateness in achieving the objectives and higher order documents**

Efficiency Modelling shows 50 Wāhi Tapu/Wāhi Taonga sites that intersect with the relevant zones. Applying MDRS and NPS-UD Policy 3 over these sites would only produce an extra development capacity of 136 units. *Effectiveness* Applying MDRS NPS-UD Policy 3 over sites of cultural significance would result in the District Plan failing to meet the requirements of S6 (e) and (f), 7(a) and 8 of the RMA as well as Objective 3 and Policy 2 of the NZCPS, Objective D1 and Policy D1 of the NPSFM, Objective 13.2.1 and Policy 13.3.1 of the CRPS. **Benefits** *Environmental:* There are general positive effects of enabling intensification through avoiding the likelihood of urban sprawl which may affect sites of Ngāi Tahu cultural significance which are currently beyond the urban environment. However, avoiding urban sprawl should not be at the expense of protecting sites within the existing urban area *Economic:* Enabling maximum development under MDRS will allow for greater development capacity over the city as a whole. It will also reduce costs, wait time and uncertainty for developers. *Social:* Allowing intensification enables communities to provide for their housing needs and contributes to a well - functioning city.	*Efficiency* Applying the current controls in the District Plan as conditions of a qualifying matter is an efficient way of achieving the higher order documents. These controls have already been through a hearings process, which included consultation with Ngāi Tahu, to ensure that they meet the requirements of the relevant documents. *Effectiveness* Sites of cultural significance should be protected under: the RMA which requires protection of the relationship of Māori with the site, protecting historic heritage, having regard to kaitiakitanga and taking into account the principles of the Treaty of Waitangi; Objective 3 of the NZCPS; Objective D1 of the NPSFM; and Objective 13.2.1 of the CRPS. The current controls allow scope to address each site according to its individual significance to tāngata whenua, thereby facilitating the meeting of the above requirements. To apply these current controls as conditions of a qualifying matter would retain this effectiveness. **Benefits** *Environmental:* Sites of cultural significance provide a range of benefits to tāngata whenua and contribute the ecology and heritage values of the city as a whole.	*Efficiency* This would achieve the requirement of higher order documents to protect sites of cultural significance but could be unnecessarily restrictive. *Effectiveness* This option could be more time consuming and uncertain for those intending to develop. **Benefits** This option would have the same benefits as option 2 without the flexibility of less onerous standards where necessary. **Cost** *Environmental*: Environmental costs have not been addressed at this stage. *Economic*: This approach would be expensive for a developer and would add uncertainty and longer wait times. *Social:* Restricting intensification restricts the ability of communities to provide for their housing needs. *Cultural:* This approach would be culturally beneficial and no costs have been identified at this stage. **Risk of acting/not acting** Applying this qualifying matter could increase cost and wait times and decrease certainty. If no qualifying matter

Cultural: Changing the height and density standards applied in areas affected by sites of cultural significance to the maximum set out in Schedule 3A of the RMA and the Council's response to Policy 3 of the NPS UD will only offer benefits in the 50 sites where sites of cultural significance occur in potential development zones. In these sites the benefits are variable but can only be realised where increased density does not conflict with the requirements of Sections 6, 7 and 8 of the RMA and other higher order documents. A conservative estimate of the overall benefits, based on modelling is 136 units. **Costs** *Environmental:* Some sites of significance, particularly Ngā Wai, have environmental value. Enabling maximum development in these areas could degrade these values. *Economic:* These have not been assessed at this time. *Social and Cultural:* Allowing permitted development in areas of cultural significance could have serious impacts on the emotional, social and spiritual health of those who hold those sites dear. Further, the act of allowing this development could result in breaches of the Treaty of Waitangi and damage to the relationship between Christchurch City Council and tāngata whenua. **Risk of acting/not acting**	*Economic:* This option allows for development where it can be managed so as not to interfere with the Ngāi Tahu cultural values of the site. *Social:* As per environmental. *Cultural:* As per environmental. **Costs** *Environmental:* Limiting development in sites sites of Ngāi Tahu cultural significance puts more pressure on other areas to provide for housing needs. However, there is enough capacity in the city in areas that are not sensitive. *Economic:* The qualifying matter would mean that development on Wāhi Tapu/Wāhi Taonga sites would require resource consent, while extra matters of discretion could be applied to development on Ngā Tūranga Tūpuna, Ngā Wai and Silent File sites. This increases expense, takes time and removes certainty for developers. *Social:* Restricting intensification restricts the ability of communities to provide for their housing needs. *Cultural:* None identified, the proposal is considered to be culturally beneficial. **Risk of acting/not acting** Applying the MDRS NPS-UD Policy 3 is required by law and therefore not acting is not an option. Applying a qualifying matter requiring consent or imposing additional matters of discretion will add cost, time and uncertainty to development. However applying unqualified MDRS and NPS-UD Policy 3 over sites of cultural significance does	Is applied then the sites of cultural significance are at risk of degradation from development.

Applying maximum development under MDRS over sites of cultural significance does not allow for appropriate protection of the sites as required by the RMA and other higher order documents. The application of the MDRS is required by law therefore not acting is not an option.	not allow for appropriate protection of the sites as required by the RMA and other higher order documents.	
Recommendation: Option 2 is recommended because it achieves the requirements of higher order documents with respect to sites of cultural significance, without ruling out development completely. Option 2 is recommended as it is the most appropriate way to achieve the applicable statutory requirements, including giving effect to the objectives of the District Plan and higher order direction.		

6.4.4 **Additional assessment under the Act (Sections 77I – 77R) and the NPS-UD (Clause 3.33) -** Section 77I allows for territorial authorities to apply building height or density requirements enabling less development, than must otherwise be enabled, where a qualifying matter applies. Qualifying matters specifically includes matters of national importance that decision makers are required to recognise and provide for under Section 6. This includes the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga and the protection of historic heritage from inappropriate subdivision, use, and development.

6.4.5 **Spatial extent of proposed qualifying matter (s77K (1)(a)) -** Relevant features, sites and areas are identified on the planning maps of the District Plan GIS viewer and downloadable PDF planning maps. They are listed in schedules in Appendix 9.5.6.1 and in some instances (with sensitive sites that are vulnerable to disturbance or reflective on intangible Ngāi Tahu values) are located in silent files, or shown on a set of Aerial Maps in Appendix 9.5.7.

6.4.6 **Alternative density standards proposed (s77K (1)(b)) -** It is proposed to carry over the current framework for the identification, management and protection of areas and sites of cultural significance to Ngāi Tahu - the tāngata whenua for the district. The provisions are intended to protect Wāhi Tapu / Wāhi Taonga, Ngā Tūranga Tūpuna, Ngā Wai and Silent File sites from inappropriate development.

6.4.7 **Reason for lesser enablement under the proposed qualifying matter (s77K (1)(c)) -** RMA section 6 requires those exercising RMA functions to recognise and provide for matters of national importance including: the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga; and the protection of historic heritage from inappropriate subdivision, use and development. Section 7 directs having particular regard to kaitiakitanga and the ethic of stewardship. Section 8 directs taking into account the principles of the Treaty of Waitangi. The need to give effect to any related provisions of the NZ Coastal Policy Statement 2010 (the NZCPS) or a Regional Policy Statement (in this case the Canterbury RPS - the CRPS) in a district plan in section 75(3) requires strong adherence to directive provisions in these higher order documents. Objective 3 and Policy 2 of the NZCPS, Objective 1 and Policy 1 of the NPSFM, Objective 13.2.1 and Policy 13.3.1 of the

CRPS expand on how these matters are to be addressed and provide consistent statutory direction featuring: clear recognition of the cultural and historic relationship of Māori, and in particular manawhenua, with the environment (and, in that regard, the matters referred to in s6, RMA); strong emphasis on consulting and working with tāngata whenua (iwi and hapū) and to take account of iwi management plans including in order to recognise kaitiakitanga, understand and respect cultural values, and identify and protect historic heritage; and a consistently clear direction to recognise cultural sensitivity, including with use of Silent Files.

6.4.8 **The level of development that would be prevented by accommodating the qualifying matter (s77K (1)(d)) -** The impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity is set out in Table 3 of this report.

6.4.9 **Requirements if qualifying matter applies (NPS-UD, clause 3.33) -** For similar reasons the proposed changes relating to this issue are considered to also satisfy the assessment requirements of clause 3.33 of the NPS-UD.

6.5 Styx River Section 32 evaluation

6.5.1 **Issue:** The District Plan currently requires lower heights for development in areas close to the Styx River within the Belfast/Northwood commercial centre. Enabling increased heights in this location may not be appropriate as it may result in undue effects on the natural and cultural values of this waterbody. It is important to protect and enhance the values and functions of waterbodies. There is direction in the National Policy Statement for Freshwater Management (NPS-FM) to avoid to the extent practicable the loss of river extent and values. Intensification of development may result in undue adverse effects on waterbodies and their values. The Act specifically enables a qualifying matter to potentially be applied in respect of this issue under sub-sections 77O(a) as a s.6 (a) matter, a s.6 (e) matter and under 77O(b) to give effect to a national policy statement, in this case the NPS-FM.

6.5.2 **Options evaluation -** The table below summarises the assessment of costs and benefits for each option based on their anticipated environmental, economic, social, and cultural effects. It also addresses the efficiency and effectiveness of the option and the risk of acting or not acting. Following the table for each issue is an assessment of the proposed change in respect of the additional relevant assessments required in the Act for qualifying matters in residential zones and/or in non-residential zones (Part 5, sub-part 3) and in the NPS-UD (Clause 3.33).

Option 1- Apply Policy 3 of the NPS-UD without a qualifying matter	**Option 2- Proposed Change – Apply Policy 3 of the NPS-UD with a qualifying matter**
Option description This option is to implement Policy 3 of the NPS-UD without applying a qualifying matter for the Styx River building height.	**Option description** This option is to implement Policy 3 of the NPS-UD, which requires intensification commensurate with the level of commercial activities and community services, subject to a qualifying matter for building height in those parts of Northwood/Belfast close to the Styx River.
Appropriateness in achieving the objectives and higher order documents **Efficiency:** Not applying the Styx River building height limits is not considered efficient given the costs in terms of impacts on the river values would outweigh the development benefits. **Effectiveness:** This option is effective in terms of achieving the development and intensification objectives of PC14, but not applying the Styx River building height limits is not considered effective as it could result in development	**Appropriateness in achieving the objectives and higher order documents** **Efficiency:** The proposed approach is efficient in that the benefits in terms of river values generally outweigh the development costs, noting that there is a potential consent pathway for buildings that exceed the height limits. **Effectiveness:** The proposed approach is more effective than Option 1 in that it manages development that may unduly adversely affect the values of the Styx River and better give effect to the higher order direction.

that may unduly adversely affect the values of the Styx River, the significance of which outweighs the limits on development. It would be less effective in giving effect to the higher order direction in the Act and the NPS-FM, than Option2. **Benefits** *Environmental:* There are general positive effects of enabling intensification through avoiding the likelihood of urban sprawl. *Economic:* Increased building height would be enabled without the need for a resource consent, which would provide economic benefits. *Social:* Enabling maximum intensification allows for the community to provide for its housing needs. *Cultural:* This option is considered to be culturally detrimental and no benefits have been identified at this stage. **Costs** *Environmental:* Would provide a lesser protection of the natural values of the river than, and would not give effect to the higher order direction as well as, than Option 2 *Economic:* These have not been assessed at this time. *Social*: The Styx River and surrounds contribute to social wellbeing by providing places for recreation, and for learning about and appreciating the natural environment. Enabling maximum development in sensitive areas could degrade this sites to the extent that the social value is lost. *Cultural:* The cultural values of the Styx River could be diminished with increased building heights adjoining the river. This could result in an inability to give effect to the higher order direction. **Risk of acting/not acting** The risk of not limiting building height near the river is the potential loss of natural and cultural values	**Benefits** *Environmental:* The natural values of the Styx River will be protected and this option will be better at giving effect to the higher order direction. *Economic:* The economic benefits of this option have not been assessed at this stage. *Social:* The Styx River and surrounds contribute to social wellbeing by providing places for recreation, and for learning about and appreciating the natural environment. By limiting building height in the vicinity, these values will be maintained. *Cultural:* The cultural values of the Styx River will be protected and better give effect to the higher order direction. **Costs** *Environmental:* None identified. *Economic:* Reduced building height would be enabled without the need for a resource consent, which may result in adverse economic effects. *Social:* Restricting intensification restricts the ability of the community to provide for its housing needs. *Cultural:* None identified. **Risk of acting/not acting** The risk of not limiting building height near the river is the potential loss of natural and cultural values.
Recommendation: Option 2 is recommended as it is the most appropriate way to achieve the applicable statutory requirements, including giving effect to the objectives of the District Plan and higher order direction.	

6.5.3 **Additional assessment under the Act (Sections 77I – 77R) and the NPS-UD (Clause 3.33) -** Qualifying matters specifically include matters of national importance that decision makers are required to recognise and provide for under Section 6. This includes the protection of rivers and their margins from inappropriate subdivision, use, and development, and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāahi tapu, and other taonga. In addition, qualifying matters include a matter required in order to give effect to a national policy statement, in this case the NPSFM.

6.5.4 **Spatial extent of proposed qualifying matter (s77K (1)(a) and s77Q (1)(a)) -** The Styx River building height provisions apply to Special Area A and Special Area B set out in Appendix 15.15.1 Commercial Core Zone (Belfast/Northwood) Outline Development Plan.

6.5.5 **Alternative density standards proposed** (**s77K (1)(b) and s77Q (1)(b)) -** It is proposed to carryover the existing CDP controls on building heights. This is set out in 15.4.3.2 Area-specific built form standards - Commercial Core Zone (Belfast/ Northwood) Outline Development Plan area. Land within area identified as 'Special Area A' on the outline development plan in Appendix 15.15.1 has a required height of 12 metres. Land within area identified as 'Special Area B' on the outline development plan in Appendix 15.15.1 has required height of 5 metres.

6.5.6 **Reason for lesser enablement under the proposed qualifying matter (s77K (1)(c) and s77Q (1)(c)) -** The RMA requires Council as a matter of national importance to provide for the preservation of the natural character of wetlands, lakes, rivers and their margins and to protect them from inappropriate use and development. Section 6 also requires Council to provide for the relationship of Māori and their culture and traditions with water and other taonga. The NPSFM 2020 requires prioritising first, the health and well-being of water bodies and freshwater ecosystems, second the health needs of people and third providing for social economic and cultural well-being of people and communities. The associated policies require giving effect to Te Mana o te Wai and a strong emphasis on establishing and achieving water quality targets. A suite of provisions in Canterbury Regional Policy Statement 2013 requires the district plan to include objectives and policies and may include methods to control the effects of use and development of land on the values of the riparian zones of rivers and lakes, protecting indigenous biodiversity and preserving natural character. The CRPS also contains policies to protect the cultural values of tangata whenua. The Mahaanui Iwi Management Plan includes a number of objectives and policies related to enhancement of water quality including Policy WM12.4 that: “all waterways in the urban and built environment must have indigenous vegetated healthy, functioning riparian margins” There are also objectives and policies related to cultural values.

6.5.7 **The level of development that would be prevented by accommodating the qualifying matter (s77K and s77Q (1)(d)) -** The impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity is set out in Table 3 of this report.

6.5.8 **Requirements if qualifying matter applies (NPS-UD, clause 3.33) -** For similar reasons the proposed changes relating to this Issue are considered to also satisfy the assessment requirements of clause 3.33 of the NPS-UD.

6.6 Sites of Historic Heritage and their Settings, New Regent Street Height and Arts Centre Height

6.6.1 **Issue:** Historic heritage is to be protected from inappropriate subdivision, use and development as a matter of national importance under section 6 of the RMA and is therefore a potential qualifying matter under section 77I(a). There are several aspects which contribute to the effective protection of historic heritage. These are examined in the following paragraphs.

6.6.2 The District plan currently recognises sites of historic heritage and their settings in both residential and non-residential zones, as listed on the heritage schedules, and sets out rules to manage these. However, these heritage schedule entries do not represent all aspects of the City's history and development. Work has been undertaken to identify additional items and setting so as to better represent the extent of the District's heritage in the District Plan. This has resulted in a list of 44 additional items which have been assessed as meeting the criteria for protection and are now proposed to be scheduled for protection under Appendix 9.3.7.2 Schedule of Significant Historic Heritage Items. The scheduling of these items are all supported by their owners. The list is attached in Appendix 5 of this report. In addition to this, the plan change includes corrections to the Schedule of Significant Historic Heritage in Appendix 9.3.7.2 of the District Plan, the heritage Aerial Maps and the Planning Maps in respect of heritage items, for example corrections to addresses, or to reflect changes in circumstances over time. These changes are shown in appendix 2.

6.6.3 Some of the rules protecting existing heritage are poorly written or ambiguous. Slight revisions are proposed in order to improve workability. These revisions are set out in Appendix 2 and form part of this plan change in order to best clarify the parameters of the proposed qualifying matters. The current rules include height limits in New Regent Street and the Arts Centre. While these rules are related to the current zone, they ensure that the sites are protected from the effects of inappropriate development, such as impacting on their architectural and contextual values as a result of visual dominance effects/inappropriate contrasts of scale, impact on views, downdraught and shading effects. This plan change proposes to retain the height limits of 28m for New Regent Street and 16m for the Arts Centre.

6.6.4 **Options evaluation -** The table below summarises the assessment of costs and benefits for each option based on their anticipated environmental, economic, social, and cultural effects. It also addresses the efficiency and effectiveness of the option and the risk of acting or not acting. Following the table for each issue is an assessment of the proposed change in respect of the additional relevant assessments required in the Act for qualifying matters in residential zones and/or in non-residential zones (Part 5, sub-part 3) and in the NPS-UD (Clause 3.33).

Option 1- Apply MDRS and NPS-UD Policy 3(d) without qualifying matters	Option 2- Apply Qualifying Matter to existing sites only using existing rules under the District Plan	Option 3 – Apply Qualifying Matter to existing and new heritage sites as identified in Appendix 2 of this s32 using existing rules under the District Plan	Option 4 – Apply Qualifying Matter to existing and new heritage sites with amendments to rules as identified as identified in Appendix 2 of this s32	Option 5 – Apply Qualifying Matter to existing heritage sites only with amendments to rules as identified in Appendix 2 of this s32
Appropriateness in achieving the objectives and higher order documents **Efficiency** Allowing for development as a permitted activity (as provided for under the amended RMA) achieves, at minimal cost, the requirements of the RMA to enable development. **Effectiveness** Applying MDRS and Policy 3(d) in full, in and around sites of historic heritage is unlikely to achieve Objective 9.3.2.1.1 of the District Plan to protect and conserve significant historic heritage. Further, it does not provide a mechanism to achieve s6(f) of the RMA. **Benefits** *Environmental: E*nvironmental benefits have not been	**Appropriateness in achieving the objectives and higher order documents** **Efficiency** The qualifying matter uses the current rules to control development affecting recognised historic heritage. The rules are familiar to the Council and those who use them regularly. This provides some certainty to developers as to cost and likelihood of permission. The existing rules are not always clearly worded and could be more efficient and effective in achieving the policies and therefore the existing objective of the Plan chapter. The current schedule of recognised historic heritage does not include a number of	**Appropriateness in achieving the** **objectives and higher order documents** **Efficiency** This option uses the current rules to control development affecting historic heritage sites. It includes newly identified heritage sites listed in Appendix 2 of this s32 which enables fuller satisfaction of s6(f) of the RMA. The rules are familiar to the Council and those who use them regularly. This provides some certainty to developers as to cost and likelihood of permission. The existing rules are not always clearly worded and could be more efficient and effective in achieving the policies and therefore the	**Appropriateness in achieving the** **objectives and higher order documents** **Efficiency** This option ensures that the inefficiencies in the current rules are addressed and that protection is extended to cover a greater number of sites of heritage value. There is likely to be a net positive outcome in terms of efficiency. A net positive outcome relies on valuing the benefits from heritage protection for the public as greater than the costs of heritage protection for individual property owners, e.g the transaction costs of resource consents, and the opportunity costs of not being able to develop to the intensity otherwise enabled. Benefits would typically be	**Appropriateness in achieving the objectives and higher order documents** **Efficiency** This option ensures that the inefficiencies in the current rules are addressed, and that the current heritage items are protected. **Effectiveness** Section 6(f) of the RMA requires that historic heritage be protected from inappropriate subdivision, use, and development, while the new amendments in the RMA require MDRS be applied in all residential areas. These requirements can come into conflict on sites of historic heritage. Applying a qualifying matter which controls those aspects of development which may infringe on current heritage

assessed at this time. *Economic:* Enabling development in line with MDRS and Policy 3 of the NSP-UD on sites of historic heritage gives certainty to those wishing to develop these sites, and adds no additional cost to development, instead there may be a reduction in existing cost for limited number of owners. Additionally, this option releases more land for development, allowing for slightly greater housing capacity in the city overall. *Social:* An increase in availability of land for development allows society to better meet its needs for housing. *Cultural:* Cultural benefits have not been assessed at this time. **Costs** *Environmental:* Enabling development as a permitted activity is very likely to be at the expense of the City's historic sites and settings if development involves demolition and/or detracts	sites, settings and areas which warrant protection. **Effectiveness** Section 6(f) of the RMA requires that historic heritage be protected from inappropriate subdivision, use, and development, while the new amendments in the RMA require MDRS be applied in all residential areas. These requirements can come into conflict on sites of historic heritage. Applying a qualifying matter which controls those aspects of development which may infringe on current heritage values contributes to meeting both competing requirements of the RMA. This solution is not contrary to Objective 9.3.2.1.1 of the District Plan. However, Christchurch has some sites that are currently not recognised in the District Plan. Restricting the qualifying matter to those sites which are already identified in the District Plan does not fully achieve protection of all historic heritage as required by the RMA.	existing objective of the Plan chapter. **Effectiveness** Section 6(f) of the RMA requires that historic heritage be protected from inappropriate subdivision, use, and development, while the new amendments in the RMA require MDRS be applied in all residential areas. These requirements can come into conflict on sites of historic heritage. Updating the sites of historic heritage to make sure all relevant sites are included, and then applying a qualifying matter which controls those aspects of development which may infringe on heritage values, effectively meets both competing requirements of the RMA. This solution also meets Objective 9.3.2.1.1 of the District Plan. But does not meet the requirement of Objective 3.3.2 for clarity of language. **Benefits** *Environmental:* Protecting historic heritage by a qualifying matter that uses	experienced over a longer time period than transaction costs, and can be more difficult to measure. For example a number of the key benefits of heritage provisions are intangible e.g. identity, sense of place and stability, and of 'membership' or belonging to the community. **Effectiveness:** Section 6(f) of the RMA requires that historic heritage be protected from inappropriate subdivision, use, and development, while the new amendments in the RMA require MDRS be applied in all residential areas. These requirements can come into conflict on sites of historic heritage. Updating the sites of historic heritage to make sure all relevant sites are included, and then applying a qualifying matter which controls those aspects of development which may infringe on heritage values, effectively meets both competing requirements of the RMA. This solution also meets Objective 9.3.2.1.1 of the District Plan and meets	values contributes to meeting both competing requirements of the RMA. Updating the rules to ensure clarity satisfies Objectives 3.3.2 of the District Plan. However, Christchurch has some sites that are currently not recognised in the District Plan. Restricting the qualifying matter to those sites which are already identified in the District Plan does not fully achieve protection of all historic heritage as required by the RMA. **Benefits** *Environmental:* Protecting currently recognised historic heritage by a qualifying matter with amended rules to ensure breadth of protection and clarity will promote an authentic and quality environment. *Economic:* The updated rules provide clarity to developers so that costs are more certain from the outset of development. *Social and cultural:* Heritage items provide a sense of place

from the heritage values of the site or area. It would also negate existing protection for heritage sites and settings (when the City has already lost a considerable number of heritage buildings as a result of the Canterbury earthquakes). This would be contrary to both the objective in the District Plan and the RMA S.6 (f). This option discontinues operative reduced height limits for the Arts Centre, New Regent Street heritage items and settings, resulting in significant environmental costs for Arts Centre and New Regent Street in particular, impacting on their architectural and contextual values as a result of visual dominance effects/inappropriate contrasts of scale, impact on views, downdraught and shading effects of enabling heights of up to 90 metres in the City Centre zone (see modelling in PC13 Section 32 Evaluation). *Economic:* Significant environmental impacts on the	**Benefits** *Environmental:* Protecting existing historic heritage by a qualifying matter using existing rules protects the current environment as it is. *Economic:* As the existing rules are familiar to Council and those who use them regularly there is some confidence as to how they are applied. This will reduce perceived risk in developing existing sites and should give more certainty of costs. *Social and cultural:* Heritage items provide a sense of place and of connection to place, in the face of an otherwise changing environment. Areas such as the Arts Centre provide a focal point for social and cultural activities. **Costs** *Environmental:* There are no identified costs to the environment of protecting heritage as a qualifying matter. There are some costs to using the existing rules as the conditions of the qualifying matter.	the existing rules supports the existing environment while ensuring that there are no important exclusions to that environment. *Economic:* As the existing rules are familiar to Council and those who use them regularly there is some confidence as to how they are applied. This will reduce perceived risk in developing existing sites and should give more certainty of costs. Protecting the heritage environment contributes to heritage tourism and also generates jobs servicing tourism and in maintaining buildings. *Social and Cultural:* Heritage items provide a sense of place and of connection to place, in the face of an otherwise changing environment. Areas such as the Arts Centre provide a focal point for social and cultural activities. Adding new sites will ensure greater protection of this sense of place. Improved protection of these places, including height limits, will ensure that they are available for continued use and enjoyment.	the requirement of Objective 3.3.2 for clarity of language. **Benefits** *Environmental:* Protecting historic heritage by a qualifying matter with amended rules to ensure breadth of protection and clarity will promote an authentic and quality environment. *Economic:* Protecting the heritage environment contributes to heritage tourism and also generates jobs servicing tourism and in maintaining buildings. Updated rules provide clarity to developers so that costs are more certain from the outset of development. *Social and cultural:* Heritage items provide a sense of place and of connection to place, in the face of an otherwise changing environment. Areas such as the Arts Centre provide a focal point for social and cultural activities. Improved protection of these places, including height limits, will ensure that they are available for continued use and enjoyment. Adding new	and of connection to place, in the face of an otherwise changing environment. Areas such as the Arts Centre provide a focal point for social and cultural activities. Improved protection of these places, including height limits, will ensure that they are available for continued use and enjoyment. **Costs** *Environmental:* There are no identified costs to the environment of protecting heritage as a qualifying matter. There are some costs to using the existing sites only. The current list of sites exclude some items which warrant protection. *Economic:* Land use restrictions i.e. consents required, have economic impacts in terms of the costs of applications and expert advice, and potentially opportunity costs if proposed developments are refused or conditions attached to consents in a way which reduces the scale of change or reduces economic efficiency. This must be qualified by the

heritage and amenity of Highly Significant heritage items and settings, including precincts at the Arts Centre and New Regent Street, has the potential to have a negative impact on heritage tourism, and to lead to a decrease in property values. In the central city, environmental costs to heritage significantly outweigh overall economic benefits of this option which affects a relatively limited number of owners in the zone. For other heritage items, lack of protection could result in a decrease of value. In some instances the lack of protection could result in a reduction in jobs generated through maintenance. *Social:* Heritage items, settings and areas collectively form a sense of place and can be the focus of a sense of connection which is socially valuable. Not protecting this could result in a loss of this sense of connection. *Cultural*: Heritage items, settings and areas reflect the city's history and culture. Not protecting them could result	The current rules exclude some items which warrant protection. They also afford lesser protection to some items than is sufficient to safeguard their heritage values. *Economic:* Land use restrictions i.e. consents required, have economic impacts in terms of the costs of applications and expert advice, and potentially opportunity costs if proposed developments are refused or conditions attached to consents in a way which reduces the scale of change or reduces economic efficiency. This must be qualified by the fact that a significant proportion of heritage buildings are publicly owned, so that the costs of maintenance or repair fall on public funding. The use of the existing rules as conditions for the qualifying matter may result in suboptimal protection of historic heritage. This could impact potential for heritage tourism and the casual spending it promotes, particularly if highly significant	**Costs** *Environmental:* There are no identified costs to the environment of protecting heritage as a qualifying matter. There are some costs to using the existing rules as the conditions of the qualifying matter. The current rules sometimes afford lesser protection to some items than is sufficient to safeguard their heritage values. *Economic*: Land use restrictions i.e. consents required, have economic impacts in terms of the costs of applications and expert advice, and potentially opportunity costs if proposed developments are refused or conditions attached to consents in a way which reduces the scale of change or reduces economic efficiency. This must be qualified by the fact that a significant proportion of heritage buildings are publicly owned, so that the costs of maintenance or repair fall on public funding.	sites will ensure greater protection of this sense of place. **Costs** *Environmental:* No environmental effects have been identified to date. *Economic:* Land use restrictions i.e. consents required, have economic impacts in terms of the costs of applications and expert advice, and potentially opportunity costs if proposed developments are refused or conditions attached to consents in a way which reduces the scale of change or reduces economic efficiency. This must be qualified by the fact that a significant proportion of heritage buildings are publicly owned, so that the costs of maintenance or repair fall on public funding. *Social and cultural:* There are no identified social costs identified that arise from the protection of heritage using a qualifying matter. **Risk of acting/not acting**	fact that a significant proportion of heritage buildings are publicly owned, so that the costs of maintenance or repair fall on public funding. The use of the existing rules as conditions for the qualifying matter may result in suboptimal protection of historic heritage. This could impact potential for heritage tourism and the casual spending it promotes, particularly if highly significant environments such as New Regent Street are modified due to lack of restriction on building heights. *Social and cultural:* There are no social costs identified that arise from the updating of the heritage rules and application of a qualifying matter. Only protecting existing sites may result in the suboptimal protection of others and thus detract from a sense of place. **Risk of acting/not acting** The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 requires that territorial authorities

in a loss of this representation. **Risks of acting/not acting** The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 requires that territorial authorities incorporate MDRS and give effect to policies 3 or 5 of the NPS-UD in residential zones, so not acting is not a legally acceptable option. The risk of acting without applying a qualifying matter is that inappropriate development will become permitted. Where development is permitted Council will have very limited ability to ensure the protection of historic heritage, which is required as a matter of national importance under the RMA. Council would then be in breach of the RMA.	environments such as New Regent Street are modified due to lack of restriction on building heights. *Social:* There are no social costs identified that arise from the protection of heritage using a qualifying matter. The use of the existing rules as conditions for the qualifying matter may result in suboptimal protection of historic heritage. This could be at the expense of sense of belonging and place. *Cultural:* Similar effects as for social. **Risk of acting/not acting** The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 requires that territorial authorities incorporate MDRS and give effect to policies 3 or 5 of the NPS-UD in residential zones, so not acting is not a legally acceptable option. The risk of applying a qualifying matter that only covers the existing sites and only uses the existing rules is that these sites and rules are	The use of the existing rules as conditions for the qualifying matter may result in suboptimal protection of historic heritage. This could impact potential for heritage tourism and the casual spending it promotes, particularly if highly significant environments such as New Regent Street are modified due to lack of restriction on building heights. *Social and cultural:* There are no identified social costs identified that arise from the protection of heritage using a qualifying matter. The use of the existing rules as conditions for the qualifying matter may result in suboptimal protection of historic heritage. This could be at the expense of sense of belonging and place. **Risk of acting/not acting** The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 requires that territorial authorities incorporate MDRS and give effect to policies 3 or 5 of the NPS-UD in residential zones,	The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 requires that territorial authorities incorporate MDRS and give effect to policies 3 or 5 of the NPS-UD in residential zones, so not acting is not a legally acceptable option. The risk of applying a qualifying matter to new sites and updating the rules is that protection may become more onerous and might result in increased cost to developers. This is offset by increased efficiency and certainty offered by the new rules.	incorporate MDRS and give effect to policies 3 or 5 of the NPS-UD in residential zones, so not acting is not a legally acceptable option. The risk of applying a qualifying matter that only covers the existing sites is that it does not protect all historic heritage in Christchurch and therefore don't satisfy the requirements of S6(f) of the RMA.

	insufficient to protect all historic heritage in Christchurch and therefore don't satisfy the requirements of S6(f) of the RMA.	so not acting is not a legally acceptable option. The risk of applying a qualifying matter to new sites is that it will increase cost and uncertainty around development and may result in suboptimal development rates on the sites affected.		
Recommendation: Option four is recommended because it clarifies and updates the rules and schedules and affords the best level of protection to historic heritage without being overly onerous.				

6.6.5 **Additional assessment under the Act (Sections 77I – 77R) and the NPS-UD (Clause 3.33)** - Section 77I and Section 77O allow for territorial authorities to apply building height or density requirements enabling less development, than would otherwise be required to be enabled, where a qualifying matter applies. Qualifying matters specifically matters of national importance that decision makers are required to recognise and provide for under Section 6 (h). This includes the protection of historic heritage.

6.6.6 **Reason the area is subject to a qualifying matter (s77J 3 (a)(i) and s77P 3 (a)(i)) and reason the qualifying matter is incompatible with the level of development permitted (s77J 3 (a)(ii) and s77P 3 (a)(ii)) -** These areas should be subject to a qualifying matter because they contain historic heritage which is noted in the RMA S6 as a matter of national importance. A site by site analysis considering their heritage value is include in Appendix 5. The qualifying matter is incompatible with permitted development specified in the MDRS as it is considered necessary to control development affecting sites of historic heritage to ensure that the historic value of these sites is protected.

6.6.7 **Impact of lesser enablement under the proposed qualifying matter (s77J 3 (b) and s77P 3 (b)) -** The limits proposed are likely to result in some limitation on development but this is difficult to assess as it will differ site by site. The impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity is set out in Table 3 of this report.

6.6.8 **The costs and broader impacts of imposing lesser enablement (s77J 3 (c) and s77P 3 (c)) -** The costs and broader impacts of imposing those limits are set out in the above s32 evaluation table.

6.6.9 **How the provisions of the district plan allow the same or a greater level of development than the MDRS (s77J 4 (a)) -** The proposed provisions enable most of the development envisaged under the MDRS but as a restricted discretionary activity rather than a permitted activity. This gives Council the power to ensure that development does not subtract from the heritage values present on affected sites.

6.6.10 **How modifications are limited to only those modifications necessary to accommodate qualifying matters and how they apply to any spatial layers (s77J 4 (b)) -** The provisions proposed here are limited to addressing only those aspects of the MDRS which have the potential to impinge on historic heritage values. The qualifying matter will cover all currently scheduled sites listed in schedules 9.3.7.2 and 9.3.7.3 of the District Plan and a number of new sites. The spatial extent of the qualifying matter is mapped in the District Plan, with proposed and existing heritage qualifying matters differentiated.

6.6.11 **Spatial extent (s77K (1)(a) and s77Q (1)(a)); Alternative density standards proposed** (**s77K (1)(b) and s77Q (1)(b)); Reason for lesser enablement (s77K (1)(c) and s77Q (1)(c)); and the level of development that would be prevented by accommodating the qualifying matter (s77K and s77Q (1)(d)) –** All matters are identified and their reasons for, within the options evaluation table above.

6.6.12 **- Requirements if qualifying matter applies (NPS-UD, clause 3.33) -** For similar reasons the proposed changes relating to this Issue are considered to also satisfy the assessment requirements of clause 3.33 of the NPS-UD.

6.7 Cathedral Square Building Heights Section 32 evaluation

6.7.1 **Issue:** Cathedral Square is a significant open space in the city and a physical focal point given its role as a very important public space. With the continued redevelopment of buildings around the square, it is therefore important to ensure that the role of the area in providing a well-functioning civic space can continue. This includes ensuring that the built form adjacent to the square does not comprise the square's ability to provide for community gathering in a well-designed quality environment. Reduced access to sunlight (because of tall buildings adjacent to the square) would severely compromise the ability to achieve these critical success factors – a cold, shaded environment with a greater likelihood of wind tunnelling would be contrary to such objectives. Both the current District Plan (post-earthquake) and earlier City Plan provided for lower heights in this area. Historic heritage is to be protected from inappropriate subdivision, use and development as a matter of national importance under section 6 of the RMA and is therefore a potential qualifying matter under section 77O(a).

6.7.2 **Options evaluation -** The table below summarises the assessment of costs and benefits for each option based on their anticipated environmental, economic, social, and cultural effects. It also addresses the efficiency and effectiveness of the option and the risk of acting or not acting. Following the table for each issue is an assessment of the proposed change in respect of the additional relevant assessments required in the Act for qualifying matters in residential zones and/or in non-residential zones (Part 5, sub-part 3) and in the NPS-UD (Clause 3.33). The assessment is supported by the information obtained through technical reports, and consultation.

Option 1 – Status quo	**Option 2 – Preferred option**	**Option 3**
Option description This option is to implement MDRS without applying a qualifying matter for Cathedral Square building heights.	**Option description** This option is for the MDRS to be subject to a qualifying matter with a 45m height limit for some sites adjacent to Cathedral Square and 90m for other key sites in this area. (90m is the height limit for the City Centre zone in general).	**Option description** This option is for the MDRS to be subject to a qualifying matter with development up to 60m adjacent to Cathedral Square. This is a lower height limit than that anticipated in the wider City Centre zone but higher than the preferred 45m limit.
Appropriateness in achieving the objectives/ higher order document directions **Efficiency** This option is not an efficient way of achieving the objectives of the District Plan as the costs outweigh the benefits. **Effectiveness** Implements the NPS UD in terms of providing significant development capacity in the city centre	**Appropriateness in achieving the objectives/ higher order document directions** **Efficiency** The proposed policy is considered to be efficient as its benefits outweigh the costs. **Effectiveness** This approach is the most effective in terms of meeting the NPS objectives of providing for a well-functioning urban environment that provides for	**Appropriateness in achieving the objectives/ higher order document directions** **Efficiency** This option is not an efficient way of achieving the objectives of the District Plan as the costs outweigh the benefits. **Effectiveness** The approach is not particularly effective in terms of the objective of retaining sunlight admission into

however, falls short in terms of meeting the objective about providing a well-functioning urban environment. The long established value of Cathedral Square as a significant historical, focal civic space for the central city will be compromised by a loss of sunlight into the square. **Benefits** *Environmental*: Environmental benefits have not been assessed at this time. *Economic*: Enables a greater capacity of development on the sites adjacent to Cathedral Square thereby increasing the overall capacity of development within the City Centre. Provides a uniform approach to sites within the City Centre. *Social and cultural*: Social and cultural benefits have not been assessed at this time. **Costs** *Environmental:* Environmental costs have not been assessed at this time. *Economic:* Compromises the economic values attributable to retaining a high quality civic space (Cathedral Square) that receives enough sunlight to be considered welcoming, useable for gatherings year round and an attractive focal point for the city as a whole. Those buildings sited adjacent to Cathedral Square offer locational advantages because of the values that Cathedral Square offers (high quality civic space with important heritage context and a focal point for the City Centre as a whole). If the 'value' of the Square is reduced by virtue of becoming a less utilised space (shaded, less popular for gatherings	people and communities social, economic and cultural well-being. It balances the need to provide for as much development capacity as possible in the city centre by reducing the height limit only on those buildings that impact upon sunlight admission into Cathedral Square. As such, the balance between retaining the Square's value as an important civic space (meeting social and cultural wellbeing objectives) and the need to enable increased development capacity is met. The development capacity loss is minimal (2.2% of the overall capacity enabled in the City Centre zone) and the merits of maintaining a highly useable, valued civic space are considered greater than the loss of a small amount of development capacity. **Benefits** *Environmental:* Retains sunlight admission to the Square such that the Square's long standing key role, as an important civic space within the city, is not unduly compromised. Respects the historical value of Cathedral Square as a civic heart and physical centre of the city. Provides a considered bespoke approach that recognises that there are some buildings around the Square that have less impact on sunlight admission (into the Square) and therefore enables a higher level of development capacity at those sites. *Economic, social and cultural*: Economic, social and cultural benefits have not been assessed at this time. **Costs** *Environmental social and cultural*: Environmental, social and cultural benefits have not been assessed at this time	Cathedral Square. It will enable more sunlight into the Square as compared to enabling 90m buildings but there will still be some loss (of sunlight) and as such the value of Cathedral Square as an important and desirable civic space in which the community want to gather, will be compromised. The development capacity loss is minimal under this option (1.3% of the overall capacity enabled in the City Centre zone) and obviously lower than that when height is reduced to 45m. The negative impacts upon the shading in the Square (the greater impacts at 60m as compared to 45m) are however considered of more weighting than the benefits of a reduced impact on the overall development capacity. In summary, this approach is therefore not well aligned to the NPS UD objective of creating a well-functioning urban environment. **Benefits** *Environmental:* Retains some sunlight admission to the Square such that the Square's long standing key role as an important civic space within the city is not compromised as much as it would be as a result of shading from 90m high buildings. Provides a bespoke approach that recognises that there are some buildings around the Square which have less impact on sunlight admission (into the Square) and therefore enables a higher level of development capacity at those sites though the approach has less benefit than that applied in Option 2. Economic, social and cultural benefits: These benefits have not been assessed at this time. **Costs**

etc.), the buildings adjacent to the Square may also have a lower economic value. *Social:* Compromises the social values attributable to retaining a high quality civic space (Cathedral Square) that receives enough sunlight to be considered welcoming, useable for gatherings year round and an attractive focal point for the city as a whole. *Cultural:* Cultural costs have not been assessed at this time. **Risk of acting/not acting -** This approach fails to build on the documented understanding (including historical planning provisions) relating to Cathedral Square and its use as a focal civic space and the importance of retaining sunlight into the square. This approach would therefore fail to respect the acknowledged understanding of a well-functioning urban environment in this location, particularly the social and cultural values currently offered by this square.	*Economic:* Reduces development capacity on some sites adjacent to Cathedral Square. Potential reduction in property values for those owners subject to lower height limits (although this could be countered by the realisation of additional values in areas of the Square where sunlight will be retained and thereon activities in those buildings are more economically viable e.g. cafes with outdoor seating). Provides a two-tiered approach to height enablement that could be seen to provide owners of sites not adjacent to the Square with development (economic) advantages given their higher enablement. **Risk of acting/not acting -** Only 45m and 60m lower height limits were modelled. Additional assessment may have determined an even more bespoke approach to height limits may have provided for the optimal balance in terms of additional development capacity: retention of sunlight admission into the Square.	*Environmental, social and cultural costs:* these costs have not been assessed at this time. *Economic*: Reduced development capacity on some sites adjacent to Cathedral Square (but less reduction than at 45m). Potential reduction in property values for those owners of sites subject the height limits (though again, this could be countered by the realisation of additional values in areas of the Square where sunlight will be retained and thereon activities in those buildings are more economically viable e.g. cafes with outdoor seating). Provides a two-tiered approach to height enablement that could be seen to provide owners of sites not adjacent to the Square with development (economic) advantages given their higher enablement. **Risk of acting/not acting -** Only 45m and 60m lower height limits were modelled. Additional assessment may have determined a more bespoke approach to height limits may have provided for the optimal balance in terms of additional development capacity: retention of sunlight admission into the Square. This option fails to fully recognise the values currently offered by the square (socially and culturally) given the additional sunlight loss (and thereon negative effects on the use of the square) that this option would enable.
Recommendation: Option 2 is recommended as it is the most appropriate way to achieve the applicable statutory requirements, including giving effect to the objectives of the District Plan and higher order direction.		

6.7.3 **Additional assessment under the Act (Sections 77I – 77R) and the NPS-UD (Clause 3.33) -** As noted above, the Cathedral Square building height is not specifically identified as a qualifying matter by the Act and requires assessment as an 'other matter' under s77O (j) and will be assessed under s77P, and s77R.

6.7.4 **Reason the area is subject to a qualifying matter (s77P 3 (a)(i)) -** A height limit of 45m be applied in some sites adjacent to Cathedral Square. This contrasts with the 90m height limit that will be applied to be rest of the city centre zone (currently zoned Commercial Central City Business zone (CCCBZ)). There is currently a 28m height limit in the buildings around Cathedral Square (District Plan). The earlier District and City Plans identified that there was a 45m height limit in this area that contrasted with the 80m in other core areas. Cathedral Square has historical and social significance as a central component of the Canterbury Association's original plan for Christchurch, a principal urban design feature of Christchurch City, as the site of Christchurch's Anglican Cathedral, as a focus for civic activity and as the city's transport and entertainment hub for a century. Whilst the earthquakes have changed the built form in this location, the setting of the square as an important civic space for community gathering remains.

6.7.5 The 'value' of the Square as one of Christchurch's existing and historical key civic spaces was most recently outlined in Regenerate Christchurch's Long Term Vision for Whiti-Reia Cathedral Square. This referred to Cathedral Square as 'central to the identity of Christchurch as it is quite literally and figuratively at the heart of the city, where people gather for significant ceremonies and events as well as less formal activities. As a prime focal point, it shapes perceptions of the city for both visitors and residents and acts as a connecting hub to other Central City precincts, attractions and facilities. This strategy noted that Cathedral Square should once again (post-earthquake redevelopment) become the civic heart of central Christchurch and be actively used, day and night, be greener than before and be suitable for use in a range of weather conditions. Critical success factors identified within the strategy include:

- Creation of a great civic space which encourages socialisation and discourse
- A high quality environment to attract retain visitors and residents
- Creation of an inviting and inclusive environment that enables more citizens to participate in central city life
- A pedestrian environment that encourages dwell time

6.7.6 In addition to the Square's heritage importance as a civic space, the factors above all identify a need to uphold the significant amenity values offered within the Square. Going forward and with the continued redevelopment of buildings around the square, it is therefore important to ensure that the role of the area in providing a well-functioning civic space can continue. This includes ensuring that the built form adjacent to the square does not comprise the square's ability to provide for community gathering in a well-designed quality environment. Reduced access to sunlight (because of tall buildings adjacent to the square) would severely compromise the ability to achieve these critical success factors – a cold, shaded environment with a greater likelihood of wind tunnelling would be contrary to such objectives.

6.7.7 Earlier versions of the District Plan (1995) recognised that when higher height limits are enabled in the City, it was nonetheless appropriate to ensure that sunlight was retained in Cathedral Square as one important measure to protect its role as a crucial civic space (see Appendix 1) . Whilst the rules pertaining to this protection were removed post-earthquake (because they were unnecessary when height limits in general were significantly reduced), the need for such provisions has returned given the increase in height enabled now.

6.7.8 Access to sunlight is an important component of a successful civic space. Research undertaken specific to Cathedral Square confirmed the following points:

- The southern area has the most potential for sunlight access and is therefore the most suited to outdoor activities. It is desirable to retain solar access to this area for as much of the year as possible.
- The Distinction / OGB plaza area is at the east of the square and has potential for good evening sun and active uses to take place.

- The Central area is in front of the Cathedral. Solar access is important here but likely more so in the summer months and surrounds (which may include some time beyond the equinox, for example in April).
- Sunlight access at the north of the square is likely to be more restricted.

6.7.9 The value (socially and economically) of Cathedral Square will be compromised by a lack of restrictions on the height of adjacent buildings. It is appropriate that some carefully considered provisions are incorporated in order to ensure that the adjacent built form does not provide for unduly high levels of shading in the square such that its role as an important community gathering and socialising space is compromised. Sites adjacent to the Square are at different points in their development. Some sites are cleared, others are subject to designation, some have been recently developed e.g. Turanga, and some have active consent but have not yet been developed. For sites where a height limit overlay is recommended, this would apply to any future new consented development. On the sites subject to a designation (Convention Centre precinct, Central Library and the Christchurch Exchange), a height limit would apply should the designation be lifted and the site used for a purpose other than that for which it is designated. The height limit would also be used for guidance when assessing any outline plan applications for that site, albeit Council could only recommend conditions relating to the height and the requiring authority would not be bound to use them (subject to the outcome of any appeal). Of those sites with active consent, Number 26 Cathedral Square gained consent for a taller building in 2016 but this has not been built yet. Number 9 to the south of the Square also has a higher height proposal but this site is not covered by the 45m limitation proposal. Number 31 is consented (low scale) and there have been some initial discussions about other sites that were also relatively low rise.

6.7.10 **Reason the qualifying matter is incompatible with the level of development permitted (s77P 3 (a)(ii)) -** A lower height limit should be applied as an existing qualifying matter around Cathedral Square in view of the significant impact of shading on the square, which would otherwise be enabled. This reflects Cathedral Square's role as central open space which needs to continue to offer high quality amenity values such that it can continue to provide an inviting, high quality civic space which encourages socialisation and dwell time. An assessment has reviewed the point at which the scale of development becomes inappropriate in terms of sunlight loss to the Square. At this threshold, the negative impacts of shading outweigh the benefits attributable to higher height limits for all sites adjacent to the square (factoring in all of the necessary considerations under s32 and 77O to 77R). Technical assessments were undertaken to assess the merits (or otherwise) of different height scenarios. The results of the scenario modelling indicated that, in order to manage the impact on sunlight on the Square and enable the amenity values of the Square as a focal civic heart of the City to continue whilst more generally allowing for tall buildings, it is recommended that scenario 3 (45m (next to the Square) 90m (key sites close by)) is implemented. This would limit some adjacent buildings to 45m and allow key sites to be developed at 90m (the height limit for the wider City Centre zone). There is some potential for additional shading from some key sites if the height limit is 90m, but this is likely to be quite minimal and would have a small impact at certain times of the day and year.

6.7.11 **Impact of lesser enablement under the proposed qualifying matter (s77P 3 (b)) -** The impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity is set out in section Table 3of this report. The 'lost' development capacity resulting from taking a 45m height limit approach in Cathedral Square is 131,771sqm.

6.7.12 **The costs and broader impacts of imposing lesser enablement (s77P 3 (c)) -** The costs and broader impacts of the proposed qualifying matter are assessed in table in the above s32 evaluation table.

6.8 Residential Heritage Areas

6.8.1 There are particular residential areas of the City where buildings and features have collective heritage values as distinctive and significant residential environments. Along with individually scheduled buildings or other items of significant historic heritage, these areas contribute to the overall heritage values, identity and amenity of the City. Where these areas have a high degree of intact physical evidence, they can effectively communicate an historical narrative of the development of areas in Christchurch, and justify heritage protection as Residential Heritage Areas on a similar basis to that for individual items. These areas are identified on the District planning map and will have associated built form standards, attached in appendix 2.

6.8.2 The table below summarises the assessment of costs and benefits for each option based on their anticipated environmental, economic, social, and cultural effects. It also addresses the efficiency and effectiveness of the option and the risk of acting or not acting. Following the table for each issue is an assessment of the proposed change in respect of the additional relevant assessments required in the Act for qualifying matters in residential zones and/or in non-residential zones (Part 5, sub-part 3) and in the NPS-UD (Clause 3.33).

Option 1 – Apply MDRS and NPS-UD Policy 3(d) without Residential heritage areas as qualifying matters	**Option 2 – Proposed Change – Apply MDRS with a Residential Heritage Areas as a qualifying matter and require development affecting RHAs to gain a restricted discretionary consent**	**Option 3 – Apply MDRS with a qualifying matter requiring any development affecting historic heritage to gain discretionary consent**
Appropriateness in achieving the objectives and higher order documents **Efficiency** Allowing for development as a permitted activity (as provided for under the amended RMA) achieves, at minimal cost, the requirements of the RMA to enable development. **Effectiveness** Applying MDRS in full, in and around sites of historic heritage is unlikely to achieve Objective 9.3.2.1.1 of the District Plan to protect and conserve significant historic heritage.	**Appropriateness in achieving the objectives and higher order documents** **Efficiency** The qualifying matter uses restricted discretionary consents to control development affecting historic heritage. Restricted discretionary consents are the lowest level of consent commensurate with the ability to decline proposals if absolutely necessary. It is recognised however that there are some costs to property owners in protecting heritage. While they may accrue some benefits from improved amenity and value, most benefits are to the public at large.	**Appropriateness in achieving the objectives and higher order documents** **Efficiency** Using discretionary consents will give Council full discretion to consider all aspects of a proposal. However it will increase costs and decrease certainty for developers. **Effectiveness** Allowing council full discretion in considering development ensures their ability to achieve higher order documents effectively.

Further, it does not provide a mechanism to achieve section 6(f) of the RMA. **Benefits** Environmental, social and cultural benefits have not been assessed at this time. *Economic*: Enabling MDRS and HDRS on sites of historic heritage gives certainty to those wishing to develop these sites. Additionally it releases more land for development, allowing for slightly greater housing capacity in the city overall. **Costs** *Environmental:* Enabling development as a permitted activity is very likely to be at the expense of the City's historic sites and areas if development involves demolition and/or detracts from the heritage values of the site or area. It would also negate existing protection for heritage sites and settings (when the City has already lost a considerable number of heritage buildings as a result of the Canterbury earthquakes). This would be contrary to both the objective in the District Plan and the RMA S.6 (f). Environmental, social and cultural costs have not been assessed at this time **Risks of acting/not acting** The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021	It is considered that there will be a net positive outcome in terms of efficiency. A net positive outcome relies on valuing the benefits from heritage protection for the public as greater than the costs of heritage protection for individual property owners, eg the transaction costs of resource consents, and the opportunity costs of not being able to develop to the intensity otherwise enabled. Benefits would typically be experienced over a longer time period than transaction costs, and can be more difficult to measure. For example a number of the key benefits of heritage provisions are intangible e.g. identity, sense of place and stability, and of 'membership' or belonging to the community. **Effectiveness** Section 6(f) of the RMA requires that historic heritage be protected from inappropriate subdivision, use, and development, while the new amendments in the RMA require MDRS be applied in all residential areas. These requirements can come into conflict on sites of historic heritage. Applying a qualifying matter which controls those aspects of development which may infringe on heritage values effectively meets both competing requirements of the RMA. This solution also meets Objective 9.3.2.1.1 of the District Plan. **Benefits**	**Benefits** Environmental: Full discretionary consents will allow the Council to ensure that historic heritage is adequately protected for all to enjoy. Economic: Economic benefits have not been assessed at this time. Social: Social benefits have not been assessed at this time. Cultural: Cultural benefits have not been assessed at this time. **Costs** Environmental, economic and cultural costs have not been assessed at this time. *Economic*: Full discretionary consents increase cost and decrease certainty to developers. **Risks of acting/not acting** The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 requires that territorial authorities incorporate MDRS and give effect to policies 3 or 5 of the NPS-UD in residential zones, so not acting is not a

requires that territorial authorities incorporate MDRS and give effect to policies 3 or 5 of the NPS-UD in residential zones, so not acting is not a legally acceptable option. The risk of acting without applying a qualifying matter is that inappropriate development will become permitted. Where development is permitted Council will have very limited ability to ensure the protection of historic heritage, which is required as a matter of national importance under the RMA. Council would then be in breach of the RMA.	*Environmental*: Protecting historic heritage by a qualifying matter that requires restricted discretionary consent, will create environmental benefits as it allows for consideration of proposals in terms of their effect on heritage values, either of sites or of specified areas. *Economic:* economic benefits of protecting items of historic heritage could be that these items contribute to building heritage tourism, for example through heritage walks. RHAs in particular have heritage values as distinctive and significant residential environments representing important aspects of the City's history. Under section 6(f) of the RMA they should be protected against the possibility of rapid change through intensification. Feedback through pre-notification consultation indicated that many residents consider this a benefit. *Social and cultural* : Social and cultural benefits have not been assessed at this time. **Costs** *Environmental:* There are no identified costs to the environment. *Economic*: With regard to residential heritage areas, there is some variation in heritage values, eg there are a proportion of "neutral" and "intrusive" buildings and sometimes neutral or intrusive features eg fences and walls. Owners of these buildings may consider it inappropriate that their development opportunities are affected by the need to be sympathetic to the	legally acceptable option. Applying a qualifying matter requiring discretionary consents for all development affecting historic heritage places an unnecessarily large burden on developers and on Council who has to process the applications.

	heritage values of these areas. There will be the costs to property owners of a restricted discretionary resource consent for building new houses on an affected site. This is however a relatively low level of consent and is commensurate with the scale of the issue and the effects that could be experienced. Exceptions are proposed in some circumstances e.g. for accessory buildings. Social and cultural costs have not been assessed at this time. **Risk of acting/not acting** The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 requires that territorial authorities incorporate MDRS and give effect to policies 3 or 5 of the NPS-UD in residential zones, so not acting is not a legally acceptable option. The risk of applying a qualifying matter is that it will increase cost and uncertainty around development and may well result in suboptimal development rates on the sites affected.	
Recommendation: Option 2 is the recommended option because it controls the effects of development with the least onerous consent viable so development should not be unduly deterred. Option 2 is recommended as it is the most appropriate way to achieve the objectives of the District Plan and higher order direction.		

6.8.3 **Additional assessment under the Act (Sections 77I – 77R) and the NPS-UD (Clause 3.33) -** Section 77I and Section 77O allow for territorial authorities to apply building height or density requirements enabling less development, than would otherwise be required to be enabled, where a qualifying matter applies. Qualifying matters specifically matters of national importance that decision makers are required to recognise and provide for under Section 6 (h). This includes the protection of historic heritage.

6.8.4 **Reason the area is subject to a qualifying matter (s77J 3 (a)(i) and s77P 3 (a)(i)) and reason the qualifying matter is incompatible with the level of development permitted (s77J 3 (a)(ii) and s77P 3 (a)(ii)) -** These areas should be subject to a qualifying matter because they contain historic heritage which is noted in the RMA S6 as a matter of national importance. The qualifying matter is incompatible with permitted development specified in the MDRS because it is necessary to control development affecting sites of historic heritage to ensure that the historic value of these sites is protected.

6.8.5 **Impact of lesser enablement under the proposed qualifying matter (s77J 3 (b) and s77P 3 (b)) -** The proposed qualifying matter is likely to result in some limitation on development. Modelling suggests that the total gross floor area possible in each RHA will reduce by 26% - 76% (with an average of 52%) from that possible under MDRS or NSP-UD Policy 3.

6.8.6 **The costs and broader impacts of imposing lesser enablement (s77J 3 (c) and s77P 3 (c)) -** The costs and broader impacts of imposing those limits are set out in the above s32 evaluation table.

6.8.7 **How the provisions of the district plan allow the same or a greater level of development than the MDRS (s77J 4 (a)) -** The proposed provisions enable most of the development envisaged under the MDRS but as a restricted discretionary activity rather than a permitted activity. This gives Council the power to ensure that development does not subtract from the heritage values present on affected sites.

6.8.8 **How modifications are limited to only those modifications necessary to accommodate qualifying matters and how they apply to any spatial layers (s77J 4 (b)) -** The provisions proposed here only address aspects of the MDRS which have the potential to impinge on historic heritage values. The qualifying matter will cover all currently scheduled sites listed in schedules 9.3.7.2 and 9.3.7.3 of the District Plan and a number of new sites including all proposed residential heritage areas. The spatial extent of the qualifying matter is illustrated in the attached maps.

6.8.9 **Spatial extent of proposed qualifying matter (s77K (1)(a) and s77Q (1)(a)) -** These are identified in the mapping and the alternative standards identified in the recommendation above. The above table also identifies the reasons for considering the qualifying matter and its likely effect.

6.8.10 **Alternative density standards proposed** (**s77K (1)(b) and s77Q (1)(b)); Reason for lesser enablement under the proposed qualifying matter (s77K (1)(c) and s77Q (1)(c)); The level of development that would be prevented by accommodating the qualifying matter (s77K and s77Q (1)(d)) –** refer to evaluation table.

6.8.11 **Requirements if qualifying matter applies (NPS-UD, clause 3.33) and Requirements if qualifying matter applies (NPS-UD, clause 3.33) -** For similar reasons the proposed changes relating to this Issue are considered to also satisfy the assessment requirements of clause 3.33 of the NPS-UD.

6.9 Residential Heritage Areas Interface and Central City Heritage Interface

6.9.1 **Issue -** The areas surrounding heritage items, settings and areas have the ability to detract or add to the heritage values that are being protected under S6(f) of the RMA. This is recognised in the RMA which includes *surroundings associated with the natural and physical resources* in the definition of historic heritage. The surroundings associated with New Regent Street and the residential heritage areas are particularly influential over these protected (or proposed protected) areas and therefore need to be regulated so as to accomplish the protection of historic heritage under section 6(f).

6.9.2 **Options evaluation -** The table below summarises the assessment of costs and benefits for each option based on their anticipated environmental, economic, social, and cultural effects. It also addresses the efficiency and effectiveness of the option and the risk of acting or not acting. Following the table for each issue is an assessment of the proposed change in respect of the additional relevant assessments required in the Act for qualifying matters in residential zones and/or in non-residential zones (Part 5, sub-part 3) and in the NPS-UD (Clause 3.33).

Option 1 – Option 1 - MDRS/PC14 City Centre zone height rule applies to all sites in the zone - no Historic Heritage Qualifying Matter height overlay. (NB. Proposed reduced spot height for Cathedral Square assessed separately in PC14 evaluation for chapter 15 Commercial.)	**Option 2 – Proposed Change – Apply operative height overlay (to be referred to as the Qualifying Matter Central City Heritage Interface) to Arts Centre heritage setting (16 metres), and adjoining sites on the east side of Montreal Street between Worcester Boulevard and Hereford Street (28 metres), New Regent Street heritage setting (8 metres) and sites surrounding New Regent Street (28 metres) (preferred option).** **Apply built form standards to the areas surrounding residential heritage areas, known as the residential heritage area interface.** **This option discontinues the operative height overlay of 13 metres for Lower High Street heritage settings.**
Appropriateness in achieving the objectives and higher order documents Efficiency: This option fails to fully achieve S6(f) of the RMA.	**Appropriateness in achieving the objectives and higher order documents** Efficiency: This option allows Council to ensure that the surrounds of a heritage area are sympathetic to that area thereby protecting it from inappropriate subdivision, use and development as required by the RMA, while still allowing some development.

Effectiveness: Not effective in protecting heritage as a Qualifying Matter under the NPSUD by foregoing the allowance for a reduced level of intensification for these Highly Significant heritage items. Not effective in protecting heritage under s6f RMA and the district plan. **Benefits** Economic: Development capacity on these sites can be maximised to full extent enabled under NPSUD. There is no additional development opportunity cost (reduction in existing cost for limited number of owners). **Costs** Environmental: This option discontinues operative reduced height limits around the Arts Centre and New Regent Street heritage items and settings and surrounds, resulting in significant environmental costs for Arts Centre and New Regent Street in particular, impacting on their architectural and contextual values as a result of visual dominance effects/inappropriate contrasts of scale, impact on views, downdraught and shading effects of enabling heights of up to 90 metres in the City Centre zone (see modelling). Significant shading impacts on use of these key heritage precincts. Economic: Significant environmental impacts on the heritage and amenity of Highly Significant central city heritage precincts at the Arts Centre and New Regent Street has the potential to have flow on economic costs in terms of a negative impact on heritage tourism, and to lead to a decrease in property values. Development opportunity cost and transaction costs and delays removed for owners associated with resource consents for height overlays.	Effectiveness: Effective in protecting heritage as a Qualifying Matter under the NPSUD and under section 6f of the RMA and consistent with the heritage objective in the Plan. **Benefits** Environmental: • Continues existing height reduction heritage protection measures targeted to the Arts Centre and New Regent Street which allows for development on the sites and neighbouring development to be more appropriate to the scale of these two Highly Significant and iconic central city heritage precincts, which are significant contributors to heritage tourism and employment, but which are otherwise vulnerable to adjoining high rise development up to 90 metres. • Reduced shading and downdraught effects compared with option 1 enhances the amenity and use of these key heritage precincts and therefore has associated economic benefits. • This reduced height limit for the Arts Centre site (compared with the underlying zone rule) also offers some de facto protection for the Canterbury Museum to its west from overbearing development. • Complements the appearance of residential heritage areas, enabling their historic value to be better appreciated. Economic: • As noted in the Property Economics report (see appendix 4), heritage protection (and the maintenance of heritage values) contributes to increased property values, tourism spend, tourism employment, increased maintenance spend, improved visitor profile and improved sustainability of construction and reuse. Maintaining the heritage values of the Arts Centre and New Regent through appropriate on site and adjoining development assists in creating what the report describes

Environmental and economic costs to heritage significantly outweigh overall economic benefits of this option which affects a limited number of owners in the City Centre zone. Social and Cultural: Heritage areas provide a sense of place and of connection to place, in the face of an otherwise changing environment. Areas such as the Arts Centre provide a focal point for social and cultural activities. The change in environment that could arise from inappropriate development on neighbouring properties could seriously detract from this. **Risks of acting/not acting** Not having historic heritage interface height limits in place means high rise development could severely compromise the heritage values and in turn have associated economic effects on the Arts Centre and New Regent Street and be contrary to heritage objective 9.3.2.1.1 in the Plan. This approach does not support appropriate management of historic heritage as a Qualifying Matter under NPSUD and a matter of national importance under s6f RMA.	(p9) as an "aura effect", potentially increasing the property values of neighbouring development. • A reduced height limit for the heritage settings of these heritage items supports the existing activity rules for alterations and new buildings in the heritage setting. Social and Cultural: • Heritage areas provide a sense of place and of connection to place, in the face of an otherwise changing environment. Areas such as the Arts Centre provide a focal point for social and cultural activities. Protecting the surrounds of these areas, which under the RMA definition are part of the historic heritage, ensure that this sense of place and connection to place is not lost. **Costs** Environmental: None identified. Economic: Represents an economic constraint on development capacity, development opportunity cost and transaction costs associated with resource consents for some owners, which is not imposed by option 1. This is mitigated as far as possible by targeting the rule to a limited number of sites that have the greatest potential for significant adverse effects thereby minimising environmental costs for heritage. In a further effort to target this rule to minimise economic costs to owners and environmental costs to heritage, this option discontinues the operative reduced 13 metre height limit in Lower High Street. While on the face of it, this could have the potential to expose heritage items and settings in this group to visual dominance effects, however the impact on heritage values is considered to be sufficiently mitigated due to the remaining intact group of heritage buildings on one side of the street between Tuam and St Asaph Streets being within a

	proposed 32 metre height limit area (significantly lower than the proposed City Centre zone height limit of 90m). Economic: Social: Social costs have not been assessed at this time. Cultural: Cultural costs have not been assessed at this time. **Risk of acting/not acting** • Not implementing a reduced height limit for the Arts Centre and New Regent Street, and specific sites in the vicinity of these sites, would compromise the architectural and contextual heritage values which support the scheduling of these items as Highly Significant and would be contrary to heritage objective 9.3.2.1.1 in the Plan. • Not implementing these reduced height limits would forego the opportunity provided by NPSUD to support appropriate management of heritage as a Qualifying Matter by limiting intensification affecting historic heritage, and would not protect historic heritage as a matter of national importance under section 6f of the RMA.
Recommendation: Option 2 is the recommended option because it controls the effects of development over the whole historic heritage area, which includes the surrounds. Without this control, inappropriate development in the affected sites could compromise protection of historic heritage.	

6.9.3 **Additional assessment under the Act (Sections 77I – 77R) and the NPS-UD (Clause 3.33) -** Section 77I and Section 77O allow for territorial authorities to apply building height or density requirements enabling less development, than would otherwise be required to be enabled, where a qualifying matter applies. Qualifying matters specifically matters of national importance that decision makers are required to recognise and provide for under Section 6 (h). This includes the protection of historic heritage.

6.9.4 **Reason the area is subject to a qualifying matter (s77J 3 (a)(i) and s77P 3 (a)(i)) and reason the qualifying matter is incompatible with the level of development permitted (s77J 3 (a)(ii) and s77P 3 (a)(ii)) -** These areas should be subject to a qualifying matter because they are part of the historic heritage they surround. Historic heritage is noted in the RMA S6 as a matter of national importance. The qualifying matter is incompatible with permitted development specified in the MDRS and policy 3 of the NPSUD because it is necessary to control development affecting sites of historic

heritage to ensure that the historic value of these sites is protected. The limits proposed are likely to result in some limitation on development. The estimate of this is included in schedule xxx.

6.9.5 **Impact of lesser enablement under the proposed qualifying matter (s77J 3 (b) and s77P 3 (b)) -** The limits proposed are likely to result in some limitation on development. The impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity is set out in Table 3 of this report.

6.9.6 **The costs and broader impacts of imposing lesser enablement (s77J 3 (c) and s77P 3 (c)) -** The costs and broader impacts of imposing those limits are set out in the above s32 evaluation table.

6.9.7 **How the provisions of the district plan allow the same or a greater level of development than the MDRS (s77J 4 (a)) -** The proposed provisions enable most of the development envisaged under the MDRS but as a restricted discretionary activity rather than a permitted activity. This gives Council the power to ensure that development does not subtract from the heritage values present on affected sites.

6.9.8 **How modifications are limited to only those modifications necessary to accommodate qualifying matters and how they apply to any spatial layers (s77J 4 (b)) -** The provisions proposed here only address aspects of the MDRS which have the potential to impinge on historic heritage values. The qualifying matter will cover all sites mapped as Central City Heritage Interface and Residential Heritage Area Interface on the District Plan.

6.9.9 **Spatial extent of proposed qualifying matter (s77K (1)(a) and s77Q (1)(a)) -** These are identified in the mapping and the alternative standards identified in the recommendation above. The above table also identifies the reasons for considering the qualifying matter and its likely effect.

6.9.10 **Alternative density standards proposed** (**s77K (1)(b) and s77Q (1)(b)) ; Reason for lesser enablement under the proposed qualifying matter (s77K (1)(c) and s77Q (1)(c)); The level of development that would be prevented by accommodating the qualifying matter (s77K and s77Q (1)(d));** refer to evaluation table

6.9.11 **Requirements if qualifying matter applies (NPS-UD, clause 3.33) -** For similar reasons the proposed changes relating to this Issue are considered to also satisfy the assessment requirements of clause 3.33 of the NPS-UD.

6.9.12 **Requirements if qualifying matter applies (NPS-UD, clause 3.33) -** For similar reasons the proposed changes relating to this Issue are considered to also satisfy the assessment requirements of clause 3.33 of the NPS-UD.

6.10 Heritage trees s32 evaluation

6.10.1 **Issue:** The District Plan currently identifies significant trees and groups of trees that contribute to community amenity values, environmental services, and social and cultural health and wellbeing. The safeguarding of scheduled trees ensures the positive environmental, social and cultural services they provide are retained for current and future generations. The environmental, social and cultural benefits that scheduled trees provide for Christchurch currently, and are anticipated to provide in the future, are important to retain by suitably protecting scheduled trees on private land from the likely effects arising from enabled permitted intensification of development. The Significant and other Trees in Appendices 9.4.7.1 that meet s6(f) in terms of the heritage criteria are to be assessed under s77J, and s77P.

6.10.2 **Options evaluation -** The options evaluation contained in **section 6.20** below summarises the assessment of costs and benefits for each option based on their anticipated environmental, economic, social, and cultural effects. It also addresses the efficiency and effectiveness of the option and the risk of acting or not acting. Following the table for each issue is an assessment of the proposed change in respect of the additional relevant assessments required in the Act for qualifying matters in residential zones and/or in non-residential zones (Part 5, sub-part 3) and in the NPS-UD (Clause 3.33). The assessment is supported by the information obtained through technical reports, and consultation.

6.10.3 **Reason the area is subject to a qualifying matter (s77J 3 (a)(i), s77P 3 (a)(i)), S77K(1)(a) and (c) and S77Q(1)(a) and (c) -** The relevant areas where qualifying matter scheduled trees have been identified can be found in the plan change maps, and in the supporting technical report of schedule tree assessments in appendix xx. The technical report also details why that area is subject to a qualifying matter, due to the tree meeting the CTEM threshold based on the technical assessment. For trees with heritage value, a qualifying matter applies because the protection of historic heritage from inappropriate subdivision, use and development is a matter of national importance under S(6)(f).

6.10.4 **Reason the qualifying matter is incompatible with the level of development permitted (s77J 3 (a)(ii) and s77P 3 (a)(ii)) -** Trees are susceptible to damage and loss as result of conflicting development being enabled in close proximity to them. The significant level of development which is enabled as permitted through the MDRS is likely to result in a contest of space between scheduled trees and built form. This could include overshadowing, crowding, and loss of the schedule trees. Retention of scheduled trees is important due to the environmental, social, and cultural services and values that trees provide to Christchurch. Therefore, development around qualifying matter scheduled trees needs to be of a suitable scale and density to not lead to the loss and damage of those trees. The MDRS level of development is not considered compatible to address this.

6.10.5 **Proposed density standards S 77K (b) and S 77 Q (b) -** There are no alternative density standards proposed, instead development will be constrained around qualifying scheduled trees on a case by case basis.

6.10.6 **Impact of lesser enablement under the proposed qualifying matter (s77J 3 (b), s77P 3 (b)), S77K (1)(d) and S77Q (1)(d) -** There are two separate changes proposed to the schedule of trees through this plan change. The first change is to the schedule of trees on private land, which will change the schedule by identifying which trees are classified as qualifying matters under section 77I. The second change is the introduction of the appropriate approach to establishing a protective buffer zone around scheduled trees on private land which have been identified as a qualifying matter, within which development and activities will be managed to prevent any loss or damage to the relevant individual tree or group of trees. The impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity is set out in Table 3 of this report. The costs and broader impacts of imposing those limits as set out in section 6.20 of this report. The lost development capacity has been calculated for each site where a qualifying matter tree has been identified using GIS modelling. Overall, there are 117 sites where qualifying matter tree(s) are present which have been identified under section 77I(j). In total, 71 of those sites are anticipated to result in a loss of development capacity, resulting in a lost development capacity of 163 dwellings across the 71 sites. 62 of the 71 sites will have a lost development capacity of 3 or fewer dwellings. There are 27 sites where other matters qualifying tree(s) are present and where heritage tree(s) are also present. The lost development capacity across these sites as a result of the qualifying matters trees present is 164 dwellings, with the other matters trees contributing to a loss of 73 trees for these sites.

6.10.7 **The costs and broader impacts of imposing lesser enablement (s77J 3 (c) and s77P 3 (c)) -** The costs and broader impacts of the proposed qualifying matter are assessed in table in section 6.20 below. The identification of these trees as qualifying matters will result in some lost development capacity at a site-specific level, as detailed above. This will lead to a loss of housing supply and choice, although due to the overall low number of sites that area affected by qualifying matters scheduled trees in the wider context of the development capacity of Christchurch, this cost is considered to be minimal. As these trees are already recognised in the District Plan and afforded sufficient protection through the existing provisions framework, the broader impact of imposing the proposed limits is limited, as there is already an established approach to protecting trees. However, there are broader positive impacts by the safeguarding of those benefits which scheduled trees provide to Christchurch communities, which will be safeguarded through ensuring trees are not lost and damaged due to enabled development.

6.11 High floodplain Hazard Management Area and Flood Ponding Management Area Section 32 evaluation

6.11.1 **Issue:** There are a high number of flood hazards across the district which need to be recognised and managed where they are significant. There is strong national and regional direction in the New Zealand Coastal Policy Statement and the Regional Policy Statement to identify and manage development in areas at risk of natural hazards. The intensification of development may increase the risk of natural hazards, including inundation to people and property. The Act specifically enables a qualifying matter to potentially be applied in respect of this issue under sub-section 77I(a) as a s.6 matter.

6.11.2 **Options evaluation -** The table below summarises the assessment of costs and benefits for each option based on their anticipated environmental, economic, social, and cultural effects. It also addresses the efficiency and effectiveness of the option and the risk of acting or not acting. Following the table for each issue is an assessment of the proposed change in respect of the additional relevant assessments required in the Act for qualifying matters in residential zones and/or in non-residential zones (Part 5, sub-part 3) and in the NPS-UD (Clause 3.33). The assessment is supported by the information obtained through technical reports, and consultation.

Option 1 – Apply MDRS with no qualifying matter	**Option 2 – Proposed Change**	**Option 3 – Apply MDRS with a qualifying matter prohibiting development in FPMAs and HFHMAs**
Option description This option is to implement MDRS without applying a qualifying matter for the High flood hazard management area and High flood ponding management area.	**Option description** This option is for the MDRS to be subject to a qualifying matter within the High flood hazard management area and High flood ponding management area.	**Option description** This option is for the MDRS to be subject to a qualifying matter within the High flood hazard management area and High flood ponding management area, with a new requirement making development within these areas a prohibited activity.
Appropriateness in achieving the objectives and higher order documents Efficiency Enabling full MDRS to areas subject to flooding could cause people and property to be subject to unreasonable levels of risk. Should these areas flood the results could be expensive and potentially life threatening.	**Appropriateness in achieving the objectives and higher order documents** Efficiency A consent process (where required by the existing HFHMA provisions) allows for consideration of development design. Conditions of consent can be applied to ensure appropriate site coverage, floor levels, maintenance of flood	**Appropriateness in achieving the objectives and higher order documents** Efficiency This option would lose development potential. Effectiveness This would achieve the requirement of higher order documents to protect FPMAs and HFHMAs but would be unnecessarily restrictive.

Effectiveness Allowing development in all areas at risk from natural hazards does not achieve the requirements set out in section 6(h) of the RMA, Policies 24 and 25 of the NZCPS, nor Objective 11.2.1 of the CRPS. Neither does it achieve Objective 3.3.6 of the District Plan. **Benefits** Environmental: Environmental benefits have not been assessed at this time. Economic: Changing the height and density standards applied in FPMA and HFHMAs to those set out in Schedule 3A of the RMA and the Council's response to policy 3 of the NPS UD will only offer benefits in the 1229 sites which occur in these zones. A conservative estimate of the overall development enabled by not applying a qualifying matter is 2984 units. However, the matters in Section 6 of the RMA and those of other higher order documents must be addressed and this is likely to prevent much of the development that MDRS would otherwise enable in these areas. Social: Social benefits have not been assessed at this time.	storage capacity and the management of earthworks and filling, in order to ensure appropriate management of risk. Effectiveness The proposed approach is effective in that it achieves the relevant provisions of the RMA and higher order documents. Section 77I(a) specifies that the height and density requirements to implement policy 3 of the NPS UD can be less enabling of development where a matter of national importance, required to be recognised and provided for (such as this), is present. **Benefits** Environmental: Environmental benefits have not been assessed at this time. Economic: Retaining the FPMA and HFMA provisions in their current form and an assumed zero development yield framework in the FPMA and HFMA, while not precluding existing uses or all future development, will promote a consent process that, while likely to limit opportunities for housing intensification, will assist in avoiding subdivision, use or development that is likely to increase potential risks to people's safety, well-being and property.	**Benefits** This option would have the same benefits as option 2 without the flexibility of less onerous standards where necessary. **Cost** Environmental: Environmental costs have not been assessed at this time. Economic: This approach would prevent development where it might be safely undertaken. Social: Social costs have not been assessed at this time. Cultural: Cultural costs have not been assessed at this time. **Risk of Acting/Not Acting** The RMA requires enablement of MDRS so not acting is not an option. Applying such a stringent qualifying matter would prevent development which might be otherwise managed.

Cultural: Cultural benefits have not been assessed at this time. **Costs** Environmental: Environmental costs have not been assessed at this time. Economic: Since the requirements of the higher order documents must be addressed a plan change using this option will be ineffective. An ineffective plan change will cost time and money and will not achieve the purposes for which it is undertaken. Social: Social costs have not been assessed at this time. Cultural: Cultural costs have not been assessed at this time. **Risk of acting/not acting** Applying full MDRS over sites does not allow for management of risks on areas affected by the HFHMA and FPMA zones as required by the RMA and other higher order documents. The application of the MDRS is required by law therefore not acting is not an option.	Social: Social benefits have not been assessed at this time. Cultural: Social benefits have not been assessed at this time. **Costs** Environmental: Environmental costs have not been assessed at this time. Economic: Continuing the application of the FPMA and HFMA provisions is likely to involve consent costs and create high levels of uncertainty for, or deterrence to, urban development and intensification in the FPMA and HFMA areas. Social: Social costs have not been assessed at this time. Cultural: Cultural costs have not been assessed at this time. **Risk of Acting/Not Acting** The RMA requires that MDRS be enable so not acting is not an option. Apply the MDRS with a qualifying matter carrying over conditions from the District Plan will enable some development	

	where it is appropriate, without subjecting people to unnecessary risk.	
Recommendation: Option 2 allows some flexibility in development controls while still meeting the requirements of higher order documents. It is therefore the recommended option. Option 2 is recommended as it is the most appropriate way to achieve the applicable statutory requirements, including giving effect to the objectives of the District Plan and higher order direction.		

6.11.3 **Additional assessment under the Act (Sections 77I – 77R) and the NPS-UD (Clause 3.33) -** Section 77I allows for territorial authorities to apply building height or density requirements enabling less development, than would otherwise be required to be enabled, where a qualifying matter applies. Qualifying matters specifically include matters of national importance that decision makers are required to recognise and provide for under Section 6. This includes the management of significant risks from natural hazards.

6.11.4 **Spatial extent of proposed qualifying matter (s77K (1)(a)) -** The HFHMA and HFPMA are identified on the CDP District Plan Viewer and on the numbered downloadable PDF Planning Maps.

6.11.5 **Alternative density standards proposed (s77K (1)(b)) -** It is proposed to apply MDRS with qualifying matter to limit development to one unit per site in the FPMA and HFHMA to protect the storage function, and to avoid increasing the extent of risk in the FPMA and HFHMA. The rules for Flood hazard management are contained largely in chapter 5 Natural Hazards, which are district wide provisions of the plan.

6.11.6 **Reason for lesser enablement under the proposed qualifying matter (s77K (1)(c)) -** The management of significant risks from natural hazards is a matter of national importance in exercising functions and powers in relation to the use, development and protection of resources in section 6 of the RMA. Avoiding or mitigating natural hazards through controls on effects of use, development or protection of land is part of the functions of territorial authorities in s31(1)(b). Policy 24 of the NZCPS requires that the effects of sea level rise are to be assessed by taking into account national guidance and best available information on climate change and its effects over at least a 100 year timeframe. Policy 25 includes (clause b) "avoid redevelopment, or change in land use, that would increase the risk of adverse effects from coastal hazards" The Canterbury Regional Policy Statement 2013 ('CRPS'), updated through the Land Use Recovery Plan ('LURP') following the earthquakes, provides significant policy direction on these matters. Objective 11.2.1 of the CRPS is "Avoid new subdivision, use and development of land that increases risks associated with natural hazards". The CRPS requires objectives and policies and methods to avoid new subdivision, use and development that does not meet criteria set out in Policy 11.3.1 for known high hazard areas. CRPS, Policy 11.3.2 requires plans giving effect to the RPS to: Avoid new subdivision, use and development of land in known areas of subject to inundation by a 0.5% AEP (1 in 200 year) flood event, unless it is of a type that is not likely to

suffer material damage in an inundation event, new buildings have an appropriate floor level to avoid inundation in a 0.5% AEP flood event, and taking into account climate change projections.

6.11.7 **The level of development that would be prevented by accommodating the qualifying matter (s77K (1)(d)) -** The impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity is set out in Table 3 of this report.

6.11.8 **Requirements if qualifying matter applies (NPS-UD, clause 3.33) -** For similar reasons the proposed changes relating to this Issue are considered to also satisfy the assessment requirements of clause 3.33 of the NPS-UD.

6.12 Slope instability Section 32 evaluation

6.12.1 **Issue:** There are a number of slope instability areas in the Banks Peninsula and Port Hills areas which need to be recognised and managed where they are significant. There is strong national and regional direction in the New Zealand Coastal Policy Statement and the Regional Policy Statement to identify and manage development in areas at risk of natural hazards. The intensification of development may increase the risk of natural hazards to people and property. The Act specifically enables a qualifying matter to potentially be applied in respect of this issue under sub-section 77I(a) as a s.6 matter.

6.12.2 The table below summarises the assessment of costs and benefits for each option based on their anticipated environmental, economic, social, and cultural effects. It also addresses the efficiency and effectiveness of the option and the risk of acting or not acting. Following the table for each issue is an assessment of the proposed change in respect of the additional relevant assessments required in the Act for qualifying matters in residential zones and/or in non-residential zones (Part 5, sub-part 3) and in the NPS-UD (Clause 3.33). The assessment is supported by the information obtained through technical reports, and consultation.

Option 1- Apply MDRS with no qualifying matter	**Option 2 - Proposed Change**
Option description This option is to implement MDRS without applying a qualifying matter for slope instability.	**Option description** This option is for the MDRS to be subject to a qualifying matter within slope instability areas.
Appropriateness in achieving the objectives and higher order documents Efficiency Applying MDRS with no qualifying matter does not achieve higher order document directions. It may result in increased cost and reduced certainty in obtaining building consent. Effectiveness Applying the MDRS without applying qualifying matter conditions would be ineffective in enabling development because the higher order documents addressed by the qualifying matter would still apply and would need to be managed. **Benefits**	**Appropriateness in achieving the objectives and higher order documents** Efficiency The proposed approach is efficient in that the benefits in reduced or managed risk and greater certainty generally outweigh the administrative cost of these provisions. The conditions of this qualifying matter will promote consistency and reliability from the early stages of development. This is preferable to managing the risk at building consent stage when the applicant is often already heavily invested in the process. Effectiveness Applying a qualifying matter achieves higher order document directions (in particular sections 5 and 6(b) of the RMA, the CRPS (Chapter 11), and the objectives of the CDP including the directive provisions in Chapter 3 of the

Environmental: Environmental benefits have not been assessed at this time. Economic: Applying the MDRS to areas with unstable slopes would increase the overall area of land in the city available for development. Social: Social benefits have not been assessed at this time. Cultural: Cultural benefits have not been assessed at this time. **Costs** Environmental: Environmental costs have not been assessed at this time. Economic: Allowing these areas of land to be developed without consideration through the resource consent process would either: • Expose people and property to unacceptable risk; or • Expose developers to unnecessary uncertainty as they attempt to manage risk using individual methods. Social: Social costs have not been assessed at this time. Cultural: Cultural costs have not been assessed at this time. **Risk of acting/not acting** The RMA requires that the MDRS be applied, qualified or not. Therefore not acting is not a legally acceptable option. Acting by applying unqualified MDRS could expose people and property to unnecessary risk and developers to unnecessary uncertainty.	CDP (objective 3.3.6)) to avoid or mitigate natural hazards while retaining the flexibility provided by the resource consent system, to develop where the risk is shown to be acceptable. Section 77I(a) specifies that the height and density requirements under the MDRS and policy 3 of the NPSUD can be less enabling of development where a matter of national importance under section 6 (in the case the management of significant risks from natural hazards) is present **Benefits** Environmental: Environmental benefits have not been assessed at this time. Economic: The slope instability provisions provide clear guidance for managing activities in areas with high instability to ensure risks are kept to acceptable levels. Future natural hazard damages are avoided by preventing new subdivision, use and development from occurring in areas of significant natural hazard risk and from effective mitigation measures where the risk is lower. Where risks are mitigated and those measures are effective, this will help build resilience, reduce risk and potentially help prevent costly remediation being required in future. Reduction in the cost of hazard events, such as loss of life and damage to property, infrastructure and the environment, can be of substantial benefit to the community. Social: As above. Cultural: Cultural benefits have not been assessed at this time. **Costs**

	Environmental: Environmental costs have not been assessed at this time. Economic: The main cost of the slope instability provisions is in lost development potential where development is avoided in areas subject to risk which is mainly a loss for individual property owners. As these are existing provisions, this cost is already 'priced-in' to land values at an individual site level. The costs of obtaining specialist input into consent applications and assessments can be substantial, and mitigation required by the provisions will create costs for those wishing to develop affected sites. Further, modelling suggests that the constraints applied by this qualifying matter will result in the prevention of the development of up to 2952 residential units. Social: Social costs have not been assessed at this time. Cultural: Cultural costs have not been assessed at this time. **Risk of acting/not acting** The RMA requires that the MDRS be applied, qualified or not. Therefore not acting is not a legally acceptable option. The risk of acting by applying a qualifying matter is the loss of development potential and the cost of seeking resource consent.

Recommendation: Option 2 is the recommended option because it achieves the requirements of higher order documents to protect people and property from unnecessary risks while still enabling development where appropriate. Option 2 is recommended as it is the most appropriate way to achieve the applicable statutory requirements, including giving effect to the objectives of the District Plan and higher order direction.

6.12.3 **Additional assessment under the Act (Sections 77I – 77R) and the NPS-UD (Clause 3.33) -** Section 77I allows for territorial authorities to apply building height or density requirements enabling less development, than would otherwise be required to be enabled, where a qualifying matter applies. Qualifying matters specifically include matters of national importance that decision makers are required to recognise and provide for under Section 6. This includes the management of significant risks from natural hazards.

6.12.4 **Spatial extent of proposed qualifying matter (s77K (1)(a)) -** Areas of slope instability risk are identified on the Natural Hazards layer of the CDP District Plan Viewer and on the numbered downloadable PDF Planning Maps at an area-wide scale.

6.12.5 **Alternative density standards proposed** (**s77K (1)(b)) -** The CDP identifies areas of slope instability in the Port Hills, Banks Peninsular and Lyttleton Port taking a risk based approach which factors in the scale of particular hazards together with the likelihood of an event and the effects it would cause on people and property. It is proposed to carryover these requirements as a qualifying matter.

6.12.6 **Reason for lesser enablement under the proposed qualifying matter (s77K (1)(c)) -** The management of significant risks from natural hazards is a matter of national importance in exercising functions and powers in relation to the use, development and protection of resources in section 6 of the RMA. S31(1)b makes clear that controlling use and development of land for the avoidance or mitigation of natural hazards is part of the functions of a territorial authority. The CRPS contains little specific discussion of slope instability, however Policies 11.3.5 and 11.3.7 are relevant. Policy 11.3.5 directs that subdivision, use and development of land shall be avoided if the risk from the natural hazard is considered to be unacceptable. When there is uncertainty in the likelihood or consequences of a natural hazard event, the local authority shall adopt a precautionary approach. Policy 11.3.7 states that:…new physical works to mitigate natural hazards will be acceptable only where the natural hazard risk cannot reasonably be avoided…Objective 3.3.6 Natural hazards seeks similar outcomes: New subdivision, use and development (other than new critical infrastructure or strategic infrastructure to which paragraph b. applies): 3. is to be avoided in areas where the risks from natural hazards to people, property and infrastructure are assessed as being unacceptable; and 4. in all other areas, is undertaken in a manner that ensures the risks of natural hazards to people, property and infrastructure are appropriately mitigated Policy 5.2.4 of the Natural Hazards chapter sets out a precautionary approach where there is uncertainty, hazards or a potential for serious or irreversible effects. Policy 5.5.5 and the rules in 5.10 implement a control regime for hazard mitigation works, which give effect to the policies in Chapter 11 of the CRPS.

6.12.7 **The level of development that would be prevented by accommodating the qualifying matter (s77K (1)(d)) -** The impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity is set out in Table 3 of this report.

6.12.8 **Requirements if qualifying matter applies (NPS-UD, clause 3.33) -** For similar reasons the proposed changes relating to this Issue are considered to also satisfy the assessment requirements of clause 3.33 of the NPS-UD.

6.13 Waterbody Setbacks Section 32 evaluation

6.13.1 **Issue:** It is important to protect and enhance the values and functions of waterbodies. The District Plan has existing controls over these areas in the form of objectives, policies and rules. There is direction in the National Policy Statement for Freshwater Management to protect these areas. Intensification of development may result in undue adverse effects on waterbodies and their values. The Act specifically enables a qualifying matter to potentially be applied in respect of this Issue under sub-sections 77I(a) and 77O(a) as a s.6 matter and 77I(b) and 77O(b) to give effect to a national policy statement, in this case the NPSFM.

6.13.2 **Options evaluation -** The table below summarises the assessment of costs and benefits for each option based on their anticipated environmental, economic, social, and cultural effects. It also addresses the efficiency and effectiveness of the option and the risk of acting or not acting. Following the table for each issue is an assessment of the proposed change in respect of the additional relevant assessments required in the Act for qualifying matters in residential zones and/or in non-residential zones (Part 5, sub-part 3) and in the NPS-UD (Clause 3.33). The assessment is supported by the information obtained through technical reports, and consultation.

Option 1- Status Quo – Apply MDRS and Policy 3 of the NPS-UD with no qualifying matter (QM)	**Option 2- Proposed Change**
Option description This option is to apply MDRS in residential zones, and Policy 3 of the NPS-UD in commercial zones, without a qualifying matter for waterbody setbacks.	**Option description** This option is to apply MDRS in residential zones, and Policy 3 of the NPS-UD in commercial zones, with a qualifying matter for waterbody setbacks.
Appropriateness in achieving the objectives and higher order documents **Efficiency** Applying MDRS to residential zones, and Policy 3 to commercial zones adjoining waterbodies would allow for the greatest development capacity and more flexibility on individual sites than if impeded by a qualifying matter. It would avoid the costs of applying for a resource consent. However, it would not be consistent with the higher order direction to protect waterbodies. **Effectiveness**	**Appropriateness in achieving the objectives and higher order documents** **Efficiency** A consent process (as required by the existing waterbody provisions) allows for consideration of whether the issue can be managed in an appropriate manner within a framework that should would effectively ensure protection of the values of the waterbodies, consistent with the higher order direction. There will be additional costs where required to apply for a resource consent. However, given that this is a s.6 matter, and the direction in the other higher order documents, the benefits of this option are considered to outweigh the costs. **Effectiveness**

Applying the MDRS and Policy 3 of the NPS-UD would not well align with the National Policy Statement Freshwater Management 2020, the NZCPS 2010, the Canterbury Regional Policy Statement 2013 or the Mahaanui Iwi Management Plan (refer ss7 evaluation further below for more details). **Benefits** Environmental: Environmental benefits have not been assessed at this stage. Economic: Would enable the most intensification development and related economic benefits. Social: Social benefits have not been assessed at this time. Cultural: Cultural benefits have not been assessed at this time. **Costs** Environmental: Does not protect waterbodies from effects of inappropriate development in accordance with higher order direction. Economic: Economic costs have not been assessed at this time. Social: Social costs have not been assessed at this time. Cultural: Cultural costs have not been assessed at this time. **Risk of acting/not acting**	Water body setbacks are an effective method to help meet Section 6 (a) and (d) of the RMA and to give effect to the National Policy Statement Freshwater Management 2020. The proposed approach is effective in that it protects waterbodies from effects of inappropriate development in accordance with higher order direction in the RMA, the NZCPS, the CRPS and the Mahaanui Iwi Management Plan. **Benefits** Environmental: Will ensure activities and development in water body margins are managed in a way that protects and/or enhances the values and functions of the water body and its margins. This includes flood management; water quality; riparian or aquatic ecosystems; the natural character and amenity values of the water body; historic heritage or cultural values; and access for recreation activities, customary practices including mahinga kai, or maintenance. These things in turn contribute to social and cultural well-being. Economic: Economic benefits have not been assessed at this time. Social: Social benefits have not been assessed at this time. Cultural: Cultural benefits have not been assessed at this time. **Costs** Environmental: Environmental costs have not been assessed at this time. Economic: Continuing the application of the water body provisions is likely to involve consent costs and create a level of uncertainty for any urban development and intensification in these areas. This may result in the areas not being developed to their optimal capacity. There is also lost theoretical

The risk of applying the MDRS and Policy 3 of the NPS-UD, without being subject to a qualifying matter, is that there is no certainty that the required protection of waterbodies will be achieved.	development potential and a cost to the wider public for the lost benefits that development could provide to the city. The average area of setback on residential sites affected is 24% of Medium Density Residential and 26% of High Density Residential sites. Therefore, it will at least theoretically, be possible to develop to the full density that would otherwise be enabled for the vast majority of affected sites. However, in practice, the water body setbacks are likely to constrain design and efficient use of the site in some cases. Social: Social costs have not been assessed at this time. Cultural: Cultural costs have not been assessed at this time. **Risk of acting/not acting** The risk of applying the MDRS and Policy 3 of the NPS-UD, without being subject to a qualifying matter, is that there is no certainty that the required protection of waterbodies will be achieved.
Recommendation: Option 2 provides an acceptable compromise between enabling the MDRS to their greatest extent and protecting waterbodies as required by higher order documents. Carrying over existing rules is efficient and provides a level of clarity and consistency to potential developers. Therefore it is the recommended option. Option 2 is recommended as it is the most appropriate way to achieve the applicable statutory requirements, including giving effect to the objectives of the District Plan and higher order direction.	

6.13.3 **Additional assessment under the Act (Sections 77I – 77R) and the NPS-UD (Clause 3.33) -** Section 77I and Section 77O allow for territorial authorities to apply building height or density requirements enabling less development, than would otherwise be required to be enabled, where a qualifying matter applies. Qualifying matters specifically include matters of national importance that decision makers are required to recognise and provide for under Section 6. This includes the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna and the preservation of the natural character of rivers and their margins.

6.13.4 **Spatial extent of proposed qualifying matter (s77K (1)(a) and s77Q (1)(a)) -** Some classified water bodies are identified on the CDP planning maps and the maps in Appendix 6.11.5.4 Water Body Classification Maps. Network and hill waterways are not shown on the planning maps or this appendix but are identified through their definitions in the Plan. Banks Peninsula waterways are not shown on the planning maps or the maps in

the appendix but are natural waterways that are not network or hill waterways. The characteristics of each water body classification are described in Appendix 6.11.5.1.

6.13.5 **Alternative density standards proposed** (**s77K (1)(b) and s77Q (1)(b)) -** It is proposed to carryover the existing CDP controls on development within waterbody setbacks. The CDP addresses different water body setbacks ranging from 5m (for network waterways) to 30m (for downstream waterways) in section 6.6 within the General Rules and Procedures chapter. Earthworks, buildings and other structures including impervious surfaces are controlled within the setbacks and require a restricted discretionary activity consent, or discretionary consent if it involves a SES. The provisions put limits on impervious surfaces and fencing design which could also constrain development.

6.13.6 **Reason for lesser enablement under the proposed qualifying matter (s77K (1)(c) and s77Q (1)(c)) -** The RMA requires Council as a matter of national importance to provide for the preservation of the natural character of wetlands, lakes, rivers and their margins and to protect them from inappropriate use and development. Section 6 also requires Council to maintain and enhance public access to and along lakes and rivers and to provide for the relationship of Māori and their culture and traditions with water and other taonga. Council must also have regard to the maintenance and enhancement of amenity values, the intrinsic values of ecosystems and the protection of the habitat of trout and salmon. The National Policy Statement Freshwater Management 2020 requires prioritising first, the health and well-being of water bodies and freshwater ecosystems, second the health needs of people and third providing for social economic and cultural well-being of people and communities. The associated policies require giving effect to Te Mana o te Wai and a strong emphasis on establishing and achieving water quality targets. The NZCPS 2010 includes provisions requiring reductions in contaminant and sediment loadings in stormwater at source by controls on land use activities (Policy 23). A suite of provisions in Canterbury Regional Policy Statement 2013 requires the district plan to include objectives and policies and may include methods to control the effects of use and development of land on the values of the riparian zones of rivers and lakes, avoiding or mitigating flood hazards and protecting indigenous biodiversity and preserving natural character. The Mahaanui Iwi Management Plan includes a number of objectives and policies related to enhancement of water quality including Policy WM12.4 that: “all waterways in the urban and built environment must have indigenous vegetated healthy, functioning riparian margins” and Policy WM6.9 “to require that local authorities work to eliminate existing discharges of contaminants to waterways, wetlands and springs in the takiwa, including treated sewage, stormwater and industrial waste, as a matter of priority.”

6.13.7 **The level of development that would be prevented by accommodating the qualifying matter (s77K and s77Q (1)(d)) -** The impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity is set out in Table 3 of this report.

6.13.8 **Requirements if qualifying matter applies (NPS-UD, clause 3.33) -** For similar reasons the proposed changes relating to this Issue are considered to also satisfy the assessment requirements of clause 3.33 of the NPS-UD.

6.14 Coastal Hazard Risk Management Areas Section 32 evaluation

6.14.1 **Issue:** The current District Plan does not define the full extent of areas at risk of coastal hazards including inundation, erosion and tsunami and only manages some activities in some defined areas for some hazards. There is strong national and regional direction in the New Zealand Coastal Policy Statement and the Regional Policy Statement to identify and manage development in areas at risk of coastal hazards. The intensification of development may increase the risk of coastal hazards to people and property. The Act specifically enables a qualifying matter to potentially be applied in respect of this Issue under sub-sections 77I(a) and 77O(a) as a s.6 matter and 77I(b) and 77O (b) to give effect to a national policy statement, in this case the NZCPS. In the NZCPS Policy 25 specifically addresses subdivision, use, and development in areas of coastal hazard risk. It requires:

In areas potentially affected by coastal hazards over at least the next 100 years:

a. *avoid increasing the risk of social, environmental and economic harm from coastal hazards;*

b. *avoid redevelopment, or change in land use, that would increase the risk of adverse effects from coastal hazards;*

c. *encourage redevelopment, or change in land use, where that would reduce the risk of adverse effects from coastal hazards, including managed retreat by relocation or removal of existing structures or their abandonment in extreme circumstances, and designing for relocatability or recoverability from hazard events;*

d. *encourage the location of infrastructure away from areas of hazard risk where practicable;*

e. *discourage hard protection structures and promote the use of alternatives to them, including natural defences; and*

f. *consider the potential effects of tsunami and how to avoid or mitigate them.*

6.14.2 **Options evaluation -** The table below summarises the assessment of costs and benefits for each option based on their anticipated environmental, economic, social, and cultural effects. It also addresses the efficiency and effectiveness of the option and the risk of acting or not acting. Following the table for each issue is an assessment of the proposed change in respect of the additional relevant assessments required in the Act for qualifying matters in residential zones and/or in non-residential zones (Part 5, sub-part 3) and in the NPS-UD (Clause 3.33). The assessment is supported by the information obtained through technical reports, and consultation.

Option 1 – Apply MDRS and Policy 3 of the NPS-UD	**Option 2 - Proposed Change – Apply MDRS and Policy 3 of NPS-UD**	**Option 2a - Option 2 plus properties isolated**	**Option 3 - Apply MDRS and Policy 3 of NPS-UD and apply a qualifying**	**Option 4 – Apply MDRS and Policy 3 of NPS-UD and change the underlying zoning of**

with no qualifying matter (QM)	**and apply a qualifying matter including areas of significant risk.**		**matter including all areas with any level of risk within the QM area**	**residential zoned properties to Residential Suburban, and for commercially zones sites this would be the same as option 2.**
Option description This option is to apply MDRS in residential zones, and Policy 3 of the NPS-UD in commercial zones, without a coastal hazards qualifying matter.	**Option description** This option is for the MDRS to be subject to a qualifying matter within residential zones within coastal hazards areas with significant risk, where further intensification would not be enabled. Commercial areas within the coastal hazards areas with significant risk would also be subject to a coastal hazards qualifying matter where further intensification would not be enabled. This would include mapping, a new policy and new rules inserted into Chapter 5 Natural Hazards. It would encompass areas at high and medium inundation risk, and low-high erosion risk based on work undertaken for the	**Option description** This option is the same as Option 2, except it would also include residential and commercial zoned properties on higher land surrounded by inundated land so that the properties become isolated and unreachable by foot or vehicle. It would also include areas on the Port Hills unreachable by vehicle or by foot due to inundation along Main Road and where access for some would only be available via Governors Bay/Dyers Pass Road due to the inundation in Heathcote, which stops access through the tunnel to Lyttelton.	**Option description** This option is the same as Option 2 except, in addition, it will include residential and commercial zoned properties with very low and low coastal inundation risk.	**Option description** This option is to change the zoning of all residential zoned sites within the coastal hazards risk areas to Residential Suburban rather than apply a qualifying matter to these areas. Commercial zoned areas would be subject to a qualifying matter as in Option 2.

	Coastal Hazards Assessment 2021 (T+T) and the Risk Based Coastal Hazard Analysis for Land-use Planning (Jacobs 2021). With respect to tsunami in-depth analysis has not yet been undertaken. However, the risk categories of tsunami (based off the updated information from NIWA that was completed in 2018/19 based on a 1 in 500 year tsunami event) and inundation (from the Risk Based Coastal Hazard Analysis for Land-use Planning report 2021 (Jacobs)) are overlapping with inundation, generally extending slightly further inland than tsunami. Therefore for the purpose of the Qualifying Matter the extent of coastal inundation area has been used to capture areas at risk of tsunami.			

Appropriateness in achieving the objectives/ higher order document directions	**Appropriateness in achieving the objectives/ higher order document directions**	**Appropriateness in achieving the objectives/ higher order document directions**	**Appropriateness in achieving the objectives/ higher order document directions**	**Appropriateness in achieving the objectives/ higher order document directions**
Efficiency: The costs of this approach outweigh the benefits due to the geographic extent of potential coastal hazard effects and potentially significant costs of damage to property and risk to safety. Effectiveness: This option would not give effect to the NZCPS or s6 (h) of the RMA in respect of managing significant risks from natural hazards. It also would not be consistent with the Canterbury Regional Policy Statement (CRPS) Objective 11.2.1, Policies 11.3.1 and 11.3.2, and Objective 3.3.6 of the District Plan. (Note that coastal hazard provisions were consciously not included in	Efficiency: The proposed approach is efficient in that the benefits generally outweigh the costs. The benefits will be of greater, having regard to the number of people and properties potentially affected, and the potential scale of effects, if further intensification in such areas is not limited. Effectiveness: By managing development to avoid increasing the risk from coastal hazards, this option would better give effect to the NZCPS , s6 (h) of the RMA, the Canterbury Regional Policy Statement (CRPS) Objectives 11.2.1, Policies	Efficiency: The costs for those properties affected only by isolated access outweigh the benefits. As such, including such properties makes this option less efficient overall than Option 2. Further development of potentially isolated properties would pose a health and safety threat to more people, but not the more direct and greater risks where properties are subject to inundation or erosion. Effectiveness: This option would give effect to the NZCPS, s6(h) of the RMA, the CRPS Objective 11.2.1, Policies 11.3.1 and 11.3.2, and Objective 3.3.6 of the District Plan. The proposed approach is effective in that it prevents	Efficiency: The proposed approach is efficient in that the benefits generally outweigh the costs. However the costs are higher than for Option 2. This option offers the most protection from the adverse effects of coastal hazards on people and property by applying the qualifying matter to even areas of very low risk of coastal hazards. However, in the very low and low risk areas the social, economic and other costs arising from- coastal hazards are likely to be less than areas where there is more significant risk. Lower level risks could also potentially be mitigated without the need to restrict intensification through a Qualifying Matter. Therefore this option would potentially result in social and economic costs through the restriction of intensification as per Option 2, but with lesser benefits in terms of the degree of	Efficiency: The costs of this approach outweigh the benefits. Rezoning properties to Residential Suburban still enables some level of intensification beyond what currently exists, exposing more people and development to significant harm from coastal hazards than Option 2. Effectiveness: While this option would limit intensification to some extent, it would still enable some intensification in areas at significant risk of coastal hazards, increasing the potential for social, safety and economic costs. This option does not give effect, as well as Option 2, to the direction in the NZCPS, s6(h) of the RMA, the CRPS Objective 11.2.1, Policies 11.3.1 and 11.3.2, and Objective 3.3.6 of the District Plan.

the previous review of the District Plan. Work is currently underway on a separate Coastal Hazards Plan Change which is likely to have a wider scope than the intensification focus of this plan change.) Intensification within areas at risk of coastal hazards could result in harm to people, property and the economy. In addition the existing inundation controls on commercial areas is very limited and is not well aligned with the above higher order documents. **Benefits** Environmental: Environmental benefits have not been assessed at this time. Economic: Intensification would be enabled which would provide immediate economic benefits with a higher density enabled in	11.3.1 and 11.3.2, and Objective 3.3.6 of the District Plan. It also would be consistent with Objective 3.3.6 of the District Plan. The proposed approach is effective in that it prevents development that may significantly increase risk of social, economic, cultural and environmental harm from coastal hazards. **Benefits** Environmental: Environmental benefits have not been assessed at this time. Economic: In managing the risk of harm from coastal hazards, there are reduced economic costs of recovery (including repair and rebuilding) from future events relative to the status quo, allowing communities to recover faster.	development that may increase risk of social, economic, cultural and environmental harm from coastal hazards. **Benefits** The benefits would be greater than for Option 2, with the inclusion of areas where access will likely be restricted due to inundation of surrounding land. It would result in less people at risk from indirect effects of coastal hazards. **Costs** Environmental: Environmental costs have not been assessed at this time. Economic: The economic costs are greater than Option 2, in that more properties are denied additional development potential. Social: Preventing intensification could reduce social opportunities and	protection from natural hazards in those areas where the risks are lower. Effectiveness: The proposed approach is effective in that it prevents development that may result in any increase in risk of social, economic, cultural and environmental harm from coastal hazards. This option would give effect to the NZCPS, s6(h) of the RMA, the CRPS Objective 11.2.1, Policies 11.3.1 and 11.3.2, and Objective 3.3.6 of the District Plan. **Benefits** Environmental: Environmental benefits have not been assessed at this time. Economic: This option supports an outcome of avoiding development that would increase the risk of harm, including economic harm. In managing the risk of any harm from coastal hazards, there are reduced economic costs of recovery (including repair and	**Benefits** Environmental: None identified. Economic: This option allows for some level of intensification providing for economic benefits to a greater degree than Option 2. Albeit this option enables much less intensification than what would be enabled by the MDRS if a qualifying matter was not applied in these areas (Option 1). Social: The Residential Suburban Zone is an existing zone in the District Plan, making it familiar to people. This option allows for some level of intensification potentially providing for some social benefits. Albeit to a lesser degree than Option 1, as this option enables much less intensification than what would be enabled by the MDRS without applying a qualifying matter in these areas. Cultural: Cultural benefits have not been assessed at this time.

these areas, but are likely to also result in economic costs when coastal hazard events become more severe and prevalent due to Sea Level Rise and climate change. Intensification is less likely to require consents than for all other options. Social: Intensification could provide for increased social opportunities and benefits with a higher density of residents and a greater extent of commercial activities/development. Cultural: Cultural benefits have not been assessed at this time. **Costs** Environmental: Environmental costs have not been assessed at this time. Economic: within areas at risk of coastal hazards	Future damage associated with natural hazards is significantly reduced by intensification not occurring in areas of significant natural hazard risk and from the effectiveness of mitigation measures where development is able to proceed. Reduction in the cost of hazard events, such as loss of life and damage to property, infrastructure and the environment, can be a substantial benefit. Social: This option supports an outcome of being located away from areas at high and medium risk of coastal hazards. In doing so, it provides confidence to communities that Council is acting to address the risks as well as providing certainty in defining areas exposed to high and medium coastal hazards.	benefits from a higher density of residents and businesses. This would affect a wider area than that in Option 2. **Risk of acting/not acting** The risk of applying the qualifying matter without the additional areas is that more people will not have ready access to the rest of the city during a coastal hazard event which could result in impacts on health and safety as emergency services would take longer to reach them.	rebuilding) from future events relative to the status quo, allowing communities to recover faster. The benefit of avoiding those economic costs are even greater than the proposed change given the wider extent of the area where economic costs are avoided. However, in those areas where the risks are low, that economic benefit is also likely to be low. Social: This option supports an outcome of avoiding development that would increase the risk of harm, including social harm. In managing the risk of any harm from coastal hazards, there are reduced social costs compared to the status quo, allowing people and communities to recover faster. The benefit of avoiding those costs are even greater than for the proposed change given the wider extent of the area where those costs are avoided. However, in those areas where the risks are low, that benefit is also likely to be low. Cultural: Cultural benefits have not been assessed at this time.	The benefits regarding the commercial zones are the same as for Option 2. **Costs** Environmental: Environmental costs have not been assessed at this time. Economic: There could be adverse economic effects due to the further development that would still be enabled in these areas of significant risk. This could be in the form of housing units on vacant sections, additional housing units on larger sections, minor units, older persons housing etc. These economic costs will be greater than those for Option 2. There would be lost development potential for sites that were previously Residential Suburban Density Transition and Residential Medium Density, but not to as great a degree as Option 2. Another cost is negative perceptions that may impact on land values for those areas

would result in medium to long term adverse economic effects with more people and development exposed to the effects of coastal hazards. This includes, but is not limited to, the costs of repair and rebuilding as well as reduced resilience to future events. Social: within areas at risk of coastal hazards would result in medium to long term adverse social effects with more people and development exposed to the effects of coastal hazards. This includes potential exposure to traumatic events and dislocation, risks to safety, and the potential complications and financing of costs for repair and rebuilding, as well as reduced resilience to future events. Cultural: Cultural costs have not been assessed at this time.	In managing the risk of harm from coastal hazards, there are reduced social costs of recovery (including repair and rebuilding) from future events relative to the status quo, allowing communities to recover faster. Reduction in the cost of hazard events, such as loss of life and damage to property, infrastructure and the environment, can be a substantial benefit. Cultural: Cultural benefits have not been assessed at this time. **Costs** Environmental: Environmental costs have not been assessed at this time. Economic: The main cost of the coastal hazards provisions is in the lost		**Costs** Environmental: Environmental costs have not been assessed at this time. Economic: The main differences in cost from other options is in the lost development potential within the very low and low risk areas. This would apply to a larger area than under Option 2 increasing the costs relative to that option. Limiting the intensification otherwise required to be enabled is likely to increase consent costs and time and potentially reduced property values. This is particularly likely to be an issue in low risk areas where there are potential mitigation measures that can deal with that risk without the need to limit intensification. Social: Preventing intensification could reduce social opportunities and benefits from a higher density of residents and businesses. This would affect a wider area than that in Option 2.	identified as subject to coastal hazard risk. Social: Adverse social effects are likely to arise as this zoning would still enable a level of intensification in these at risk areas. It would expose more people to potentially traumatic events and dislocation, risks to safety, and the potential complications and financing of costs for repair or rebuilding. Limiting intensification could reduce social opportunities and benefits from a higher density of residents and more commercial activities. Cultural: Cultural costs have not been assessed at this time. The costs regarding the commercial zones are the same for Option 2. **Risk of acting/not acting** The risk of acting is that a level of intensification will still be enabled in the Residential Suburban zoning, potentially increasing the

Risk of acting/not acting The risk of not acting is that there is a risk of inappropriate development occurring in these areas potentially resulting in people and property being subject to unacceptable risk.	development potential within the high and medium hazard risk areas. Another cost is negative perceptions that may impact on land values for those areas identified as subject to coastal hazard risk. The costs of obtaining specialist input for consent applications and assessments can be substantial, and mitigation required by the provisions will create costs for property owners. Social: Preventing intensification could reduce social opportunities and benefits from a higher density of residents and an expanded commercial activities.		Cultural: Cultural costs have not been assessed at this time. **Risk of acting/not acting** Coastal hazard risk is based on the most up to date information. It is acknowledged there are uncertainties around sea level rise. The risk of acting based on the information available is considered to be low. By allowing intensification in areas at risks of coastal hazards, there is a risk of inappropriate development occurring in these areas and being subject to unacceptable risk.	risk of harm from coastal hazards to people and property. The risks of acting/not acting regarding the commercial zones are the same as Option 2.

	Cultural: Cultural costs have not been assessed at this time. **Risk of acting/not acting** Coastal hazard risk is based on the most up to date information. It is acknowledged there are uncertainties around sea level rise. The risk of acting based on the information available is considered to be low. Allowing intensification in areas at risks of coastal hazards would increase the risk of that development, and people using that development, being subject to unacceptable risk[14].			
Recommendation: Option 2 is recommended as it is the most appropriate way to achieve the purposes of the Act and to give effect to the objectives of the District Plan and higher order direction.				

[14] This option does not include identified properties that may become isolated due to coastal inundation such as islands surrounded by deeper flood water, areas that are completely cut off (e.g. cul de sacs on the Port Hills), and areas where access can only be achieved by a substantial detour (eg via Governors Bay/Dyers Pass).

6.14.3 **Additional assessment under the Act (Sections 77I – 77R) and the NPS-UD (Clause 3.33) -** Section 77I and Section 77O allow for territorial authorities to apply building height or density requirements enabling less development, than would otherwise be required to be enabled, where a qualifying matter applies. Qualifying matters specifically matters of national importance that decision makers are required to recognise and provide for under Section 6 (h). This includes the management of significant risks from natural hazards.

6.14.4 **Reason the area is subject to a qualifying matter (s77J 3 (a)(i) and s77P 3 (a)(i)) -** The coastal hazards qualifying matter mapping identifies two categories of risk, a Medium Risk Coastal Hazard Qualifying Matter Area and a High Risk Coastal Hazard Qualifying Matter Area. The medium risk consists of the medium inundation risk and low erosion risk. The high risk area consists of the high inundation risk, and high-medium/single zone erosion risk. All those areas are considered to be exposed to significant risks from coastal hazards. As mentioned above, tsunami is captured by the coastal inundation layers. The area covered by the coastal hazards qualifying matter is set out in Appendix 1. As set out above, there is strong statutory direction to manage the risk of coastal hazards. Policy 24 of the New Zealand Coastal Policy Statement (NZCPS) requires identification areas in the coastal environment that are potentially affected by coastal hazards (including tsunami), giving priority to the identification of areas at high risk of being affected. It requires assessment of hazard risks, over at least 100 years and specifies the matters the assessment shall have regard to (including sea level rise, the effects of climate change, etc.). The 2021 Coastal Hazards Assessment (Tonkin + Taylor) and the Risk Based Coastal Hazard Analysis for Land-use Planning report 2021 (Jacobs) have provided an evidential basis for defining coastal hazard areas within Christchurch. The 2021 Coastal Hazards Assessment (2021 CHA) provides important updated information about the potential effects of coastal erosion, coastal flooding and rising groundwater, and how this might change over time with sea level rise. The 2021 CHA is a broad-scale assessment which provides a general indication of the magnitude and extent of hazards across neighbourhood-sized areas.

6.14.5 The Risk Based Coastal Hazard Analysis for Land-use Planning report 2021 (Jacobs) identifies a range of high, medium, and low hazard exposure categories for coastal erosion and inundation hazards. The report includes analysis undertaken to justify the recommended thresholds for the hazard categories and the spatial extent of the resulting hazard zones for both coastal inundation and erosion. When considering erosion, it recognises that even though the likelihood of erosion in some areas may be low, the consequences based on the permanent loss of land will be high. For inundation, the depth of water is the key determinant of risk. Depth threshold values have been informed by published guidelines and the Canterbury Regional Policy Statement. These have been used to define four coastal flood risk categories – high/medium/low/very low – which allow for consideration of the change in flood depth between sea level rise scenarios as follows:

Coastal flood risk category	Flood hazard with 0.6m SLR		Flood hazard with 1.2m SLR	
Very low	None	(dry)	Low	(d < 0.4 m)
Low	Low	(d < 0.4 m)	Medium	(0.4 m < d < 1.0 m)
Medium	Medium	(0.4 m < d < 1.0 m)	High	(d > 1.0 m)
High	High	(d > 1.0 m)	High	(d > 1.6 m)

6.14.6 These preferred approaches were compared to other scenarios and existing mapped hazards areas during the process of this analysis. This provides a risk-based approach under which land use, development and subdivision in coastal areas of the district can be managed according to the level of risk of coastal inundation and erosion. As indicated earlier, with respect to tsunami in-depth analysis has not yet been undertaken, however, the risk categories of tsunami and inundation are overlapping, with inundation generally extending slightly further than tsunami. Therefore for the purpose of the Qualifying Matter the extent of coastal inundation area also captures areas at risk of tsunami.

6.14.7 **Reason the qualifying matter is incompatible with the level of development permitted (s77J 3 (a)(ii) and s77P 3 (a)(ii)) -** The intensification required to be enabled by MDRS and Policy 3 could be adversely affected by coastal hazards, resulting in more people and property being put at risk of harm from coastal hazards. The Risk Based approach has sought to identify and understand the levels of risk from coastal hazards in order to inform appropriate planning policies and provisions. This enables a more nuance approach that enables development where it is safe to do so and applies necessary controls to manage development in areas of higher risk. The high inundation and erosion risk area, medium inundation and erosion risk area and low erosion risk area are considered to pose more significant risk than the low and very low inundation risk areas. The proposed Coastal Hazards Qualifying Matter therefore takes a responsive approach that provides the necessary levels of control over development relative to the level of risk from coastal hazards.

6.14.8 **Impact of lesser enablement under the proposed qualifying matter (s77J 3 (b) and s77P 3 (b)) -** The impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity is set out in Table 3 of this report.

6.14.9 **The costs and broader impacts of imposing lesser enablement (s77J 3 (c) and s77P 3 (c)) -** The costs and broader impacts of imposing those limits are set out in the above s32 evaluation table.

6.14.10 **Requirements if qualifying matter applies (NPS-UD, clause 3.33) -** For similar reasons the proposed changes relating to this issue are considered to also satisfy the assessment requirements of clause 3.33 of the NPS-UD.

6.15 Lyttelton Port Influence Area Section 32 evaluation

6.15.1 **Issue:** There is a need to continue to protect the operational infrastructure of the Lyttelton Port from reverse sensitivity effects. The CDP currently contains provisions to recognise and provide for the safe, efficient and effective operation and development of infrastructure, including strategic infrastructure such as port facilities, because of their benefits to the community. The CRPS requires that district plans protect the region's strategic infrastructure from the adverse effects of land use development. Intensification of development could result in undue reverse sensitivity effects on the operation of the Port. The Lyttelton Port is a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure. Intensification of development in proximity to the Port may result in undue reverse sensitivity effects on the Port. The Act specifically enables a qualifying matter to potentially be applied in respect of this issue under sub-sections 77I (e) and 77O (e) as a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure.

6.15.2 **Options evaluation -** The table below summarises the assessment of costs and benefits for each option based on their anticipated environmental, economic, social, and cultural effects. It also addresses the efficiency and effectiveness of the option and the risk of acting or not acting. Following the table for each issue is an assessment of the proposed change in respect of the additional relevant assessments required in the Act for qualifying matters in residential zones and/or in non-residential zones (Part 5, sub-part 3) and in the NPS-UD (Clause 3.33). The assessment is supported by the information obtained through technical reports, and consultation.

Option 1- Status Quo – Apply MDRS and Policy 3 of the NPS-UD with no qualifying matter (QM)	**Option 2- Proposed Change**
Option description This option is to apply MDRS in residential zones, and Policy 3 of the NPS-UD in commercial zones, without applying a qualifying matter for the Lyttelton Port Influence Area.	**Option description** This option is to apply MDRS in residential zones, and Policy 3 of the NPS-UD in commercial zones, with a qualifying matter for the Lyttelton Port Influence Area.
Appropriateness in achieving the objectives and higher order documents Efficiency: Not applying the Lyttelton Port Influence area provisions is not considered efficient given the costs would outweigh the benefits. Effectiveness:	**Appropriateness in achieving the objectives and higher order documents** Efficiency: The proposed approach is efficient in that the benefits generally outweigh the costs and there is minimal administrative cost to implementing these provisions. Effectiveness:

Not applying the Lyttelton Port influence area provisions is not considered effective as it could result in development that may unduly adversely affect the safe and efficient operation of the Port. **Benefits** Environmental: None identified. Economic: Intensification would be enabled which would provide economic benefits with a higher density enabled. Social: None identified. Cultural: None identified. **Costs** Environmental: None identified. Economic: The absence of the Lyttelton Port Influences Overlay and associated provisions being a qualifying matter would undermine the efficient operation of Lyttelton Port by enabling significant development of residential activity that would constrain port operations due to reverse sensitivity effects. Social: None identified. Cultural: None identified. **Risk of acting/not acting** The risk of implementing MDRS without applying a qualifying matter for the Lyttelton Port influence area is that reverse sensitivity effects may arise on the Port due to intensification of properties within the overlay.	The proposed approach is effective in that it manages development that may unduly adversely affect the Lyttelton Port from operating safely and efficiently. **Benefits** Environmental: None identified. Economic: This option would ensure adverse sensitivity effects on the Lyttelton Port are minimised, allowing the Port to continue to operate safely and efficiently. Social: None identified. Cultural: None identified. **Costs** Environmental: None identified. Economic: There may be adverse economic effects on the properties within the Lyttelton Port influence area with controls restricting intensification. Social: None identified. Cultural: None identified. **Risk of acting/not acting** The risk of implementing MDRS without applying a qualifying matter for the Lyttelton Port influence area is that reverse sensitivity effects may arise on the Port due to intensification of properties within the overlay. Given that this overlay is existing in the District Plan the risk of acting is considered low.
Recommendation: Option 2 is recommended as it is the most appropriate way to achieve the applicable statutory requirements, including giving effect to the objectives of the District Plan and higher order direction.	

6.15.3 **Additional assessment under the Act (Sections 77I – 77R) and the NPS-UD (Clause 3.33) -** Section 77I and Section 77O allow for territorial authorities to apply building height or density requirements enabling less development, than would otherwise be required to be enabled, where a

qualifying matter applies. Qualifying matters specifically include a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure.

6.15.4 **Spatial extent of proposed qualifying matter (s77K (1)(a) and s77Q (1)(a)) -** The residential and commercial sites where the Lyttelton Port Influences Overlay are shown in the planning maps.

6.15.5 **Alternative density standards proposed** (**s77K (1)(b) and s77Q (1)(b)) -** The preferred option for density standards within the Lyttelton Port Influences Overlay is to carryover the existing controls relating to this overlay. These controls are contained within the Residential and Commercial chapters. Resource consent would be required where intensification is proposed within this overlay and it would have a non-complying activity status.

6.15.6 **Reason for lesser enablement under the proposed qualifying matter (s77K (1)(c) and s77Q (1)(c)) -** The need to protect strategic infrastructure is recognised in the LURP and CRPS and the District Plan is required to implement these higher order objectives. The CRPS identifies the Lyttelton Port as regionally significant infrastructure and requires that district plans protect the region's strategic infrastructure from the adverse effects of land use development (Policy 6.3.5). The CDP has an integrated package of provisions relating to port noise that: manages port noise at source; manages of reverse sensitivity effects through an acoustic treatment programme for noise affected properties funded by the Lyttelton Port Company and managed by a Port Liaison Committee; and avoids as far as reasonable, reverse sensitivity effects by controlling landuse within the Lyttelton Port Influences Overlay (which was defined by a 65 dBA Ldn port noise contour). Removing this overlay as a qualifying matter would act to unravel this package of provisions as well as undermining the efficient operation of Lyttelton Port by enabling significant development of residential activity that could constrain port operations due to reverse sensitivity effects.

6.15.7 **The level of development that would be prevented by accommodating the qualifying matter (s77K and s77Q (1)(d)) -** The impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity is set out in Table 3 of this report.

6.15.8 The amount of feasible development however is considerably less because of the size of existing allotments, the generally difficult terrain, and consequently difficult access onto sites and on narrow roads to the sites. There are also a number of dwellings have a heritage classification under the CDP which may limit development potential.

6.15.9 **Requirements if qualifying matter applies (NPS-UD, clause 3.33) -** For similar reasons the proposed changes relating to this Issue are considered to also satisfy the assessment requirements of clause 3.33 of the NPS-UD.

6.16 Railway Building Setback Section 32 evaluation

6.16.1 **Issue:** There is a need to enable the safe and efficient ongoing operation of the railway network particularly where intensification of development is proposed adjacent to the rail corridor. The current District Plan manages development in proximity to the railway corridors through rules. The intensification of development may result in the unsafe and inefficient operation of railway corridors. The railway network is a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure. The Act specifically enables a qualifying matter to potentially be applied in respect of this issue under sub-sections 77I (e) and 77O (e) as a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure.

6.16.2 **Options evaluation -** The table below summarises the assessment of costs and benefits for each option based on their anticipated environmental, economic, social, and cultural effects. It also addresses the efficiency and effectiveness of the option and the risk of acting or not acting. Following the table for each issue is an assessment of the proposed change in respect of the additional relevant assessments required in the Act for qualifying matters in residential zones and/or in non-residential zones (Part 5, sub-part 3) and in the NPS-UD (Clause 3.33). The assessment is supported by the information obtained through technical reports, and consultation.

Option 1 – Apply MDRS and Policy 3 of the NPS-UD with no qualifying matter (QM)	**Option 2 – Proposed change**
Option description This option is to apply MDRS in residential zones, and Policy 3 of the NPS-UD in commercial zones, without a qualifying matter for railway building setbacks.	**Option description** The preferred option is to apply MDRS in residential zones, and Policy 3 of the NPS-UD in commercial zones, with a qualifying matter for railway building setbacks. This includes carrying over the 4 metre setback from the operative plan. This option is likely to prevent all additional development within the setback area but will enable development of the remaining parts of the site.
Appropriateness in achieving the objectives/ higher order document directions Efficiency: Not applying the railway setback provisions is not considered efficient given the costs would outweigh the benefits. Effectiveness:	**Appropriateness in achieving the objectives/ higher order document directions** Efficiency: The proposed approach is efficient in that the benefits generally outweigh the costs and there is minimal administrative cost to implementing these provisions. Effectiveness:

Not applying the railway setback provisions is not considered effective as it could result in development that may prevent the railway network from operating safely. **Benefits** Environmental: None identified. Economic: This approach would enable intensification in these areas which may have economic benefits in a general sense of increasing housing supply. Social: This approach would enable intensification in these areas which may have economic benefits in a general sense of increasing housing supply. Cultural: None identified. **Costs** Environmental: None identified. Economic: None identified. Social: This approach could result in the unsafe and inefficient operation of railway corridors. Cultural: None identified. **Risk of acting/not acting** There is risk that allowing development within 4 metres of the railway network to the full extent that would otherwise be provided for by giving effect to the MDRS and Policy 3 of the NPSUD may result in the unsafe and inefficient operation of railway corridors.	The proposed approach is effective in that it prevents development that may prevent the railway network from operating safely while enabling full use of the site outside the setback area. **Benefits** Environmental: None identified. Economic: This approach would enable intensification in these areas which may have economic benefits in a general sense of increasing housing supply. Social: The key benefit of the railway setback provisions is providing for the safe and efficient operation of the strategic infrastructure that is the railway network. It also provides amenity and safety benefits to the inhabitants of the adjoining properties. Cultural: None identified. **Costs** Environmental: None identified. Economic: The main cost of the railway setback provisions is in the lost development potential within the setback area. The lost development potential is discussed further under section 11.5. As these are existing provisions, this cost is already 'priced-in' to land values at an individual site level. However, there is an opportunity cost to the lost theoretical development potential and a cost to the wider public of the lost benefits that development could provide to the city. Social: None identified Cultural: None identified. **Risk of acting/not acting** There is risk that allowing development within 4 metres of the railway network to the full extent that would otherwise be provided for by giving effect to the MDRS and Policy 3 of the NPSUD may result in the unsafe and inefficient operation of railway corridors.
Recommendation: Option 2 is recommended as it is the most appropriate way to achieve the applicable statutory requirements, including giving effect to the objectives of the District Plan and higher order direction.	

6.16.3 **Additional assessment under the Act (Sections 77I – 77R) and the NPS-UD (Clause 3.33) -** Section 77I and Section 77O allow for territorial authorities to apply building height or density requirements enabling less development, than would otherwise be required to be enabled, where a qualifying matter applies. Qualifying matters specifically include a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure.

6.16.4 **Spatial extent of proposed qualifying matter (s77K (1)(a) and s77Q (1)(a)) -** The railway setback provisions in the CDP apply through the Residential and Commercial Chapters.

6.16.5 **Alternative density standards proposed** (**s77K (1)(b) and s77Q (1)(b)) -** The preferred option for density standards within the railway setbacks is to carry over the 4 metre setback from the operative plan rather than apply the 1 metre setback as set out in the MDRS and proposed for the High Density Residential Zone. This option is likely to prevent all additional development within the setback area but will enable development of the remaining parts of the site.

6.16.6 **Reason for lesser enablement under the proposed qualifying matter (s77K (1)(c) and s77Q (1)(c)) -** The need to protect strategic infrastructure is recognised in the LURP and CRPS and the District Plan is required to implement these higher order objectives. The CRPS identifies railways as regionally significant infrastructure and requires that district plans protect the region's strategic infrastructure from the adverse effects of land use development (Policy 6.3.5).

6.16.7 **The level of development that would be prevented by accommodating the qualifying matter (s77K and s77Q (1)(d)) -** The impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity is set out in Table 3 of this report.

6.16.8 **Requirements if qualifying matter applies (NPS-UD, clause 3.33) -** For similar reasons the proposed changes relating to this Issue are considered to also satisfy the assessment requirements of clause 3.33 of the NPS-UD.

6.17 Electricity Transmission Corridors and Infrastructure Section 32 evaluation

6.17.1 **Issue:** There is a need to provide for the ongoing efficient operation of the nationally significant infrastructure that is the electricity transmission and distribution network. There is strong national and regional direction in the National Policy Statement on Electricity Transmission and the Canterbury Regional Policy Statement to manage adverse effects on the network. The current District Plan manages development in proximity to electricity transmission corridors through objectives, policies, rules and mapping. The intensification of development may result in the unsafe and inefficient operation of electricity corridors. The Act specifically enables a qualifying matter to potentially be applied in respect of this issue under sub-sections 77I (e) and 77O (e) as a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure. The 220kV, 110kV, 66kV and 33kV electricity transmission lines are considered to be a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure as these lines are part of the National Grid. In addition, the 220kV, 110kV, 66kV and 33kV electricity transmission lines are considered to be nationally significant infrastructure as these lines are part of the National Grid. In addition the Lyttelton 11kV electricity transmission line is considered to be nationally significant infrastructure given that it is of significant/critical importance as it is the main electricity supply to the Port.

6.17.2 **Options evaluation -** The table below summarises the assessment of costs and benefits for each option based on their anticipated environmental, economic, social, and cultural effects. It also addresses the efficiency and effectiveness of the option and the risk of acting or not acting. Following the table for each issue is an assessment of the proposed change in respect of the additional relevant assessments required in the Act for qualifying matters in residential zones and/or in non-residential zones (Part 5, sub-part 3) and in the NPS-UD (Clause 3.33). The assessment is supported by the information obtained through technical reports, and consultation.

Option 1 – Apply MDRS and Policy 3 of the NPS-UD with no qualifying matter (QM)	**Option 2 – Proposed change**
Option description This option is to implement MDRS without applying qualifying matter for Electricity Transmission Corridors within residential zones, and to apply Policy 3 of the NPS-UD in commercial zones without qualifying matter for Electricity Transmission Corridors and Infrastructure.	**Option description** The preferred option for the Electricity Corridors is to carry over setbacks and the non-complying activity status for development within the 220kV, 110kV, 66kV and 33kV electricity transmission lines the Lyttelton 11kV electricity transmission line. This option does not modify the height and density standards directly but will have the effect of preventing all additional development within the corridor area, while still enable full development of the remaining parts of the site.
Appropriateness in achieving the objectives/ higher order document directions	**Appropriateness in achieving the objectives/ higher order document directions**

Efficiency: Not applying the Electricity Corridor provisions is not considered efficient given the costs would outweigh the benefits. **Effectiveness:** Not applying the Electricity Corridor provisions is not considered to be effective as this would be inconsistent with the National Policy Statement on Electricity Transmission (NPSET) and the Canterbury Regional Policy Statement (CRPS). It would not prevent development that may have an adverse effect on the operation of the Electricity Transmission and Distribution networks. **Benefits** Environmental: one identified. Economic: This approach would enable intensification in these areas which may have economic benefits in a general sense of increasing housing supply. Social: This approach would enable intensification in these areas which may have social benefits in a general sense of increasing housing supply. Cultural: None identified. **Costs** Environmental: None identified. Economic: None identified. Social: This approach could result in the unsafe and inefficient operation of electricity corridors. Cultural: None identified. **Risk of acting/not acting** The risk of acting and applying the MDRS without the qualifying matter is there is undue risk for the efficient and safe operation of Electricity	**Efficiency:** The proposed approach is efficient in that the benefits generally outweigh the costs and there is minimal administrative cost to continuing to implement these provisions. **Effectiveness:** The proposed approach is effective in that it prevents development that may have an adverse effect on the operation of the Electricity Transmission and Distribution networks while generally enabling full use of the site outside the corridor area. The approach is consistent with the National Policy Statement on Electricity Transmission (NPSET) and the Canterbury Regional Policy Statement (CRPS). **Benefits** Environmental: None identified. Economic: None identified. Social: The key benefits of the preferred approach are to allow ongoing efficient operation of the nationally significant infrastructure that is the electricity transmission and distribution network. This approach also provides benefits in protecting the occupants of adjoining properties from the adverse effects of that infrastructure on them. Cultural: None identified. **Costs** Environmental: None identified. Economic: The main cost of the Electricity Corridor provisions is in the lost development potential within the corridor area. As these are existing provisions this cost is already 'priced-in' to land values at an individual site level. However, there is an opportunity cost to the lost theoretical development potential and a cost to the wider public of the lost benefits that development could provide to the city. Social: None identified. Cultural: None identified.

Transmission and Distribution networks, as well as impacts on people exposed to these networks within the building setbacks.	**Risk of acting/not acting:** The risk of acting is reducing development potential in these areas. The risk of not acting is there is undue risk for the efficient and safe operation of Electricity Transmission and Distribution networks, as well as impacts on people exposed to these networks within the building setbacks.
Recommendation: Option 2 is recommended as it would ensure safe and efficient operation of the Electricity Transmission and Distribution networks. Option 2 is recommended as it is the most appropriate way to achieve the applicable statutory requirements, including giving effect to the objectives of the District Plan and higher order direction.	

6.17.3 **Additional assessment under the Act (Sections 77I – 77R) and the NPS-UD (Clause 3.33) -** Section 77I and Section 77O allow for territorial authorities to apply building height or density requirements enabling less development, than would otherwise be required to be enabled, where a qualifying matter applies. Qualifying matters specifically include a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure.

6.17.4 **Spatial extent of proposed qualifying matter (s77K (1)(a) and s77Q (1)(a)) -** The electricity transmission corridor provisions in the CDP apply through the Residential Chapters.

6.17.5 **Alternative density standards proposed** (**s77K (1)(b) and s77Q (1)(b)) -** The rules manage dwelling construction within prescribed setbacks from: 220kV & 110kV transmission lines; 66kV & 33kV distribution lines; 400v power lines; including all associated structures.

6.17.6 **Reason for lesser enablement under the proposed qualifying matter (s77K (1)(c) and s77Q (1)(c)) -** The need to protect strategic infrastructure is recognised in the LURP and CRPS and the District Plan is required to implement these higher order objectives. The approach is consistent with the National Policy Statement on Electricity Transmission (NPSET) and the Canterbury Regional Policy Statement (CRPS).

6.17.7 **The level of development that would be prevented by accommodating the qualifying matter (s77K and s77Q (1)(d)) -** The impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity is set out in Table 3 of this report.

6.17.8 **Requirements if qualifying matter applies (NPS-UD, clause 3.33) -** For similar reasons the proposed changes relating to this Issue are considered to also satisfy the assessment requirements of clause 3.33 of the NPS-UD.

6.18 Airport Noise Contours Section 32 evaluation and Section 77 evaluation

6.18.1 **Issue:** This part of the section 32 evaluation of a qualifying matters relates to the management of residential density and intensification within the 50dBA Air Noise Contour for Christchurch International Airport. The CRPS embeds a 50dBA Ldn airport noise contour to manage noise sensitive activities and protect the long term operation of this nationally important infrastructure asset. The CRPS provides a review process (refer CRPS Policy 6.3.11) in which ECan requests the airport company (CIAL) to undertake remodelling of the air noise contours. Any remodelling in terms of Policy 6.3.11(3) shall:

- involve an assessment of projected future airport business growth and operation, and shall take into account, but not be limited to aircraft movements, flight tracks, fleet mix and runway utilisation; and
- be accompanied by the report of an independent panel of airport noise experts who have undertaken a peer review of the inputs, assumptions and outcomes of the remodelling; and
- shall be provided to the Canterbury Regional Council in the form of a comprehensive report along with an executive summary or summary report.

6.18.2 CIAL commenced its remodelling and reassessment of the noise contour initially to inform the future pending review of the CRPS, however has had to advanced this work in response to the Enabling Housing Amendment such to enable the remodelled contours to be considered through PC14. CIAL has delivered its remodelling assessment, complete with s32 analysis by a consultant planner. The process of the expert peer reviewers completing their assessment and CIAL responding to it will be complete before there is a PC14 hearing of QM provisions.

6.18.3 The Council, in the knowledge that the expert peer review is underway (commissioned by Environment Canterbury), considers the most appropriate course of action is to have regard to the most recent modelling and noise assessments commissioned by CIAL. Choosing not to apply the airport noise contour could lead to MDRS rules having immediate legal effect in relevant residential zones in the absence of a qualifying matter, leading to risks of risks of proliferation of higher density development and reverse sensitivity effects.

6.18.4 The Council recognises that through the PC14 process the technical and policy justification for managing land use and subdivision activities will be further addressed, particularly upon the completion of the expert peer review. This approach best protects the strategic infrastructure in the interim period from development in reliance on MDRS provisions which could increase adverse reverse sensitivity effects.

6.18.5 The Council accepts that the operative 50dBA Noise Contour is not the most appropriate option to define the spatial extent of the qualifying matter. Instead the more recently modelled 50dBA Annual Average Contour is based on the best evidence currently available. The 50dBA Annual Average Contour has therefore been applied to define the spatial extent of what is proposed as a qualifying matter titled the “Airport Noise Influence Area” where the lesser enablement from MDRS and Policy 3 is to apply. However, it is arguable as to the extent of scope to remove or

change the operative 50dBA contour through PC14, as it relates to other provisions within the Plan that are not directly addressed through PC14. As such, the Council intends to progress a separate plan change in future to resolve differences between the currently operative 50dBA contour and that introduced as a qualifying matter through PC14.

6.18.6 Further, Council considers the recent series of independent consultant technical reports provide adequate justification for the application of the 50dBA Annual Average Contour as a qualifying matter. The level of constraint most appropriate within the 50dBA Annual Average Contour is assessed as being retaining the existing land use and subdivision provisions that currently apply under the District Plan, but renamed to align with the National Planning Standards equivalent zone.

6.18.7 The Council's options evaluation therefore relies upon the technical assessments contained in Appendices x to x of this report. Resource Management Group Limited (planning consultants) section 77K assessment and section 32 evaluation report follows below. The technical reports, section 77K assessment and section 32 evaluation were all commissioned by CIAL, but have been reviewed and Council adopts them as being its section 32.

6.18.10 The Council's further assessment has only sought to focus on the evaluation of the impact on development and feasible capacity (refer to Table 3 of this report) and the different approaches to apply the proposed qualifying matter under the District Plan. One approach is to rezone the impacted land MDRS and include a QM that includes specific rules (or a precinct) to limit density and heights to levels currently enable under the Residential Suburban Zone, Residential Transition Zone and Residential New Neighbourhood Zone. The alternative approach is to retain the current zone equivalent for land impacted by the 50dBA Noise Contour, being (in accordance with the National Planning Standards) a Low Residential Density Zone, and Future Urban Zone, or (where already developed for medium density) a Medium Density Residential Zone. The latter approach is preferred as it provides more certainty and clarity as to the level of enablement within the Airport Noise Influence Area in terms of expected densities and housing typologies.

6.19 Radio Communication Pathway Section 32 evaluation

6.19.1 Issue: There is a need to protect radio pathways from the justice precinct for the purposes of emergency management and civil defence. There is strong regional direction in the Canterbury Regional Policy Statement to avoid adverse effects on strategic infrastructure. The District Plan does not contain controls over this issue. The intensification of development may result in the unsafe and inefficient operation of the radio communication pathway corridors. The Act specifically enables a qualifying matter to potentially be applied in respect of this issue under sub-sections 77I (e) and 77O (e) as a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure.

6.19.2 The table below summarises the assessment of costs and benefits for each option based on their anticipated environmental, economic, social, and cultural effects. It also addresses the efficiency and effectiveness of the option and the risk of acting or not acting. Following the table for each issue is an assessment of the proposed change in respect of the additional relevant assessments required in the Act for qualifying matters in residential zones and/or in non-residential zones (Part 5, sub-part 3) and in the NPS-UD (Clause 3.33). The assessment is supported by the information obtained through technical reports, and consultation.

Option 1 - Apply Policy 3 of the NPS-UD without a qualifying matter	**Option 2 – Proposed Change**	**Option 3**	**Option 4**
Issue description This option is to implement Policy 3 of the NPS-UD without applying a qualifying matter for radio communication pathways.	**Issue description** This option is to implement Policy 3 of the NPS-UD with a qualifying matter for radio communication pathways. This option is to protect radio pathways from the justice precinct for the purposes of emergency management and civil defence by restricting commercial building height.	**Issue description** This option is to implement Policy 3 of the NPS-UD with a qualifying matter for radio communication pathways. This option is to adopt mitigation that modifies the location of the pathways, for example: - Increasing the CJESP antenna receive level; - Changing the location of the antenna on the CJSEP building; or-Building a relay site to create two radiocommunication pathway links around the obstacle rather than one.	**Issue description** This option is to implement Policy 3 of the NPS-UD with a qualifying matter for radio communication pathways. This option is to protect radio pathways from the justice precinct for the purposes of emergency management and civil defence by restricting commercial building height. In addition in this option the Airport and Marleys Hill UHF (lower frequency radio bands) radio communication pathways would also be included.

Appropriateness in achieving the objectives/ higher order document directions Efficiency: This option is not efficient as the costs would outweigh the benefits. Effectiveness: This option is not effective in that it does not restrict development resulting in disruption to radiocommunication pathways. **Benefits** Environmental: None identified. Economic: This option may result in economic benefits in allowing development within these pathway areas to reach higher building heights. Social: This option may result in social benefits in allowing development within these pathway areas to reach higher building heights.	**Appropriateness in achieving the objectives/ higher order document directions** Efficiency: The proposed approach is efficient in that the benefits generally outweigh the costs. While there are costs to landholders and the community, it is considered more efficient to protect these critical pathways to ensure the benefits of the communication pathways are protected as these benefits outweigh the costs. Effectiveness: This approach is consistent with the Canterbury Regional Policy Statement (CRPS) given infrastructure would be integrated with land use development. The inclusion of provisions by way of plan change will be more effective at implementing Objective 3.3.12(b) of the District Plan and giving effect to Objective 6.3.5 of the CRPS, which both seek to avoid	**Appropriateness in achieving the objectives/ higher order document directions** Efficiency: This option is not efficient as the costs would outweigh the benefits. Effectiveness: This option is not effective in that it does not restrict development resulting in disruption to radiocommunication pathways. This option would not guarantee long-term protection given that no height limits apply in the central city (except where any qualifying matters apply). **Benefits** Environmental: None identified. Economic: This option may result in economic benefits in allowing development within these pathway areas to reach higher building heights.	**Appropriateness in achieving the objectives/ higher order document directions** Efficiency: As per Option 2 except that the costs of protecting the UFH radiocommunication pathways are likely to outweigh the benefits of their protection. This is due to the UHF pathways covering a large area of land within the CBD which would greatly impact the development potential for the impacted areas. The benefits of protecting the UHF links are relatively few as these pathways are not used for communications in major events (except at the airport), nor are they relied upon every day or by multiple agencies. Effectiveness: As per Option 2. **Benefits** Environmental: None identified. Economic: None identified.

Cultural: None identified. **Costs** Environmental: None identified. Economic: None identified. Social: This option would risk disruption to radiocommunication pathways. The loss of communication between the CJESP command centre and operations staff during emergency events and daily operations, putting life and property at risk, including the safety of operations staff if situational knowledge cannot be passed on prior to arriving at a situation or event. The loss of communications with front line staff hinders the ability of essential services to react in real time. Cultural: None identified. **Risk of acting/not acting**	adverse effects on strategic infrastructure. The inclusion of the proposed provisions within the Plan is considered to be an effective way to ensure that activities that have the potential to affect the operation of radiocommunication pathways are appropriately considered through a consent process. **Benefits** Environmental: This approach would help protect the environment through reducing the impact of emergencies across all hazards and risks. Economic: None identified. Social: This approach would ensure the effective functioning of this communication network to ensure the health and safety of the communities in the Canterbury Region. These pathways must not be blocked in order to ensure the effective functioning of emergency and day to day essential service radiocommunications to provide for the health and safety of the Canterbury community. The radiocommunications network is	Social: This option may result in social benefits in allowing development within these pathway areas to reach higher building heights. Cultural: None identified. **Costs** Environmental: None identified. Economic: None identified. Social: There is little ability to increase the height of the current antenna due to engineering requirements. Increasing transmitter power would require replacement of radio equipment and may not be possible due to creating interference effects with other signals. Changing the location of the antenna may be possible but it depends on engineering requirements being met. Building a relay is practicable but to maintain the resilience of the radio network, this would need to be placed on a IL4 rated building (of which there are very few) and meet	Social: As per Option 2. Specifically in relation to the UHF radiocommunication pathways, the benefits of protecting the Airport and Marleys Hill UHF links are comparably fewer than the Port Hills microwave pathway due to their communication purposes as either a back-up system or for limited specific purposes. The Port Hills microwave radiocommunication pathway is a multi-service link and would be used during major events. Cultural: None identified. **Costs** Environmental: None identified. Economic: The costs associated with the loss of development potential if the UHF radiocommunication pathways is millions of dollars largely due to greater land area being impacted. Social: None identified. Cultural: None identified.

The risk of acting and allowing the MDRS without this qualifying matter is that radiocommunication pathways may not be protected from development within the central city.	essential in an emergency as well as day to day operations for Police, FENZ, St John and Civil Defence. The network also provides communications for additional areas outside of Christchurch including South Canterbury, the MacKenzie Country and North Canterbury. Disruption of the network can therefore have serious implications for life and property. This approach would help protect life and property by providing for the health and safety of people and communities. Furthermore it would maintain community trust in these services and ensure these services are able to operate on a cost-effective basis. Protection of radiocommunication pathways that ensures no disruption to the radiocommunications network will help protect the health and safety of essential services staff by ensuring communication with the CJESP command centre is not lost and back up, situational knowledge and support is able to be provided to those staff.	the required engineering specifications. Overall, the mitigation options available to address an effect resulting from the obstruction of the radiocommunication pathway is unlikely to be practicable given: - The structural loading constraints at CJESP; - The limited number of IL4 rated buildings suitable for a relay site; - A lack of “off the shelf” radio equipment with higher transmit power. This option would risk disruption to radiocommunication pathways. This option would not guarantee long-term protection given that no height limits apply in the central city (except where any qualifying matters apply). This would mean the Ministry of Justice would need to modify the radio masts or adopt other mitigation strategies such as constructing relay sites in response to buildings, and utilities blocking the pathways. As there is currently no specific requirement to consider the effects on radiocommunication pathways, a threat to the pathways may not be identified until a building is being	**Risk of acting/not acting** As per Option 2.

	By requiring resource consent, the effects of any specific breach and potential mitigation options can be considered on a case by case basis and can be approved in appropriate circumstances and declined where not appropriate. Cultural: None identified. **Costs** Environmental: None identified. Economic: There would be potential economic costs given buildings within this corridor would be limited in terms of maximum height. Protection of radio pathways may restrict the height of development within the affected corridor, resulting in economic costs, including less efficient use of land. All development penetrating the pathways will require resource consent with associated transaction costs. Social: There would be potential social costs given buildings within	constructed or a crane is being put in place. This is considered an unacceptable risk given the potential implications for human life. Cultural: None identified. **Risk of acting/not acting** The risk of not applying the qualifying matter and relying on modifying the radiocommunication pathways is that they will not be adequately protected from development within the central city.	

	this corridor would be limited in terms of maximum height. Cultural: None identified. **Risk of acting/not acting** The risk of acting is that the radiocommunication pathway corridor will restrict the height of development within the corridor. A resource management issue has arisen as a result of the current provisions not being sufficient to provide the necessary level of protection for the radiocommunication pathways. The MDRS would add to this issue allowing building heights that would interfere with the radiocommunication pathways. Another risk of including this qualifying matter is that the radiocommunication pathway overlay may be missed because it will not physically occupy land and cannot be seen, meaning it is less obvious to the general public that the pathways are there.		

	The risk of not acting is that there would be no protection of radiocommunication pathways which could lead to disruption of the network and a risk to life and property.		
Recommendation: Option 2 is recommended as it is the most appropriate way to achieve the applicable statutory requirements, including giving effect to the objectives of the District Plan and higher order direction.			

6.19.3 **Additional assessment under the Act (Sections 77I – 77R) and the NPS-UD (Clause 3.33) -** Section 77I and Section 77O allow for territorial authorities to apply building height or density requirements enabling less development, than would otherwise be required to be enabled, where a qualifying matter applies. Qualifying matters specifically includes any other matter that makes higher density, as provided for by the MDRS or policy 3, inappropriate in an area, provided that section 77Q is satisfied (s77O(j)).

6.19.4 **Reason the area is subject to a qualifying matter (s77P 3 (a)(i)) -** The specific characteristic that warrants preventing the level of development directed by the NPSUD is the radiocommunication pathways. These pathways must not be blocked in order to ensure the effective functioning of emergency and day to day essential service radiocommunications to provide for the health and safety of the Canterbury community. The total area of land which relates to PC15 is 1.2ha. There are a number of other properties that will also be affected by the proposed overlay. The extent of area to be protected and therefore restrict building heights is clearly shown on the proposed amended planning map and appendices.

6.19.5 The area identified as being within the protection corridors, is where a building has the potential to protrude into the 1st Fresnel Zone for the radio path causing diffraction and hence attenuation of the radio signal. It is proposed to restrict building heights within this corridor. The total area of land which relates to this qualifying matter is 1.2ha. There are 31 developable land parcels within the microwave radiocommunication pathways and impacts on these parcels relate to potential for development heights and proportion of the parcel impacted by the pathway. Building heights within the microwave pathways are proposed to be limited to between 30m - 62m. Eleven sites have their permitted activity development rights impacted by the proposed qualifying matter. The other sites are located within the proposed radio communication pathways and while these sites would not be impacted in terms of the permitted building heights, if these landowners were to seek resource consent to exceed the permitted 32m height limit, the proposed buildings may also intrude into the radio communication pathways. In this situation, the activity status of the required resource consent would be a non-complying activity rather than a restricted discretionary activity.

6.19.6 The radiocommunication pathways provide daily coverage for Police, FENZ and St John operational vehicles, communication services and Civil Defence services. They are therefore essential in an emergency as well as for day-to-day operations for those entities (and they also provide communications for additional areas outside of Christchurch). Disruption of the pathways – for example through obstruction by a building – can therefore have serious implications for health, safety, life and property. Accordingly, the proposal accords with the NPSUD objectives, in particular Objective 1 (aimed at the health, safety and wellbeing of all people and communities), Objective 4 (aimed at responding to the changing needs of people, communities and future generations) and Objective 6 (aimed at ensuring integration with infrastructure planning, medium-term and long-term strategising, and responsiveness). The proposal also accords with the CRPS objectives, particularly Objective 6.2.1 (aimed at achieving development that does not adversely affect strategic infrastructure). The proposal does not seek to prevent development within the radiocommunication pathways but require resource consent to be sought so effects and potential mitigation can be assessed. Given the critical nature of the pathways, the proposal is required so the agencies are notified of a potential effect on a pathway before it occurs so the reliance of the communications can be maintained and prevent costs in terms of property damage or even loss of lives.

6.19.7 **Reason the qualifying matter is incompatible with the level of development permitted (s77P 3 (a)(ii)) -** Reducing development capacity in these areas is necessary in order to achieve the sustainable management purpose of the RMA. The health and safety of the wider community, beyond just Christchurch, lies at the heart of the RMA's sustainable management purpose under section 5(2). There is a need to ensure the radiocommunication pathways are free from any obstruction (i.e. from a building) and therefore these areas are incompatible with the permitted level of which would enable buildings of heights and densities that could easily obstruct the radiocommunication pathways. These areas (pathways) are necessary for emergency services, and as such it is appropriate to provide for their protection and restrict building heights to ensure there is no interference from consented buildings in the pathways. This is necessary for the effective functioning of this communication network, which is crucial for attending to the health and safety of the communities in the Canterbury Region.

6.19.8 **Impact of lesser enablement under the proposed qualifying matter (s77P 3 (b)) -** The impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity is set out in Table 3 of this report. The protection of radio pathways may restrict the height of development within the affected corridor, resulting in economic costs, including less efficient use of land. In particular, it may result in less efficient land use by limiting building height, and accordingly limiting building capacity. There are 31 developable land parcels within the microwave radiocommunication pathways and impacts on these parcels relate to potential for development heights and proportion of the parcel impacted by the pathway. Building heights within the microwave pathways are proposed to be limited to between 30m - 62m. The Cost Benefit Analysis undertaken by Formative Limited considers the lost development potential and effects on development capacity. Based on a simple assessment, the additional built space provided for by PC15 is compared with development enabled under the NPSUD. It concludes that while the microwave pathways affect a large number of properties with development potential, the pathways are narrow so they impact less development potential. Under the proposal, development is still enabled, with resource consent only being triggered if the maximum height limit for each pathway is penetrated. These pathways are narrow and affect only a portion of each parcel so impact less development potential. As such, the provisions are targeted solely at activities that have the potential to affect the operation of radiocommunication pathways.

6.19.9 Analysis has been completed which has identified the potential impact of PC15 in light of the permitted building heights (32m) proposed under the Draft Housing and Business Choice Plan Change which is to give effect to the NPS-UD. This analysis is set out in Table 4 below. The level of impact identified is the depth in metres of the intrusion of the radio communication pathway into the 32m height limit, i.e. the greater the level of impact, the lower the permitted building height under PC15. It is noted that the pathways are relatively narrow and therefore the restriction only applies to that area of the land parcel that intersects the pathway. Some sites also have more than one pathway that crosses them and therefore the greatest level of impact is noted below.

Table 6.19 Assessment of PC15 impact on site by site basis

Address	**Level of impact**
367 Moorhouse Avenue, Central City	0m
367 Moorhouse Avenue, Central City	0m
10 Allen Street, Central City	0m
26 Allen Street, Central City	0m
11 Allen Street, Central City	0m
50 Manchester Street, Central City	0m
54 Manchester Street, Central City	0m
200 St Asaph Street, Central City	0m
200 St Asaph Street, Central City	0m
1/204 St Asaph Street, Central City	0m
1/204 St Asaph Street, Central City	0m
2/204 St Asaph Street, Central City	0m
3/204 St Asaph Street, Central City	0m
4/204 St Asaph Street, Central City	0m
5/204 St Asaph Street, Central City	0m
7/204 St Asaph Street, Central City	0m
1/210 St Asaph Street, Central City	0m
2/210 St Asaph Street, Central City	0m
3/210 St Asaph Street, Central City	0m
216 St Asaph Street, Central City	0m

40 Welles Street, Central City	0m
26 Bath Street, Central City	0m
521 Colombo Street, Central City	0m
164 St Asaph Street, Central City	8m
166 St Asaph Street, Central City	0m
17 Winchcombe Street, Central City	4m
186 Tuam Street, Central City	0m
197 St Asaph Street, Central City	0m
602 Colombo Street, Central City	0m
602 Colombo Street, Central City	0m
606 Colombo Street, Central City	0m
608 Colombo Street, Central City	0m
612 Colombo Street, Central City	0m
618 Colombo Street, Central City	0m
166 Tuam Street, Central City	2m
166 Tuam Street, Central City	2m
166 Tuam Street, Central City	2m
615 Colombo Street, Central City	2m
63 Manchester Street, Central City	0m
120 Madras Street, Central City	0m
49 Manchester Street, Central City	0m
59E Manchester Street, Central City	0m
36 Bath Street, Central City	0m
44 Welles Street, Central City	0m
551 Colombo Street, Central City	0m
573 Colombo Street, Central City	0m
10 Mollett Street, Central City	8m
1/73 Manchester Street, Central City	0m
2/73 Manchester Street, Central City	0m
148 Tuam Street, Central City	8m

605 Colombo Street, Central City	2m
607 Colombo Street, Central City	2m
1/347 Moorhouse Avenue, Central City	0m
2/347 Moorhouse Avenue, Central City	0m
3/347 Moorhouse Avenue, Central City	0m
4/347 Moorhouse Avenue, Central City	0m
614 Colombo Street, Central City	0m
171 St Asaph Street, Central City	8m

6.19.10 The analysis in Table … shows that only 11 sites have their permitted activity development rights impacted by proposed PC15. The other sites are located within the proposed radio communication pathways and while these sites would not be impacted in terms of the permitted building heights, if these landowners were to seek resource consent to exceed the permitted 32m height limit, the proposed buildings may also intrude into the radio communication pathways. In this situation, the activity status of the required resource consent would be a non-complying activity rather than a restricted discretionary activity.

6.19.11 **The costs and broader impacts of imposing lesser enablement (s77P 3 (c)) -** The costs and broader impacts of imposing those limits are set out in the above s32 evaluation table.

6.19.12 The costs associated with this proposal are quantified in the Cost Benefit Analysis undertaken by Formative Limited (Appendix …). It notes that the NPSUD will enable supply within the Four Avenues to be substantially increased, which will mean the amount of land required to accommodate demand will decrease and the chances of parcels within the microwave pathways being redeveloped can also be expected to decrease. Although there will be costs to landholders and the community associated with the proposal, it will protect critical pathways necessary for the health and wellbeing needs of the community; without that protection, costs include property damage and potential loss of lives.

6.19.13 In terms of broader impacts, there will be costs to the wider community related to Council administration costs and wider economic benefits. The Economic Assessment has conservatively assumed that 1.6% of potential capacity would be developed each year, resulting in less than one application per year in each of the radiocommunication pathways. Therefore, compliance and administration costs are considered to be relatively small. In terms of wider economic benefits, given the small scale of land impacted by the radiocommunication pathways, the wider economic values were not quantified but were considered to be negative.

6.19.14 In terms of options to achieve the greatest heights and densities in the affected areas, there are limited options available which would also manage the specific characteristics of the airspace to be protected. The only option available to ensure that radiocommunication remains effective, while still responding to the NPSUD policies, is to adopt mitigation that modifies the location of the pathways, for example increasing the height of them.

This option may not guarantee long-term protection with greater height limits applying in the central city. This would mean the MOJ would need to modify the radio masts or adopt other mitigation strategies such as constructing relay sites in response to buildings, or utilities blocking the pathways. As there is currently no specific requirement to consider the effects on radiocommunication pathways, a threat to the pathways may not be identified until a building is being constructed or a crane is being put in place. This is considered an unacceptable risk given the potential implications for human life.

6.19.15 **Requirements if qualifying matter applies (NPS-UD, clause 3.33) -** For similar reasons the proposed changes relating to this Issue are considered to also satisfy the assessment requirements of clause 3.33 of the NPS-UD.

6.20 Significant and other Trees Section 32 evaluation

6.20.1 Issue: The District Plan currently identifies significant trees and groups of trees that contribute to community amenity values, environmental services, and social and cultural health and wellbeing. The safeguarding of scheduled trees ensures the positive environmental, social and cultural services they provide are retained for current and future generations. The environmental, social and cultural benefits that scheduled trees provide for Christchurch currently, and are anticipated to provide in the future, are important to retain by suitably protecting scheduled trees on private land from the likely effects arising from enabled permitted intensification of development. The Significant and other Trees in Appendices 9.4.7.1 - other than those that meet s6(f) in terms of the heritage criteria - are to be assessed under s77J, s77L, s77P, and s77R.

6.20.2 The table below summarises the assessment of costs and benefits for each option based on their anticipated environmental, economic, social, and cultural effects. It also addresses the efficiency and effectiveness of the option and the risk of acting or not acting. Following the table for each issue is an assessment of the proposed change in respect of the additional relevant assessments required in the Act for qualifying matters in residential zones and/or in non-residential zones (Part 5, sub-part 3) and in the NPS-UD (Clause 3.33). The assessment is supported by the information obtained through technical reports, and consultation.

Option 1 – Apply MDRS and Policy 3 of the NPS-UD with no qualifying matter (QM)	**Option 2 – Proposed Change**	**Option 3**	**Option 4**
Option description This option is to apply MDRS in residential zones, and Policy 3 of the NPS-UD in commercial zones, without a qualifying matter for Significant and other Trees. This approach retains the current schedule of trees within the District Plan but does not identify any trees as qualifying matters.	**Option description** This option is to apply MDRS in residential zones, and Policy 3 of the NPS-UD in commercial zones, with a qualifying matter for Significant and other Trees. This option retains the current number of trees in the schedule, and classifies trees as qualifying matters from this schedule based on their heritage status (meeting qualifying matter requirements under s77I(a)), or classifying trees as other matters (under 77I(j)). Trees that do not meet the criteria are retained in the	**Option description** This option is to apply MDRS in residential zones, and Policy 3 of the NPS-UD in commercial zones, with a qualifying matter for Significant and other Trees. In addition, this option provides blanket protection of all trees currently within the schedule, identifying all trees as qualifying matters and restricting development under MDRS and Policy 3 of the NPS-UD accordingly.	**Option description** This option is to apply MDRS in residential zones, and Policy 3 of the NPS-UD in commercial zones, with a qualifying matter for Significant and other Trees. In addition, this approach would classify trees currently identified as heritage trees in the existing tree schedule as qualifying matters. Any other tree currently in the schedule would not be considered as a qualifying matter.

	schedule but not afforded qualifying matter status. Therefore this approach does not add or remove any trees from the schedule.		
Appropriateness in achieving the objectives/ higher order document directions Efficiency: The proposed approach results in few benefits. Those benefits identified are predominantly economic and social, as by restricting the protected status afforded to trees, more development is enabled. The approach does result in significant costs across environmental, social and cultural aspects, as this approach provides less protection to trees. These negative effects are relevant in the short, medium and long terms scenario. As such, the approach is not considered to be efficient. Effectiveness: Option 1 does not align with the historic heritage direction in section 6 of the RMA and the directions in	**Appropriateness in achieving the objectives/ higher order document directions** Efficiency: This approach is efficient in achieving the sought outcomes in higher order documents and in addressing the identified issue of protecting scheduled trees within Christchurch whilst suitably enabling medium density development. There are significant environmental, social and cultural benefits for protecting urban trees on private land, and some economic benefits by not protecting the entire schedule of trees, which still ensure that any lost development capacity is suitably justified. This approach does have associated costs through lost development capacity through the use of qualifying matters, and environmental costs due to the fact that some trees which do not meet the criteria will be not afforded	**Appropriateness in achieving the objectives/ higher order document directions** Efficiency: The proposed approach provides significant environmental benefits through the reduced risk of any loss or damage of scheduled trees, as well as the associated social benefits of protecting trees. However, the approach has significant economic costs for landowners and the Council, and social costs through restricting development. As such the approach does not result in significant benefits overall and is therefore not an efficient method of addressing the identified issue. Effectiveness: Option 3 safeguards historic heritage as directed by s6(f) of the	**Appropriateness in achieving the objectives/ higher order document directions** Efficiency: This approach does have positive environmental, social and cultural effects through the identification and associated protection of heritage trees as qualifying matters, and therefore is partially efficient at addressing the issue of maintaining the established urban tree cover in Christchurch. However, the limited scope of this approach restricts the overall benefits that can be achieved, and in the long-term the positive effects are less likely to be realised. Effectiveness: This option aligns with section 6(f) of the RMA as it provides for the protection of historic heritage. This approach also aligns with the sought outcome in the NPS-UD of creating

section 7 in relation to maintaining amenity values and quality of the environment, and the effects of climate change, as it does not safeguard heritage or other matter trees as qualifying matters. This approach does not align with the sought outcome in the NPS-UD of creating well-functioning urban environments, as the potential loss of scheduled trees will make Christchurch less resilient to the likely current and future effects of climate change. Furthermore, the proposed approach is not aligned with the sought outcomes in the Canterbury regional Policy Statement (CRPS) for indigenous biodiversity protection, historic heritage protection or quality urban environments. This option is not an effective approach to addressing the identified issue. Without recognising trees as qualifying matters, then the MDRS provisions will override any status-quo tree protection, and therefore there is the potential that greater density development will result in the loss	qualifying matters status. Overall, this approach provided a good amount of benefit across the topics and in the long-term, with some relatively small scale costs. Effectiveness: This approach is highly effective in addressing the identified issue. The identification of heritage and other matter trees as qualifying matters will result in protection for urban trees in Christchurch, whilst still ensuring medium density development can be enabled where scheduled trees are not justified to be identified as a qualifying matter. This approach therefore meets the requirements of the NPS-UD and the RMA, and will ensure the creation of well-functioning urban environments will be achieved. This approach also aligns with the Regional Policy Statement outcomes, and therefore is considered an effective approach. **Benefits** Environmental: This approach will result in positive environmental	RMA. It also aligns with section 7(c) and (f) through the maintenance of amenity values and quality of the environment, and 7(i) by retaining trees that will mitigate the effects of climate change. This approach does align with the sought outcome in the NPS-UD of creating well-functioning urban environments, as the prevented loss of scheduled trees will make Christchurch resilient to the likely current and future effects of climate change. This approach is effective at addressing the issue, as it will protect a substantive amount of the urban tree canopy in Christchurch from the effects of intensified urban development as enabled through the MDRS. **Benefits** Environmental: This approach provides significant environmental benefits. All current trees in the schedule will be afforded qualifying matters status, and therefore MDRS development will be restricted accordingly, to ensure the trees are protected from adverse effects of development.	well-functioning urban environments, specifically Policy 1(e) and (f) by protecting some scheduled trees and safeguarding their ability to reduce greenhouse gas emissions and provide resilience to climate change effects. The approach is aligned with the sought outcomes in the Canterbury regional Policy Statement (CRPS) for indigenous biodiversity protection, historic heritage protection or quality urban environments, through protecting some scheduled trees. The approach is aligned with the sought outcomes in the Canterbury regional Policy Statement (CRPS) for indigenous biodiversity protection, historic heritage protection or quality urban environments, through protecting some scheduled trees. The approach is not an effective method of addressing the identified issue. Whilst this approach does result in protection from some trees, this approach is limited in scope, and it is expected that loss

and degradation of established scheduled trees in Christchurch. **Benefits** Environmental: This approach still provides a degree of protection to the currently scheduled trees as any works to or around trees that are not in relation to a MDRS development would still be required to meet the existing consent requirements, including in relation to any pruning, maintenance or removal of trees, but this protection is likely to be ineffective at addressing the identified issue. This approach also allows for urban land in Christchurch to be utilised for medium and high density development which supports efficient use of physical resources. Economic: This approach would result in increased development opportunity for sites which previously would have been restricted by the presence of a scheduled tree or tree group, but would now be able to develop as per the enablement of the MDRS.	effects through the identification of trees which meet the relevant criteria threshold as qualifying matters. In turn this will ensure that trees are protected from the effects of medium density development which could see the loss and degradation of trees identified in the schedule. This will maintain urban tree cover in Christchurch, which in turn has positive effects for wildlife habitat, carbon sequestration, stormwater management, climate change mitigation, and visual amenity. This approach ensures that the ecosystem services provided by scheduled trees are retained alongside the enablement of increased density. This approach also ensures that trees that are not meeting the relevant assessment criteria are not granted qualifying matter status and unnecessarily hindering development. Economic: This approach will ensure urban tree cover can continue to contribute to mitigating against the anticipated effects of climate change, with economic benefits as this will reduce the burden which	This will result in positive effects as the established urban tree canopy will be retained and the associated environmental benefits associated with it, including, soil retention, stormwater retention, and carbon sequestration. This approach also has positive ecological effects through retention of habitat and natural resources which support local wildlife populations. The local contributions that urban trees make to neighbourhoods, including providing shading and visual amenity, would also be safeguarded in this approach. Economic: This approach will ensure urban tree cover can continue to contribute to mitigate against the anticipated effects of climate change, with economic benefits as this will reduce the burden which would be placed on infrastructure to provide the same benefits if urban trees were removed. Social: This approach will result in positive social effects, as it is expected that the existing trees within the schedule are afforded	and damage to a large number of scheduled trees would result. **Benefits** Environmental: This approach would result in environmental benefits for some of the established trees in Christchurch, namely those identified as heritage trees, as identifying these trees as qualifying matters will reduce the potential adverse effects of higher density development. Trees listed as heritage trees are generally the older trees in Christchurch, and as such protecting these older trees will have greater environmental benefits due to their ability to have positive effects on wildlife habitat, carbon sequestration, and stormwater retention. Given the number of years that it can take for trees to mature, this approach is more effective than planting news trees which would take years to provide the same benefits as established mature trees. Identifying these trees as

This approach will result in fewer requirements for developers to undertake assessments on trees, including hiring certified arborists, and less compliance costs for developers in this option. Social: This approach will be more enabling of development by not identifying trees as qualifying matters, which would be a restriction on density and height standards for sites with scheduled trees present. This in turn can lead to positive social effects for greater housing choice and typologies within Christchurch. This approach would also allow for necessary maintenance works to trees to ensure they are not endangering life and property. Cultural: This approach still retains a degree of protection as works not in relation to an MDRS enabled development will still be assessed through the existing provisions framework. This will result in positive effects through the safeguarding of the cultural value and contribution that trees provide for Christchurch, albeit reduced	would be placed on infrastructure to provide the same benefits if urban trees were removed. Social: Social effects are considered in this approach as whilst increased density will still be enabled, the value that identified trees contribute to the visual amenity, vertical relief, and mental and physical wellbeing for Christchurch will be safeguarded through the protection of suitable trees as qualifying matters. This is considered to be a long-term effect that will have increased positive effects as the effects of climate change increase, and subsequent generations will be able to connect and value the urban tree provision within Christchurch. Cultural: Cultural wellbeing benefits are anticipated through this approach as this approach will provide protection for historic and culturally important trees, which will be retained in the future for future generations to enjoy and connect with. **Costs**	sufficient protection from the effects of enabled development that they will be retained. This will include positive health and wellbeing effects, and positive visual and streetscape amenity effects for neighbourhoods across Christchurch. Cultural: Cultural wellbeing benefits are anticipated through this approach as this approach will provide protection for historic and culturally important trees, which will be retained in the future. **Costs** Environmental: This approach will have limited environmental costs as it focuses on ensuring all existing trees in the schedule are identified as qualifying matters, which will result in their protection and retention of environmental services they provide. Economic: As this approach provides widespread protection for all scheduled trees, this will result in lost development capacity for private landowners through limiting	qualifying matters will provide long-term benefits in their protection. Economic: Whilst heritage trees will be protected, other scheduled trees will not be afforded the same level of protection as a qualifying matter, which will in turn result in enabled development in many urban areas which will include MDRS development. This can reduce development and resource consenting costs for developers, with positive economic effects. This option results in overall less cost through the plan change process, as trees which are classified as heritage currently can be considered a qualifying matter under s77I(a), as a relevant section 6 matter. This therefore reduces the overall assessment detail required for recognising these trees as a qualifying matter and is a more cost-effective process. Social: The protection of heritage trees as qualifying matters will result in positive social effects through the retention of trees which contribute to the local character of Christchurch streets

protection based on the status of the MDRS. **Costs** Environmental: This approach has identified significant environmental costs through the overall lack of protection that the status quo approach will provide for urban tree cover within Christchurch. With approximately 1200 listed trees on private land, a large number of these trees could be affected where MDRS levels of development takes place. This in turn will result in environmental effects including: - Loss of wildlife habitat and natural resources, with resulting ecological effects for local wildlife populations. - Removal of carbon sequestration and stormwater retention services - Lack of shading and heat mitigation, which is forecast to be a significant issue due to the forecast effects of climate change. - Loss of landscape and urban amenity values within Christchurch neighbourhoods.	Environmental: As the approach does not protect all of the trees on the schedule, rather only those which meet the set heritage or other matters criteria, there will be less protection for certain trees which could result in their loss or damage. This subsequently has environmental costs, including the potential loss of environmental benefits that trees provide to Christchurch, such as wildlife habitat, removal of carbon sequestration and stormwater retention services, and loss of shading and heat mitigation. However, this approach has undertaken the necessary assessment of the trees on the schedule, such that if they do not meet the relevant score, including the associated supporting landscape, assessment, and their protection is not justified and therefore limits the environmental costs through the potential loss of these trees. Economic: This approach will have economic costs for landowners and developers based on the additional	the application of the relevant MDRS. This in turn will increase developer costs through the resource consenting process, and additional compliance costs, including through requirements to get associated technical reporting from qualified arborists to support any applications. Without subsequent detailed assessment of the trees within the schedule, this could result in the protection of trees which are potentially not of a suitable standard to be considered a relevant qualifying matter, and therefore restricting development without suitable justification. Social: This approach will have limited social costs, but the restrictive nature of the approach will result in a reduced enablement of development, and subsequent effects through reduced housing delivery. Cultural: No significant cultural costs have been identified for this approach.	and visual amenity values, as well as health and wellbeing effects. This approach would also allow for necessary maintenance works to trees to ensure they are not endangering life and property. Cultural: Heritage trees do make a positive contribution to the cultural values of Christchurch, and these trees may have particular cultural relevance for certain neighbourhoods, with their identification as qualifying matters leading to their protection resulting in positive effects for local and Christchurch-wide cultural values. **Costs** Environmental: Identified environmental costs include the loss or damage of a trees which do not meet the heritage criteria. This includes the loss of younger trees which will continue to grow over time and contribute environmental benefits in the long-term, but do not meet the relevant heritage criteria now. Protecting heritage trees can be beneficial, but these trees being

These environmental costs are likely to be considered relevant in the short- medium and long term, and will apply at both a local neighbourhood level and a city wide level. Economic: This approach could lead to economic costs, as the loss of urban trees could shift the burden of climate change mitigation to local infrastructure, requiring infrastructure investment to support local communities in mitigating effects which urban trees currently provide for. Social: This approach could lead to the loss or damage of numerous trees on the schedule as the status quo affords them with reduced protection in light of the incorporation of the MDRS. In turn, this is likely to have negative effects on the overall visual amenity of urban areas in Christchurch, including the loss of colour and vertical relief which the urban tree canopy provides. Trees also provide for significant health and wellbeing benefits for the community, which is likely to be	restriction placed on identified trees as qualifying matters, and how this will impact on the subsequent ability to develop land to enable medium density. The anticipated lost (permitted activity) development capacity through this approach is 795 dwellings across 461 sites. This could result in increased resource consent and compliance costs. Social: This approach will have some social costs through the protection of trees reducing development capacity on private land, and subsequent effects through reduced housing delivery. This approach does not include the protection of all trees on the schedule as qualifying matters, which reduces the anticipated social costs. Cultural: No significant cultural costs have been identified for this approach. **Risk of acting/not acting** There is sufficient evidence to understand the issue and its effects, with the likely result of no action being taken being the loss of urban	**Risk of acting/not acting** There is sufficient evidence to understand the issue and its effects, with the likely result of no action being taken being the loss of urban trees on private land within Christchurch.	older may be more susceptible to loss through disease and old age, and this limits the number of trees that are afforded protection. In the long-term this approach could result in significantly fewer protected trees over time. Economic: There will be some loss of development capacity for the sites, with the potential for a total of 632 651 dwellings across sites where heritage trees have been identified, including lost capacity where both heritage and other matter trees are present. This will have associated economic costs for landowners and developers, and additional costs through any resource application process involving a heritage tree. Social: This approach is considered to result in loss of development capacity for individual property owners, which may have resulting social effects on less housing developed in Christchurch. An identified loss of capacity of 632 dwellings is anticipated on sites where heritage trees are identified, including sites where heritage trees

lost as a result of retaining the status quo approach where loss of trees is expected. Cultural: Trees provide an important contribution to the cultural fabric of Christchurch. Without sufficient protection then trees of significant age could be lost, and the cultural and historical value these provide to local neighbourhoods also lost. **Risk of acting/not acting** There is sufficient evidence to understand the issue and its effects, with the likely result of no action being taken being the loss of urban trees on private land within Christchurch.	trees on private land within Christchurch.		and other qualifying matter trees are present. The potential loss or damage to trees which are not heritage and therefore not included as qualifying matters will have negative social effects for local communities, including through loss of visual amenity. Cultural: Whilst those trees on the schedule not identified as heritage trees will arguably contribute less to the cultural identity of certain areas, the loss of trees as a result of development is anticipated to have associated negative effects on local cultural values. **Risk of acting/not acting** There is sufficient evidence to understand the issue and its effects, with the likely result of no action being taken being the loss of urban trees on private land within Christchurch.
Recommendation: Option 2 is recommended as it is the most appropriate way to achieve the objectives of the District Plan and higher order direction.			

6.20.3 **Additional assessment under the Act (Sections 77I – 77R) and the NPS-UD (Clause 3.33)** - The Significant and other Trees in Appendices 9.4.7.1 - other than those that meet s6(f) in terms of the heritage criteria - are to be assessed under s77J, s77L, s77P, and s77R.

6.20.4 **Reason the area is subject to a qualifying matter (s77J 3 (a)(i) and s77P 3 (a)(i)) -** The relevant areas where qualifying matter scheduled trees have been identified can be found in the plan change maps, and in the supporting technical report of schedule tree assessments in appendix xx. The technical report also details why that area is subject to a qualifying matter, due to the tree meeting the CTEM threshold based on the technical assessment.

6.20.5 **Reason the qualifying matter is incompatible with the level of development permitted (s77J 3 (a)(ii) and s77P 3 (a)(ii)) -** Trees are susceptible to damage and loss as result of conflicting development being enabled in close proximity to them. The significant level of development which is enabled as permitted through the MDRS is likely to result in a contest of space between scheduled trees and built form. This could include overshadowing, crowding, and loss of the schedule trees. Retention of scheduled trees is important due to the environmental, social, and cultural services and values that trees provide to Christchurch. Therefore, development around qualifying matter scheduled trees needs to be of a suitable scale and density to not lead to the loss and damage of those trees. The MDRS level of development is not considered compatible to address this.

6.20.6 **Impact of lesser enablement under the proposed qualifying matter (s77J 3 (b) and s77P 3 (b)) -** There are two separate changes proposed to the schedule of trees through this plan change. The first change is to the schedule of trees on private land, which will change the schedule by identifying which trees are classified as qualifying matters under section 77I.

6.20.7 The second change is the introduction of the appropriate approach to establishing a protective buffer zone around scheduled trees on private land which have been identified as a qualifying matter, within which development and activities will be managed to prevent any loss or damage to the relevant individual tree or group of trees.

6.20.8 The impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity is set out in Table 3 of this report. The lost development capacity has been calculated for each site where a qualifying matter tree has been identified using GIS modelling. Overall, there are 117 sites where qualifying matter tree(s) are present which have been identified under section 77I(j). In total, 71 of those sites are anticipated to result in a loss of development capacity, resulting in a lost development capacity of 162 dwellings across the 71 sites. 62 of the 71 sites will have a lost development capacity of 3 or fewer dwellings. Sites where other qualifying matter trees are present are estimated to be able to deliver 1166 dwellings. This figure has been calculated using the permitted buildable area of each site after the tree protection zone radius has been applied and anticipating that 1 dwelling would require approximately 80sqm.

6.20.9 The following table contains a summary of the capacity figures in relation to sites with qualifying matter trees have been identified.

	S77I (Heritage Trees)	S77L (Other matter trees	S77I and S77L trees	Total

Sites with qualifying matter trees identified	310	117	28	427
Sites where lost capacity is identified	196	71	23	267
Lost development capacity	525	162	107	687
Remaining development capacity	2,549	1,166	872	5,753

6.20.10 **The costs and broader impacts of imposing lesser enablement (s77J 3 (c) and s77P 3 (c)) -** The costs and broader impacts of the proposed qualifying matter are assessed in the above s32 evaluation table. The identification of these trees as qualifying matters will result in some lost development capacity at a site-specific level, as detailed above. This will lead to a loss of housing supply and choice, although due to the overall low number of sites that area affected by qualifying matters scheduled trees in the wider context of the development capacity of Christchurch, this cost is considered to be minimal. As these trees are already recognised in the District Plan and afforded sufficient protection through the existing provisions framework, the broader impact of imposing the proposed limits is limited, as there is already an established approach to protecting trees. However, there are broader positive impacts by the safeguarding of those benefits which scheduled trees provide to Christchurch communities, which will be safeguarded through ensuring trees are not lost and damaged due to enabled development.

6.20.11 **The specific characteristic that makes the permitted level of development inappropriate (s77L (a) and s77R (a)) -** Significant trees are considered to provide a range of positive benefits for Christchurch. Trees contribute to the environmental health of the city through providing a range of ecosystem services that include:

- Wildlife habitat
- Carbon sequestration
- Stormwater retention
- Soil health
- Shading
- Oxygen

6.20.12 They also provide social and cultural benefits, with trees contributing to the mental and physical health and wellbeing of residents. Trees are part of the cultural and historical fabric of neighborhoods, and over the long-term integrate into the history of communities.

6.20.13 Urban trees on private land will help mitigate against the anticipated effects of climate change and increase the resilience of Christchurch to the effects of more extreme weather events and higher temperature. This is a relevant consideration of achieving well-functioning urban environments

under Policy 1 of the NPS-UD. The scheduled trees which have been proposed as other qualifying matters have been assessed by qualified arborists and landscape architects, using a CTEM assessment to recognize the substantial benefits which these trees provide.

6.20.14 **Reason the characteristic makes the permitted level of development inappropriate makes that level of development (s77L (b) and s77R (b)) -** The social, cultural and ecological services that other matter scheduled trees provide for Christchurch contribute to well-functioning urban environments, which the NPS-UD seeks to achieve through Objective 1 and Policy 1. The retention of trees also supports the resilience of neighbourhoods to the future effects of climate change, and the supported reduction in greenhouse gas emission through carbon sequestration, in line with NPS-UD objective 8. The enabled development through the MDRS is considered to result in the potential loss and damage of currently protected trees, as the MDRS provisions override the Operative Plan provisions which protect scheduled trees from the adverse effects arising from the competition of space between development and trees. In the long-term greater density development results in more conflict between protected trees and development. This will therefore lead to the loss and damage to trees, removing an established potential for the mitigation of climate change effects. The identification of scheduled trees as qualifying matters still allows for medium and high-density urban development to be undertaken outside of the protective radius of the trees, and is considered to be a fairly small scale restriction on the enabled density of urban development. However, the benefits of protecting scheduled trees will ensure the urban environments created through enabling intensification are still well-functioning, and more resilient to the effects of climate change. Therefore, this approach is assessed to still be giving effect to the relevant objective and policy direction of the NPS-UD.

6.20.15 **Site-specific analysis identifying the sites where the qualifying matter applies (s77L (c) (i) and s77R (c) (i)) -** The plan change includes changes to the Operative District Plan maps to show, at a site level, where the specific qualifying matter trees are located.

6.20.16 **Site-specific analysis evaluating the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter (s77L (c) (ii) and s77R (c) (ii)) -** In support of identifying trees as other qualifying matters, each scheduled tree has been assessed by a qualified arborist using CTEM criteria. The specific characteristics of each tree, on a site-specific basis, is included within the supporting technical report contained in Appendix 24. The geographical area where intensification needs to be compatible with the qualifying matter is determined by the protection radius for each tree, which is established using the calculation of 15 times the trunk diameter at 1.4m. This will vary from tree to tree based on their established size.

6.20.17 **Site-specific analysis that evaluates an appropriate range of options to achieve the greatest heights and densities permitted while managing the specific characteristics (s77L (c) (iii) and s77R (c) (ii)) -** Overall, it is not considered that there is a significant range of options for enabling a range of height and densities within the protection radius of scheduled trees. This is because the radius is justified, as detailed in the technical report in appendix xx, as an area where development is not suitable due to the potential damaging effects that this will have on the scheduled tree. Any development enabled within this protection zone is likely to have negative effects on the qualifying matter tree, as well as leading to potential risk to people and property, as development and trees will be competing for space. As the tree grows, this matter will be more prominent, and is likely

to lead to the eventual loss of the tree. Therefore, the option of enabling development of any height or density for residential purposes is not considered appropriate. The proposed approach of identifying a protective radius and restricting development in that specific area is the most appropriate option for achieving the greatest heights and densities for the sites where qualifying matter trees are present. This is because outside of that radius, development will still be able to be undertaken to a level as permitted by the relevant zone standards. As a result the proposed approach only restricts development within the relevant site to a specific area, allowing a suitable level of development to occur without compromising the identified qualifying matter present.

6.20.18 **Requirements if qualifying matter applies (NPS-UD, clause 3.33) -** For similar reasons the proposed changes relating to this Issue are considered to also satisfy the assessment requirements of clause 3.33 of the NPS-UD.

6.21 Lyttelton Building Height Section 32 evaluation

6.21.1 Issue: Lyttelton has a character quite distinct from other urban areas within Ōtautahi Christchurch due to its steep, sloping topography, colonial and Ngāi Tahu cultural heritage, portside location, street and lot layout and eclectic mix of buildings, many of which are denoted as historic heritage. The Heritage New Zealand Pouhere Taonga listed Lyttelton as a Historic Area. The Lyttelton Township Historic Area includes almost all of the township of Lyttelton, including the town centre. Consideration needs to be given to the appropriate building height limit in the Lyttelton town centre, given: the topography resulting from the scale and proximity of the Port Hills; the fact that sunlight access is already limited for topographical reasons, and the resultant significant impacts in respect to the enjoyment and comfort of public space; and the heritage and character values of the town centre, and residential areas adjacent. The current District Plan restricts building height in the Lyttelton town centre to 12m. The Lyttelton building height is not specifically identified as a qualifying matter by the Act and requires assessment as an 'other matter' under s77O (j) and will be assessed under s77P, and s77R.

6.21.2 The table below summarises the assessment of costs and benefits for each option based on their anticipated environmental, economic, social, and cultural effects. It also addresses the efficiency and effectiveness of the option and the risk of acting or not acting. Following the table for each issue is an assessment of the proposed change in respect of the additional relevant assessments required in the Act for qualifying matters in residential zones and/or in non-residential zones (Part 5, sub-part 3) and in the NPS-UD (Clause 3.33). The assessment is supported by the information obtained through technical reports, and consultation.

Option 1 – Apply Policy 3 of the NPS-UD without a qualifying matter	**Option 2 – Preferred change**	**Option 3**	**Option 4**
Option description This option is to implement Policy 3 of the NPS-UD without applying a qualifying matter for Lyttelton building heights.	**Option description** This option is to implement Policy 3 of the NPS-UD with a qualifying matter for Lyttelton building heights. Under this option it is proposed to retain the current maximum building height of 12m and associated provisions.	**Option description** This option is to implement Policy 3 of the NPS-UD with a qualifying matter for Lyttelton building heights. Under this option it is proposed to increase the maximum building height to 14m to align with the Local Centre (Medium) Zone, while retaining (with some alteration) the Lyttelton Town Centre statutory design guidelines to manage character.	**Option description** This option is to implement Policy 3 of the NPS-UD with a qualifying matter for Lyttelton building heights. Under this option it is proposed to increase the building height to 14m in line with the Local Centre (Medium) Zone in association with a recession plane to limit the impact of height on London Street and Albion Square, while retaining (with some alteration) the

			Lyttelton town centre statutory design guidelines to manage character.
Appropriateness in achieving the objectives/ higher order document directions Efficiency Applying Policy 3 of the NPS-UD to the commercial zone in Lyttelton would allow for the greatest development capacity. However, it would not protect sunlight access, character and heritage values in this area. Effectiveness Implements the NPS UD in terms of providing for a building height and density of urban form commensurate with the level of commercial activities and community services within a Local Centre (medium). This approach fails to recognise the unique heritage status, character values and amenity needs of Lyttelton. **Benefits** Environmental: None identified.	**Appropriateness in achieving the objectives/ higher order document directions** Efficiency The proposed approach is efficient in that the benefits in terms of Lyttelton values generally outweigh the development costs, noting that there is a potential consent pathway for buildings that exceed the height limits. Effectiveness This option is effective in respect to s6 matters and the retention of character values, but less so in meeting the NPS UD in terms of providing for a building height and density commensurate with a Local (medium) Centre Zone, found elsewhere in Christchurch city. However, the Restricted Discretionary Activity status is enabling in recognising the opportunity for additional height (as illustrated in Appendix 3). As such it	**Appropriateness in achieving the objectives/ higher order document directions** Efficiency This option is not an efficient as Option 2 as the costs outweigh the benefits. It would not protect sunlight access, character and heritage values in the Lyttelton commercial zone to the same extent as Option 2. Effectiveness Implements the NPS UD in terms of providing for a building height and density of urban form commensurate with the level of commercial activities and community services within a neighbourhood centre/the Commercial Banks Peninsula Zone, however, falls short in terms of meeting the objective about providing a well-functioning urban environment. **Benefits**	**Appropriateness in achieving the objectives/ higher order document directions** Efficiency This option is not an efficient as Option 2 as the costs outweigh the benefits. It would not protect sunlight access, character and heritage values in the Lyttelton commercial zone to the same extent as Option 2. Effectiveness This option may be effective in meeting the NPS UD in terms of providing for a building height and density of urban form commensurate with the level of commercial activities and community services within a neighbourhood centre/the Commercial Banks Peninsula Zone. However, it may fall short in terms of meeting the objective about providing a well-functioning urban environment, given its potentially adverse effect on the scale and

Economic: The development capacity of the Lyttelton town centre is increased given the greater height limit. The increased opportunity for the development of additional floor space may assist development feasibility issues unique to Lyttelton, such as the incidence of long, narrow sites and requirement for archaeological surveys where necessary. Social: None identified. Cultural: None identified. **Costs** Environmental: Given the generally low built form of predominantly single and double storey buildings in the Lyttelton town centre, new development of 14m in height enabled in this location would have greater potential for overshadowing and be visually significant and incongruous with the existing scale of development. The physical, economic and social impacts of taller developments, more so on public open spaces within the town centre than on adjoining residential zones given their location	meets aspects of Policy 3 of the NPS UD, but not all, and does meet the direction of Policy 4. **Benefits** Environmental: The lower height limit better reflects the community's expectations for the area as expressed through the Lyttelton Master Plan and the District Plan Review of 2017, including in respect to: - Location on the steep, southern slopes of the Port Hills and will better provide access to sunlight to mitigate its effect on overshadowing; and - Unique and nationally recognised (by Heritage New Zealand Heritage Pouhere Taonga) character arising from its colonial and Ngāi Tahu cultural heritage, portside location, street and lot layout and eclectic mix of buildings. The lower height limit allows for better management of building height and scale via the Restricted Discretionary Activity pathway.	Environmental: The development capacity of the Lyttelton town centre is increased given the greater height limit. The increased opportunity for the development of additional floor space may assist overcome development feasibility issues unique to Lyttelton, such as the incidence of long, narrow sites and requirement for archaeological surveys where necessary. Greater height (beyond the predominantly 1 and 2 storeys possible now via Resource Consent) is not mutually exclusive of, and need not negate, the form of development within the Lyttelton town centre. Economic: None identified. Social: None identified. Cultural: None identified. **Costs** Environmental: Given the generally low built form of predominantly	built form of the Lyttelton town centre. **Benefits** Environmental: Controlling height via the recession plane better reflects and is more appropriate to Lyttelton's: - Location on the steep, southern slopes of the Port Hills and will better provide access to sunlight to mitigate its effect on overshadowing. - Core design principle within the town centre regarding designing for the microclimate by using setbacks (i.e. on the third level to minimise shadows at street level while providing for outlook to the harbour from residential sites above and to the north of London Street). Economic: None identified. Social: None identified. Cultural: None identified.

and topography relative to the town centre, could be significant on the use and vitality of the commercial activities and community facilities located there. Economic: As above. Social: As above. Cultural: None identified. **Risk of acting/not acting** The risk of applying Policy 3 of the NPS-UD, without being subject to a qualifying matter, is that there is no certainty that the special values of the Lyttelton commercial zone will be protected. This approach fails to build on the documented understanding (historical planning provisions) that the Lyttelton town centre has special characteristics which warrant a different urban form than that in Local Centre Zones elsewhere. This may result in the irreversible compromise of those special characteristics.	The lower height limit will have the additional benefit of providing for outlook to the harbour from sites proposed for Residential Heritage Areas above and to the north of London Street, for which one of the heritage attributes is connection with the harbour, and prominence of dwellings in respect to views from elsewhere. The Restricted Discretionary Activity Status is enabling and allows for consideration of higher heights than those permitted in association with the retention of character and/or heritage values. Economic: None identified. Social: None identified. Cultural: None identified. **Costs** Environmental: None identified. Economic: The development capacity of buildings in the Lyttelton town centre would be lower than Local (medium) Centre Zones	single and double storey buildings in the Lyttelton town centre, new development of 14m in height enabled in this location would have greater potential for overshadowing and be visually significant and incongruous with the existing scale of development. The physical, economic and social impacts of taller developments, more so on public open spaces within the town centre than on adjoining residential zones given their location and topography relative to the town centre, could be significant on the use and vitality of the commercial activities and community facilities located there. Economic: None identified. Social: None identified. Cultural: None identified. **Risk of acting/not acting** The risk of applying Policy 3 of the NPS-UD, without being subject to a qualifying matter, is that there is no certainty that the special values of	**Costs** Environmental: The development capacity of buildings in the Lyttelton town centre is lower than that for the Local (medium) Centres than elsewhere. The economic benefits of providing for a greater development capacity within the Lyttelton town centre is compromised and may affect the wider economic growth of the city as a whole. The current height limit is lower than that which will be enabled in adjacent high-density residential areas that will lead to an incongruous and illegible urban form. Controlling height via the recession plane: - Is a less transparent and potentially more complex (and expensive) means (for both developers and Council's Resource Consents staff) of doing so. - Does not provide a height limit per se, other than the

	elsewhere in the city (by 2m, or potentially 1 storey see Appendix …). The economic benefits of an additional storey in height providing for a greater development capacity within the Lyttelton town centre are compromised, to a limited extent, and may have a limited effect on the wider economic growth of the city as a whole. Social: None identified. Cultural: None identified. **Risk of acting/not acting** The risk of applying Policy 3 of the NPS-UD, without being subject to a qualifying matter, is that there is no certainty that the special values of the Lyttelton commercial zone will be protected. Potential loss of social, heritage and character values.	the Lyttelton commercial zone will be protected. This approach fails to build on the documented understanding (historical planning provisions) that the Lyttelton town centre has special characteristics which warrant a different urban form than that in neighbourhood centres/Commercial Banks Peninsula Zones elsewhere. This may result in the irreversible compromise of those special characteristics.	intersection of the upper ends of the recession planes, which could potentially be higher than both 12m or 14m depending on the size of the site (larger sites, including any resulting from the amalgamation of yet to be redeveloped sites on Norwich Quay, could potentially build higher than 12m or 14m). - Could result in development contrary to the core design principles identified with respect to the Lyttelton town centre on page 99 of the Lyttelton Master Plan and with an adverse effect on building form relative to that of existing development. Economic: None identified. Social: None identified. Cultural: None identified. **Risk of acting/not acting**

			The risk of applying Policy 3 of the NPS-UD, without being subject to a qualifying matter, is that there is no certainty that the special values of the Lyttelton commercial zone will be protected. This approach fails to build on the documented understanding (historical planning provisions) that the Lyttelton town centre has special characteristics which warrant a different urban form than that in neighbourhood centres/Commercial Banks Peninsula Zones elsewhere. This may result in the irreversible compromise of those special characteristics.
Recommendation: Option 2 is recommended as it is the most appropriate way to achieve the applicable statutory requirements, including giving effect to the objectives of the District Plan and higher order direction.			

6.21.3 **Additional assessment under the Act (Sections 77I – 77R) and the NPS-UD (Clause 3.33) -** As noted above, the Lyttelton building height is not specifically identified as a qualifying matter by the Act and requires assessment as an 'other matter' under s77O (j) and will be assessed under s77P, and s77R.

6.21.4 **Reason the area is subject to a qualifying matter (s77P 3 (a)(i)) -** In Lyttelton it is recommended that the current height limit of 12m is retained rather than the 14m proposed in other Local Centre (Medium) Zones. The town centre is recognised as having a distinct character and strong sense of place as a result of the built form (with noted associated heritage values), including scale. In addition, Lyttelton's location on the steep, southern slopes of the Port Hills, access to sunlight is a matter that has been identified as a matter of importance to (and by) the community.

6.21.5 In respect to Plan Change 14, Lyttelton is proposed as a Local Centre (Medium) within the city's hierarchy of centres. The Lyttelton commercial centre serves not just Lyttelton but the entire Lyttelton Harbour basin area. As such it offers a range of services and retail activity to the local area, as well as accommodating a significant place of employment to the city via the Lyttelton Port Company.

6.21.6 For these reasons amongst others, Lyttelton has been included within the Ōtautahi Christchurch urban area. As such Medium Density Residential Standards (MDRS) will apply to most of the residential area of the township. However, most of this area is also proposed as Qualifying Matters for the reasons of heritage and character values. This includes areas surrounding the commercial centre, where height limits are proposed to be restricted to 7m, as existing.

6.21.7 Lyttelton has a character quite distinct from other urban areas within Ōtautahi Christchurch due to its steep, sloping topography, colonial and Ngāi Tahu cultural heritage, portside location, street and lot layout and eclectic mix of buildings, many of which are denoted as historic heritage.

6.21.8 Lyttelton is located on the southern slopes of the Port Hills. The sunny aspect is to the north, compromising the extent of access to sun, in particular during the winter months. Public space within the commercial town centre, and township more widely, is limited with the focus of much of the community activity in public space on London Street and Albion Square (located on the corner of London Street and Canterbury Street). As such ensuring a good level of comfort for the users of these spaces has and is considered to be of high importance to the community.

6.21.9 Lyttelton is an excellent surviving example of a planned colonial settlement dating from 1849, with aesthetic, architectural, historical, social and archaeological significance. Heritage New Zealand Pouhere Taonga listed Lyttelton as a Historic Area (List Number 7784) on 13 August 2009, effective from that date. The Lyttelton Township Historic Area includes almost all of the township of Lyttelton, including the town centre. This listing remains post-earthquakes.

6.21.10 Much of the Historic Area is also proposed as a Residential Heritage Area through Plan Change 13, and to a lesser extent is covered by an existing Character Area Overlay, which is proposed to be retained and extended through Plan Change 14. The Residential Heritage Area includes the properties immediately to the north of the Lyttelton town centre. These properties are in an elevated position above the commercial and mixed use buildings of the commercial centre framing London Street.

6.21.11 In addition to a range of heritage values, the significance of the area also lies in the contextual values. "The contextual value of the Heritage Area arises from the development pattern created by the relationship between the colonial grid pattern of the principal streets and the topography of the locale on the southern flank of the Port Hills. The steeply sloping terrain of the town creates a high level of visual connectivity between the properties within the town and to their port and harbour setting."

6.21.12 Pre-earthquakes, Lyttelton had a wide variety of buildings of different ages and styles which collectively created an eclectic, vibrant townscape much valued by the community. The Harbourlight Theatre, built in 1917 in a Moorish style, was the largest scale building on London Street at an approximate equivalent of 3 storeys (approximately 12 metres), excluding the two decorative tower features. However, most of the buildings along London Street were 1 to 2 storeys at street level.

6.21.13 Post-earthquake eight scheduled buildings remain along London Street, with four of these located within the commercial area.

6.21.14 **Reason the qualifying matter is incompatible with the level of development permitted (s77P 3 (a)(ii)) -** The existing provisions including the 12m height limited and restricted discretionary activity assessment remains appropriate. This provides the option to assess any increase in height on its merits to provide for a scale of building that does not unduly result in visual dominance effects, and sightlines, in regard to the character and heritage, and manage levels of shading such that its role as an important community gathering and socialising space, and commercial heart, is not overly compromised.

6.21.15 The Restricted Discretionary Activity status, as is proposed to be retained, provides for the opportunity to evaluate any proposed increase in height in association with the management of character values. Given the special characteristics of Lyttelton and its town centre summarised above, the outcome of this process is that a 12m building height limit is to be proposed within Lyttelton's Local Centre (medium) Zone.

6.21.16 It is noted that in itself 2m of apparent additional height does not appear of significance and may an increase in flexibility in respect to the floor to ceiling heights of a 4 storey building. However, all of the existing buildings, both pre and post earthquake (including those consented at the time of writing), are no greater than 12m (equivalent to 4 storey) with the majority of buildings being two storey or less.

6.21.17 Specific consideration has been given to the appropriate building height limit in the Lyttelton town centre, for the following reasons:

- The topography resulting from the scale and proximity of the Port Hills,
- The fact that sunlight access is already limited for topographical reasons, and
- The resultant significant impacts in respect to the enjoyment and comfort of public space.

6.21.18 The Lyttelton town centre is the focal point of the town and London Street the focal point of the town centre. London Street, which runs 20^{o}from north south, has an enclosed, intimate scale and includes eight listed heritage settings and/or items in in the two main blocks between Dublin and Oxford Streets. It is an important civic space, being the location of Albion Square (on which the Lyttelton War Memorial Cenotaph and numerous community events are located) and the weekly Lyttelton Farmers' Market (which supports local producers of food, drinks, plants, craft and entertainment and attracts hundreds of people to the centre).

6.21.19 Elsewhere within Lyttelton there are limited spaces to sit, or to congregate, and the comfort of people utilising these spaces is an important element of this. Further, businesses provide outdoor dining and seating at both sides on London Street, and onto Albion Square, adding to the community activity and interest within these public spaces.

6.21.20 Human scale, a unique character and access to sunlight are important components of successful public space. The value (environmentally, socially and economically) of London Street will be compromised by a higher height of adjacent buildings, restricting sunlight access and compromising the character of the commercial town centre.

6.21.21 In addition to the 12m height limit, a recession plane angle applies to a street block bounded by London Street, Norwich Quay, Canterbury and Oxford Streets. As an NZTA-controlled state highway, Norwich Quay is a wider street accommodating a significant and growing volume of port-generated heavy traffic, single-sided for the majority of its length, with an open outlook to the port and beyond. While the lower ground level than that of London Street suggests taller buildings would be more appropriate within this block, the resulting loss of sunlight to both London Street and Norwich Street result in further compromised public space and less vibrant commercial activity as a result.

6.21.22 It is for these reasons – protecting heritage, character and access to sunlight - that building height was and is currently limited to 12m in the Lyttelton town centre.

6.21.23 Buildings within the commercial centre are predominantly 1 and 2 storey, with recently consented developments proposed up to 3 storeys in height (at the time of writing), with one development proposal consented at 4 storeys plus roof top terrace, adjacent to London Street. Proposals to date, both pre–application (provided to Council in confidence) and those that have been lodged for resource consent, over two storeys have provided for mixed use, with the upper floor(s) for residential, rather than commercial, activity. Where of a higher height, the upper floor levels have been designed to limit visual dominance and overshadowing effects on public space, including by providing light weight or setback upper floors, or visual breaks in the streetscene to the north of London Street. This variety has allowed sunlight to penetrate from the north, and sightlines to the harbour to be retained from the residential (heritage) dwellings located above London Street.

6.21.24 **Impact of lesser enablement under the proposed qualifying matter (s77P 3 (b)) -** The impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity is set out in Table 3 of this report.

6.21.25 **The costs and broader impacts of imposing lesser enablement (s77P 3 (c)) -** The costs and broader impacts of the proposed qualifying matter are assessed in the above s32 evaluation table.

6.21.26 **The specific characteristic that makes the permitted level of development inappropriate (s77R (a)) -** The answers to this assessment are the same as s77P 3 (a)(i) above.

6.21.27 **Reason the characteristic makes the permitted level of development inappropriate makes that level of development (s77R (b)) -** The answers to this assessment are the same as s77P 3 (a)(ii) above.

6.21.28 **Site-specific analysis identifying the sites where the qualifying matter applies (s77R (c) (i)) -** The answers to this assessment are the same as s77R (a) above.

6.21.29 **Site-specific analysis evaluating the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter (s77R (c) (ii)) -** The answers to this assessment are the same as s77R (a) above.

6.21.30 **Site-specific analysis that evaluates an appropriate range of options to achieve the greatest heights and densities permitted while managing the specific characteristics (s77R (c) (iii)) -** An evaluation of an appropriate range of options are set out in the above s32 evaluation table.

6.21.31 **Requirements if qualifying matter applies (NPS-UD, clause 3.33) -** For similar reasons the proposed changes relating to this Issue are considered to also satisfy the assessment requirements of clause 3.33 of the NPS-UD.

6.22 Victoria Street Building Height Section 32 evaluation

6.22.1 Issue: The Victoria Street precinct (from Kilmore/Durham Street corner) is distinct from the rest of the commercial core. The characteristics of the street (a single linear projection from the consolidated commercial core) and its surrounding residential zoning (rather than broader commercial uses) signal that a lower height limit would be more appropriate in this location, providing better outcomes in terms of visual impact, shading and built form. Both the current District Plan (post-earthquake) and earlier City Plan provided for lower heights in this area. The intensification of development may result in less consolidated, weakened cluster/mass of form around the core central city. The Victoria Street building height is not specifically identified as a qualifying matter by the Act and requires assessment as an 'other matter' under s77O (j) and will be assessed under s77P, and s77R.

6.22.2 The table below summarises the assessment of costs and benefits for each option based on their anticipated environmental, economic, social, and cultural effects. It also addresses the efficiency and effectiveness of the option and the risk of acting or not acting. Following the table for each issue is an assessment of the proposed change in respect of the additional relevant assessments required in the Act for qualifying matters in residential zones and/or in non-residential zones (Part 5, sub-part 3) and in the NPS-UD (Clause 3.33). The assessment is supported by the information obtained through technical reports, and consultation.

Option 1 – Apply Policy 3 of the NPS-UD without a qualifying matter	**Option 2 – Preferred change**	**Option 3 - Proposed change with alternative lower height limit (60m)**
Option description This option is to implement Policy 3 of the NPS-UD without applying a qualifying matter for building height in Victoria Street.	**Option description** This option is to implement Policy 3 of the NPS-UD with a qualifying matter for building height in Victoria Street. Reflects a 45m height limit along Victoria Street.	**Option description** This option is to implement Policy 3 of the NPS-UD with a qualifying matter for building height in Victoria Street. Reflect the option to enable development up to 60m along the Victoria Street precinct. This is a lower height limit than that anticipated in the wider City Centre zone but higher than the preferred 45m limit.
Appropriateness in achieving the objectives/ higher order document directions Efficiency	**Appropriateness in achieving the objectives/ higher order document directions** Efficiency	**Appropriateness in achieving the objectives/ higher order document directions** Efficiency

Applying Policy 3 of the NPS-UD to the commercial zone in Victoria Street would allow for the greatest development capacity. However, it would not protect sunlight access and character in this area. Effectiveness Implements the NPS UD in terms of providing significant development capacity in the city centre however, falls short in terms of meeting the objective about providing a well-functioning urban environment. **Benefits** Environmental: None identified. Economic: The development capacity of the City Centre zone – including the Victoria St precinct – is increased given the greater height limits and therefore increased opportunity for the development of additional floor space. The Victoria Street precinct area has a slightly different appeal to that of the core city centre and therefore provides an additional offer to the development market for higher density developments within the central city. Social: None identified. Cultural: None identified.	The proposed approach is efficient in that the benefits in terms of Victoria Street values generally outweigh the development costs, noting that there is a potential consent pathway for buildings that exceed the height limits. Effectiveness This is the most effective option in terms of meeting the NPS UD directive to provide as much development capacity as possible in the city centre but also provides for a well-functioning urban environment, while appropriately reflecting the qualifying matter. This reflects the fact that the geography of Victoria Street is inconsistent with the concept of a consolidated city centre where building heights are maximised and there is a compact but significant (in terms of heights) urban form. Lower height limits in this area more effectively address the context of other uses in this area (adjacent residential zoning) and the legibility of a core city centre area where the highest heights are enabled and there is a transition of heights as the distance from the core increases. The impact of reduced development capacity is approximately only 4.3% and, on balance, this reduction is not considered an issue given the significant provision across the rest of the City Centre zone. It is considered that, on balance, the merits of enabling a consolidated urban form for the City Centre and supporting a well-	This option is not an efficient as Option 2 as the costs outweigh the benefits. It would not protect sunlight access, and character values in Victoria Street to the same extent as Option 2. Effectiveness This option is somewhat effective at balancing the need to provide as much development capacity as possible in the city centre but also to meet the objective of a well-functioning urban environment. The lower height limit assists in enabling identification of the city centre as the core where built form is maximised and the urban form pattern is legible in terms of the transition to the outer city centre areas. 60m is still a very high height limit and the difference between 60m and the central city height limit (90m) is not particularly significant in terms of making a clear distinction in urban form terms. The impact of reduced development capacity (60m rather than 90m) is approximately 2.6%. This reduction is considered minimal given the significant development capacity provision across the rest of the City Centre zone. Overall however, the merits of a reduced 'loss of development capacity' (as compared to the 4.3% at 45m) does not compensate for the extra negative impacts on the urban form (prominence of 60m and impact on consolidation) and the

Costs Environmental: The shape of the Victoria Street precinct (a ribbon like projection from the rest of the city centre zone) means that very tall towers would be enabled in this location. These would be visually significant and incongruous with the rest of the consolidated City Centre zone (a more compact, block-like area). The urban form resultant from this Option would not align with the strategic objective on Urban Growth, Form and Design as well as other options. The resultant built form would have a less consolidated, weakened cluster/mass of form around the core central city. The impact of tall tower developments on adjacent residential uses (which would themselves be limited to 10 storeys) would be significant. Applying the very high height limits within the Victoria Street precinct would not fit well with the concept of a consolidated, legible city centre in terms of urban form. Economic: Demand for taller buildings within the core City Centre (defined in various planning documents) may be compromised by the ability to attain equivalent development forms in the Victoria Street precinct.	functioning urban environment in relation to the relationship of Victoria Street with the adjacent residential area, outweighs the small loss of development capacity in this area. **Benefits** Environmental: Better reflects that fact that the Victoria Street precinct is a fringe area of the core city centre. This has long been established and documented through planning documents and earlier planning provisions (reduced height enablement in this area). The lower height limit will have an improved relationship with adjacent residential development in terms of height/scale and legibility of urban form. The urban form outcomes better reflect the concept of a consolidated city centre core where massing of height is centralised rather than spilling out into finger like projections (as would be the case for the Victoria Street precinct). Economic: Property values may be higher as they would be less likely to be devalued by overshadowing. Social: There could be an improved living environment resulting from greater access to sunlight with respective impacts on warming homes.	surrounding residential area (60m tower will have a higher negative impact than 45m). **Benefits** Environmental: Better reflects that fact that the Victoria Street precinct is a fringe area of the core city centre although to a lesser degree than achievable in Option 3. This has long been established and documented through planning documents and earlier planning provisions (reduced height enablement in this area). The slightly lower height limit will have an improved relationship with adjacent residential development in terms of height/scale and legibility of urban form. The urban form outcomes better reflect the concept of a consolidated city centre core where massing of height is centralised rather than spilling out into finger like projections (as would be the case for the Victoria Street precinct). Economic: Property values may be higher as they would be less likely to be devalued by overshadowing. This would be to a lesser degree then for Option 2. Social: There could be an improved living environment resulting from greater access to sunlight with respective impacts on warming

Social: None identified. Cultural: None identified. **Risk of acting/not acting** The risk of applying Policy 3 of the NPS-UD, without being subject to a qualifying matter, is that there is no certainty that the special values of Victoria Street will be protected. This approach fails to build on the documented understanding (historical planning provisions) that the Victoria Street precinct is suitable for a different urban form than that in the rest of the city centre. This would fail to respect the acknowledged understanding of a well-functioning urban environment and urban form in this location.	Cultural: None identified. **Costs** Environmental: None identified. Economic: Restricts development capacity within the city centre zone from the proposed maximum (as Victoria Street could theoretically assume 90m). Could compromise the development rights of owners along Victoria Street land with potential for reductions in land/property values (although this could be countered by the realisation of additional values in areas of the Square where sunlight will be retained and thereon activities in those buildings are more economically viable e.g. cafes with outdoor seating). Reduces the scope for economic growth in the Victoria Street precinct that may affect the economic growth of the city centre as a whole. Social: None identified. Cultural: None identified. **Risk of acting/not acting** The risk of applying Policy 3 of the NPS-UD, without being subject to a qualifying matter, is	homes. This would be to a lesser degree then for Option 2. Cultural: None identified. **Costs** Environmental: None identified. Economic: Reduces the development capacity within the city centre zone (though not as much as in Option 3). Could compromise the development rights of owners of city centre zoned land (though to a lesser degree than in Option 3). Reduces the scope for economic growth in Victoria Street that may affect the economic growth of the city centre as a whole. Social: None identified. Cultural: None identified. **Risk of acting/not acting** The risk of applying Policy 3 of the NPS-UD, without being subject to a qualifying matter, is that there is no certainty that the special values of Victoria Street will be protected.

	that there is no certainty that the special values of Victoria Street will be protected. This is the most suitable approach as concluded by the technical work undertaken. There may be other options (potentially a more bespoke mix of heights along the Victoria Street precinct) which could provide a better balance in terms of increased the development capacity in this area whilst also retaining a well-functioning urban environment.	This is one alternative option (as concluded by the brief technical work undertaken) however there may be other heights which should be considered. These other options (potentially a more bespoke mix of heights along the Victoria Street precinct) could provide a better balance in terms of increased development capacity and the retention of a well-functioning urban environment.
Recommendation: Option 2 is recommended as it is the most appropriate way to achieve the applicable statutory requirements, including giving effect to the objectives of the District Plan and higher order direction.		

6.22.3 **Additional assessment under the Act (Sections 77I – 77R) and the NPS-UD (Clause 3.33) -** As noted above, the Victoria Street building height is not specifically identified as a qualifying matter by the Act and requires assessment as an 'other matter' under s77O (j) and will be assessed under s77P, and s77R.

6.22.4 **Reason the area is subject to a qualifying matter (s77P 3 (a)(i)) -** A lower height limit than the 90m height limit that will be applied to be rest of the city centre zone – specifically, 45m –is appropriate to reflect the longstanding fact that the Victoria Street precinct is a distinct and separate area from the rest of the Commercial City Central Business zone. The characteristics of the street (a single linear projection from the consolidated

commercial core) and its surrounding residential zoning (rather than broader commercial uses) signal that a lower height limit would be more appropriate in this location, providing better outcomes in terms of visual impact, shading and built form.

6.22.5 The height limit in the Victoria Street precinct (from Kilmore/Durham Street corner) is currently 17m, contrasting with the 28m height limit in the wider Central City core. In the earlier City Plan, the height limit in Victoria Street was part of the 'Fringe' area and had a 30m height limit as oppose to the 40/45/80m limits in the core.

6.22.6 It is also notable that the District Plan's Central City core overlay excludes the Victoria Street precinct but includes the core Central City Business zone. The Core Overlay requires high quality urban design and active frontages.

6.22.7 **Reason the qualifying matter is incompatible with the level of development permitted (s77P 3 (a)(ii)) -** The Victoria Street precinct is distinct from the rest of the commercial core. It is a relatively narrow strip of Commercial Core zoning which projects to the north west of the core and is surrounded by residential uses. It has an established history of lower height limit provisions than the rest of the Commercial Core area and can be considered significantly separate from the main concentration of development in the City Core. Given the Victoria Street precinct's ribbon form it will continue to have lower scale buildings on either side (even with higher density enablement) and therefore the visual impact of any tower developments within it needs to be considered, given their potential not to be absorbed into the City Centre cluster. In addition the shading and visual impact of any towers in this location must be considered, in terms of their effects on the adjacent residential zones.

6.22.8 **Impact of lesser enablement under the proposed qualifying matter (s77P 3 (b)) -** The impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity is set out in Table 3 of this report. The impact of the qualifying matter on development capacity resulting from taking a 45m height limit approach in Victoria Street is 257,059sqm.

6.22.9 The addresses of the sites proposed to be subject to the lower height limits are:

Rationale: Victoria Street - City centre built form and legibility	
1/132,1/55,101,104,106,113,118, 122, 123, 126, 131, 133, 134, 137,138,143,145,148,149,155,159,167,169,171,177,179,183,2H-91,30,31,50,51,53,60,62,63,65,66,67,73,74,76,77,83,94,98,N/91	Victoria Street
1-388,366,376,384	Montreal Street
25,39,51,52	Peterborough Street
28	Bealey Ave
17	Dorset Street

6.22.10 **The costs and broader impacts of imposing lesser enablement (s77P 3 (c)) -** The costs and broader impacts of the proposed qualifying matter are assessed in the above s32 evaluation table.

6.22.11 **The specific characteristic that makes the permitted level of development inappropriate (s77R (a)) -** The answers to this assessment are the same as s77P 3 (a)(i) above.

6.22.12 **Reason the characteristic makes the permitted level of development inappropriate makes that level of development (s77R (b)) -** The answers to this assessment are the same as s77P 3 (a)(ii) above.

6.22.13 **Site-specific analysis identifying the sites where the qualifying matter applies (s77R (c) (i)) -** The answers to this assessment are the same as s77R (a) above.

6.22.14 **Site-specific analysis evaluating the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter (s77R (c) (ii)) -** The answers to this assessment are the same as s77R (a) above.

6.22.15 **Site-specific analysis that evaluates an appropriate range of options to achieve the greatest heights and densities permitted while managing the specific characteristics (s77R (c) (iii)) -** An evaluation of an appropriate range of options are set out in the table in the above s32 evaluation table. Modelling assessments have been undertaken for Victoria Street. When building heights in the Victoria Street precinct are enabled at 90m, it presents as an extension in built form from the remainder of the more consolidated core city centre. There is a significant contrast between the Victoria Street precinct and its immediate residential setting. There is less of an impact on the consolidated city centre at 60m but it is still visually significant and impacts negatively upon the legibility of the city centre in terms of urban form. It is considered 45m is a proportionate height response both in relation to the surrounding residential context and in terms of a transitional response between 90m in the consolidated central city and the surrounding lower height zones. It is considered the most suitable approach in order to support the legibility of the city centre and provides an appropriate transition in terms of urban form between the rest of the city centre and the surrounding uses and their respective built form provisions.

6.22.16 **Requirements if qualifying matter applies (NPS-UD, clause 3.33) -** For similar reasons the proposed changes relating to this Issue are considered to also satisfy the assessment requirements of clause 3.33 of the NPS-UD.

6.23 Waste Water Constraint Area Section 32 evaluation

6.23.1 Issue: Areas in Aranui, Shirley and Prestons are serviced by vacuum sewer systems that are at or near capacity. The intensification of development that would be required to be enabled by the Act and the NPS-UD could not be accommodated by those systems. The current District Plan has controls in place for subdivision undertaken in areas where the wastewater system is constrained (8.4.1.3 and 8.6.8). However, these controls do not extend to intensification of development on existing sites where subdivision is not proposed. The required MDRS rules do not limit either subdivision or development where there is little or no capacity in the wastewater system. The wastewater gravity networks in Shirley and Aranui were significantly damaged in the 2010/2011 Canterbury earthquakes. Following the earthquakes, the Stronger Christchurch Infrastructure Rebuild Team (SCIRT) was funded to restore the infrastructure networks to meet levels of service like-for-like prior to the earthquakes. Options considered were gravity system replacement, enhanced gravity system, vacuum sewer system and pressure sewer system and multi-criteria analysis was undertaken to determine the preferred option. In both Aranui and Shirley, the vacuum sewer option achieved the highest score and was approved and implemented. At the same time, it was concluded that the greenfield development being undertaking at Prestons should be developed as a vacuum sewer catchment.

6.23.2 The vacuum sewer systems in Aranui and Shirley were designed post-earthquake to accommodate wastewater flows from existing dwellings and from future development based on the land zoning and density standards of the operative Christchurch City Plan at the time. Since then, adoption of the replacement Christchurch District Plan has increased permissible densities. The density of dwellings granted resource consent in recent years has been higher than the density the vacuum sewer systems were originally designed for, causing issues for system performance. A comparison by Council's Asset Management: Water and Wastewater team (Asset Management Team), between the dwellings considered under the original design and the currently existing dwellings, shows that in Shirley two arms exceed the design capacity and one arm is close to design capacity, ranging between 99% and 127% of the original design. In Aranui, the six arms are between 78% and 104% of design capacity. There are currently 2,807 dwellings in Aranui connected to the vacuum sewer system, and 862 dwellings in Shirley. As of July 2022, there are 1,685 properties (so far) in Prestons connected to the vacuum sewer network.

6.23.3 The significant operational issues experienced in the Shirley and Aranui systems during wet weather are an indicator that inflow and infiltration (I&I) of stormwater/groundwater from private property laterals into the vacuum sewer network is an issue. I&I increases the operational burden on the vacuum sewer system. Where flows exceed the design allowance for I&I, the air to liquid ratio in the vacuum main decreases and eventually the mains become waterlogged. This results in sluggish system performance and leads to reduced or total loss of service in parts of the catchment. It can take many days and sometimes weeks for the systems to recover back to normal operating parameters after a wet weather event, and a high onsite operational staff presence to resolve.

6.23.4 This loss of service is resulting in an increased risk to public health, and increased maintenance and operational costs for Council. In wet weather events public health effects are associated with the potential increases of wastewater overflowing onto the street and footpaths in the Shirley system (since these vacuum chambers are designed to overflow) and wastewater backing up into private homes in the Aranui system (since these vacuum chambers are fully sealed). This is currently occurring on average twice per year. The Prestons system still has limited capacity as the subdivision is still being completed, therefore no overflows are being experienced in this system yet. The Prestons system has been designed to accommodate the level of low density development associated with the existing Masterplans for each arm of the vacuum sewer system in this area.

6.23.5 As the existing vacuum sewer wastewater infrastructure in Shirley and Aranui is near or at capacity, it cannot support the density of development required to be provided for under the MDRS and Policy 3 of the NPS-UD without upgrading the system. If intensification were to occur in these areas, the issues currently experienced in wet weather are expected to occur more frequently and/or during normal operations. This has implications for the integration of infrastructure to provide for increased development. In the case of the Prestons system, this was designed for greenfield development densities (i.e. relatively low density development), and so can accommodate low-density housing on the remaining vacant lots, but cannot accommodate any intensification on existing sites.

6.23.6 The technical report *Draft Plan Change 14: Technical Report on Vacuum Sewer Systems as Qualifying Matter* accompanying this S32 report includes a description of how the loss of service in the vacuum sewer system results in increased maintenance and operational costs.

6.23.7 The planning framework of the operative Christchurch District Plan has controls in place for subdivision in areas where the wastewater system is constrained (8.4.1.3 and 8.6.8). However, these controls do not extend to intensification of development on existing sites where subdivision is not proposed. These intensification applications have been receiving resource consent but are then prevented from proceeding to construction at the building consent stage, resulting in frustration and financial losses for applicants due to expectations of development that cannot be realised.

6.23.8 **Background to option selection** - The technical report accompanying this s32 assessment includes the identification and an assessment of alternative options to manage the constraints outlined above in the short and medium terms. This assessment confirmed that neither on-site wastewater systems, nor conventional local pressure sewer systems (with tanks either located on private property or on Council land) or wastewater gravity networks are feasible options. As discussed in the technical report, on-site wastewater systems in an urban area would not meet the requirements of the Canterbury Land and Water Regional Plan. Local pressure systems are unsuitable for a large-scale roll-out or as a full system replacement including because of costs, private property requirements and design constraints. Wastewater gravity networks have been previously assessed as providing insufficient resilience for future earthquakes. There is no feasible short- or medium-term option to alleviate the existing vacuum sewer constraint. There may be options in the long-term to address the constraint on development of the vacuum sewer system. Such an option is considered in this assessment. However, these would require substantial upgrades of the vacuum sewer system and these are not currently identified or funded in the Long Term Plan. Accordingly there are no immediately feasible alternatives to providing wastewater infrastructure in Shirley, Prestons and Aranui.

6.23.9 **Theoretical development potential enabled by MDRS and NPSUD Policy 3**

6.23.10 MDRS: Prestons and Aranui - The Medium Density Residential Standards included in the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 allow for three residential units up to three storeys to be constructed on a site as a permitted activity. In addition, subdivision provisions must be consistent with the level of development permitted under MDRS and provide for subdivision as a controlled activity. Based on these MDRS provisions, CCC estimates that the theoretical achievable density if MDRS were fully implemented is approximately one dwelling per 100 m^2. CCC proposes to zone Prestons and Aranui as Medium Density Residential (MRZ). Based on the estimated achievable density, theoretical development potential in Prestons could increase by approximately 5,200 dwellings, from approximately 1,400 dwellings under the current District Plan provisions, to approximately 6,600 dwellings under MDRS provisions. Similarly, theoretical development potential in Aranui could increase by approximately 10,300 dwellings, from approximately 2,600 dwellings under the current District Plan provisions, to approximately 12,900 dwellings under MDRS provisions. This represents approximately 100 dwellings per hectare.

6.23.11 NPSUD Policy 3: Shirley(para #) The National Policy Statement on Urban Development 2020 (NPSUD) introduced a requirement under Policy 3(d) for district plans to enable increased densities in areas within and adjacent to neighbourhood centres, local centres and town centres. Shirley is serviced by The Palms Shopping Centre, which is considered to be a town centre and therefore Policy 3(d) of the NPSUD applies. As such high density development would otherwise be appropriate for Shirley in the form of up to six storey apartment development, which could yield up to one dwelling per 50 m^2. On this basis theoretical development potential in Shirley could increase by approximately 5,000 dwellings, from approximately 1,000 dwellings under the current District Plan provisions, to approximately 6,000 dwellings under NPSUD Policy 3 provisions. This represents approximately 200 dwellings per hectare.

6.23.12 Theoretical development potential summary - Overall, it is estimated that the total level of theoretical development potential enabled by the MDRS in Prestons and Aranui and NPSUD Policy 3 in Shirley is approximately 20,500 dwellings. This is the difference between development potential of approximately 5,000 dwellings under current District Plan provisions and approximately 25,500 dwellings under MDRS and NPSUD Policy 3.

6.23.13 **Vacuum Sewer upgrade costs** - The current Aranui vacuum sewer system is designed for 11 to 29 dwellings per hectare, while the Shirley system is designed for 10 to 16 dwellings per hectare. CCC's Asset Management: Water and Wastewater team prepared non-engineered rough cost estimates for upgrading the Shirley and Aranui sewer systems (included in the technical report supporting this s32 assessment) to support the theoretical development potential in Aranui and Shirley. These are summarised in Figures 18 and 19 below, which are extracts from the technical report.

I&I Strategy	50% private I&I reduction		No private I&I reduction	
Development Density	70 HH/ha	100 HH/ha	70 HH/ha	100 HH/ha
Required Capacity	Capacity x3	Capacity x4	Capacity x5	Capacity x8
Rough Cost	≈ $35 million	≈ $50 million	≈ $60 million	≈ $100 million

Figure 18: Shirley: Non-engineered Cost Estimates

I&I Strategy	50% private I&I reduction		No private I&I reduction	
Development Density	70 HH/ha	100 HH/ha	70 HH/ha	100 HH/ha
Required Capacity	Capacity x2	Capacity x3	Capacity x5	Capacity x7
Rough Cost	≈ $75 million	≈ $115 million	≈ $200 million	≈ $280 million

Figure 19: Aranui: Non-engineered Cost Estimates

6.23.14 **Feasible development potential -** Whilst the theoretical development potential for Shirley, Prestons and Aranui is a combined 20,500 dwellings, Council has also undertaken a feasibility and demand assessment of development potential in these suburbs (described in Table 3 of this s32 report). The feasibility and demand assessment considered four growth scenarios and concluded that, across all scenarios, the maximum feasible development potential is approximately 4,100 dwellings. However, the predicted demand is less than 10%, as described in Table 1. Both figures are considerably lower that the theoretical development capacity in these suburbs.

Table 1 Feasibility and demand assessment – Prestons, Shirley and Aranui suburbs

OVERALL – across scenarios	Average feasible units	***Minimum demand***	***Maximum demand***
Prestons	36	0	72
Shirley	1,281	2	103
Aranui	2,816	-6	184

TOTAL:	**4,133**	**-4**	**359**

6.23.15 The estimated costs of an upgrade to provide additional capacity to meet demand are outlined at **Error! Reference source not found.** below, based on the following:

- Existing estimated density in Shirley and Aranui of 15 hh/ha.
- Future average estimated additional density of 7hh/ha in Shirley and 13 hh/ha in Aranui. This is based on Council's growth scenarios for the number of feasible units.
- Proportion of rough-order costs from the Asset Planning Team to create capacity, from Table 1 above. In this case the costs for 70hh/ha have been divided by the increase in density.

Table 2 Theoretical cost assignment expected for various scenarios

	Aranui - Additional ~13 dwellings/hectare	**Shirley –** Additional ~7 dwellings/hectare
	Maximum realisable demand – 184 hh	Maximum realisable demand - **103 hh**
50% private I&I reduction	$14 million/184 dwellings = ~$77,000 per dwelling	$3.5 million/103 dwellings = ~$34,000 per dwelling
No I&I reduction	$37 million/184 dwellings = **~$205,000 per dwelling**	$6 million/103 dwellings = ~**$58,000 per dwelling**

6.23.16 Achievement of I&I reductions relies on private property owners upgrading laterals on their properties. There is no timeframe for achieving this reduction or confidence in the potential percentage reduction. Accordingly, the higher costs per dwelling have been used in the s32 assessment. Whilst Council has identified the potential rough-order costs to upgrade the vacuum sewer system to accommodate intensified development in Aranui and Shirley, there is no provision in the Council's Long Term Plan 2021-2031 to resolve this capacity issue. Advice from Council's Asset Planning Team is that the cost of upgrading the vacuum sewer system is more than CCC's current 10-year LTP funding for wastewater upgrades for the entire city.

6.23.17 **Evaluation of objectives -** Section 32 requires an evaluation of the extent to which the objectives of the proposal are the most appropriate way to achieve the purpose of the Act (s32(1)(a)). The plan change proposes to amend 8.2.3 Objective - Infrastructure and transport of the Plan. This section of the report, therefore, examines whether the proposed amendments to the objective are the most appropriate way to achieve the purpose of the Act. The objective also give effect to higher order direction. In this case that includes the direction on intensification in the Act itself, the NPS-UD, the CRPS, and the relevant objectives set out in Chapter 3 Strategic Directions. The directions in the Act and the NPS-UD to provide for intensification, except where lesser development is justified by a qualifying matter has been discussed earlier. The CPRS seeks the following;

Objective 6.2.1;
Recovery, rebuilding and development are enabled within Greater Christchurch through a land use and infrastructure framework that: …
9. integrates strategic and other infrastructure and services with land use development; …

Policy 6.3.5
Recovery of Greater Christchurch is to be assisted by the integration of land use development with infrastructure by: …
2. Ensuring that the nature, timing and sequencing of new development are co-ordinated with the development, funding, implementation and operation of transport and other infrastructure in order to:
a. optimise the efficient and affordable provision of both the development and the infrastructure;
b. maintain or enhance the operational effectiveness, viability and safety of existing and planned infrastructure; …
e. ensure new development does not occur until provision for appropriate infrastructure is in place;
3. Providing that the efficient and effective functioning of infrastructure, including transport corridors, is maintained, …
5. Managing the effects of land use activities on infrastructure, … .

6.23.18 For the purposes of changing the District Plan, Rule 3.3.a (Interpretation) of the District Plan imposes an internal hierarchy for the District Plan objectives. Strategic Directions objectives 3.3.1 and 3.3.2 have relative primacy whereby all other Strategic Directions objectives are to be expressed and achieved in a manner consistent with those objectives. Of relevance to this change, Objective 3.3.2 ii. seeks objectives and policies that clearly state the outcome intended.

6.23.19 Furthermore, objectives and policies in all other chapters of the District Plan are to be expressed and achieved in a manner consistent with the Strategic Directions objectives. In this case Objective 3.3.7 - Urban growth, form and design seeks;

A well-integrated pattern of development and infrastructure, a consolidated urban form, and a high quality urban environment that:
a. …
ix. Promotes the safe, efficient and effective provision and use of infrastructure, including the optimisation of the use of existing infrastructure; and
x. Co-ordinates the nature, timing and sequencing of new development with the funding, implementation and operation of necessary transport and other infrastructure.

Objective	Summary of Evaluation
Option 1 – Objective 8.2.3 with addition limiting intensification to	a. This option, with the addition proposed, recognises the very limited capacity for areas serviced with vacuum sewer systems to accommodate the level of intensification otherwise anticipated by the Act and NPS-UD. In

the capacity of vacuum sewer infrastructure 8.2.3 Objective - Infrastructure and transport a) Subdivision design and development promotes efficient provision and use of infrastructure and transport networks. b) A legible, well connected, highly walkable, and comprehensive movement network for all transport modes is provided. c) Outside the Central City, land is set aside for services which can also be used for other activities, such as pedestrian or cycle ways. d) **Development and intensification in the areas with vacuum sewer system constraints does not increase wastewater volumes in the existing system, unless it can be accommodated within the existing system capacity.**	Shirley and Aranui the systems are effectively at or beyond capacity. In Prestons the system only has capacity for the considerably lower development currently provided for in the District Plan. b. Upgrading the vacuum sewer is the only option that could provide increased capacity to service increased development potential. Although some limited capacity may be achieved through the reduction of on-site I&I, this may also be needed to reduce sewer overflows and the adverse environmental effects that result. c. There is no current provision for upgrading the vacuum sewer systems in the Council's Long Term Plan. Initial indications are that such an upgrade, with the significant up-front costs involved, is likely to raise questions about the viability of intensification and the fiscally responsibility of the Council in undertaking such an upgrade, particularly on the basis of the expected demand. d. The addition to the objective seeks to ensure the nature and timing of development is integrated and co-ordinated with the constraints of the sewer infrastructure capacity in these areas, by only providing for development that does no increase wastewater volumes in the existing systems, or where it can be confirmed that the systems have the necessary capacity. It ensures new development does not occur until provision for appropriate infrastructure is in place. e. It helps avoid adverse economic effects that might arise if there people purchase land, or plan developments, on the basis that the land is available for MDRS intensification, or more in the case of Shirley, only to find they cannot obtain building consent because of lack of infrastructure. f. It also helps to avoid the Christchurch community, through the Council, having to make significant investments in infrastructure with limited recovery of costs. g. It may appear to reduce housing availability and choice, or increase costs for such development, that housing may never have been a reality considering the ability of the Council to refuse connections to sewer systems that are at capacity, and that building consents could not be granted if development is unable to be adequately serviced. h. It clearly expresses the outcome intended in terms of development in areas which are serviced by vacuum sewers.
Option 2 - No recognition that intensification will be limited in	a. It may appear to increase housing availability and choice, but that housing may never have been a reality considering the ability of the Council to refuse connections to sewer systems that are at capacity, and that building consents could not be granted if development is unable to be adequately serviced.

areas with vacuum sewer infrastructure Objective 8.2.3 - Infrastructure and transport, without an additional outcome in respect of vacuum sewer system areas	b. No recognition of the very limited capacity for areas serviced with vacuum sewer systems to accommodate the level of intensification otherwise anticipated by the Act and NPS-UD. In Shirley and Aranui the systems are effectively at or beyond capacity. In Prestons the system only has capacity for the considerably lower development currently provided for in the District Plan. c. No recognition that the areas serviced by vacuum sewers have no other option that could provide increased capacity to service increased development potential, except through very expensive upgrades of such systems and possibly to a limited extent through the reduction of on-site I&I. d. Does not ensure the nature and timing of development is integrated and co-ordinated with the constraints of the sewer infrastructure capacity in these areas. Nor does it ensure new development does not occur until provision for appropriate infrastructure is in place. e. Potentially will result in adverse economic effects where people purchase land, or plan developments, on the basis that the land is available for MDRS intensification, or more in the case of Shirley, only to find they cannot obtain building consent because of lack of infrastructure. f. It does not clearly expresses the outcome intended in terms of development in areas which are serviced by vacuum sewers.
Recommendation: Option 1 (Objective 8.2.3 with addition limiting intensification to the capacity of vacuum sewer infrastructure) better ensures the integration and co-ordination of the nature and timing of development with infrastructure, ensuring new development does not occur until provision for appropriate infrastructure is in place. It optimises the efficient and affordable provision of development and infrastructure and better assists in maintaining and enhancing the operational effectiveness of infrastructure. It clearly expresses the outcome intended in terms of development in areas which are serviced by vacuum sewers. As such it is considered to be the most appropriate to achieve the purpose of the Act.	

6.23.20 **Reasonably practicable options for provisions** - In considering reasonably practicable options for achieving the objectives of the Plan and the relevant higher order directions, the following options for policies and rules have been identified. Taking into account the environmental, economic, social and cultural effects, the options identified were assessed in terms of their benefits, and costs. Based on that, the overall efficiency and effectiveness of the alternative options was assessed.

6.23.21 Option 1 – Status quo - Implement MDRS and NPSUD Policy 3 without a qualifying matter limiting subdivision and permitted activity development of up to 3 residential units in the Prestons and Aranui waste water constraint areas, and multi-unit development up to six storeys in the Shirley vacuum sewer system constraint area. The MDRS subdivision rules in clauses 3, 7 and 8 of Schedule 3A of the RMA would apply.

6.23.22 Option 2 – Apply the MDRS and NPSUD Policy 3 intensification, but with a qualifying matter for subdivision and for development of up to 3 residential units in the Prestons and Aranui vacuum sewer system constraint areas, and multi-unit development up to six storeys in the Shirley vacuum sewer system constraint area. The qualify matter for subdivision would be the retention of the existing subdivision rules relating to wastewater (8.4.1.3 and 8.6.8). The qualifying matter for development would only allow, as a permitted activity, new activities or the expansion of activities beyond existing activities that do not discharge wastewater into the vacuum sewer. New development that does discharge wastewater into the vacuum sewer would require a resource consent for a Restricted Discretionary Activity, with the assessment based on whether there is system capacity and the effect of the development on the system.

6.23.23 Option 3 – Apply the MDRS and NPSUD Policy 3 intensification, but with a qualifying matter for subdivision and for development for up to 3 residential units in the Prestons and Aranui vacuum sewer system constraint areas, and multi-unit development up to six storeys in the Shirley vacuum sewer system constraint area. In the short-term the qualifying matters would be as per Option 2 and, in terms of intensification of development would only allow, as a permitted activity, new development that would not discharge wastewater into the vacuum sewer. To enable future densification in the medium- and long-term, Council would complete a system-wide upgrade of the vacuum sewer system to provide the required capacity in anticipation of and to support future intensification.

6.23.24 Option 4 – Apply the existing Christchurch District Plan provisions relating to control of subdivision ((8.4.1.3 and 8.6.8) in vacuum sewer system constraint areas as a qualifying matter. These existing provisions require developers to seek certification that their subdivision can be accommodated by the relevant wastewater system, and requires resource consent (which may be declined) if this certification cannot be achieved. The existing provisions do not cover any intensification on existing sites where subdivision is not proposed.

6.23.25 **Evaluation of options for provisions -** The policies of the proposal must implement the objectives of the District Plan (s75(1)(b)), and the rules are to implement the policies of the District Plan (s75(1)(c)). In addition, each option is to be examined as to whether it is the most appropriate way for achieving the objectives of the plan change. The table below summarises the assessment of costs and benefits for each option based on their anticipated environmental, economic, social, and cultural effects, as well as the efficiency and effectiveness of the option and the risk of acting or not acting. Following the table for each issue is an assessment of the proposed change in respect of the additional relevant assessments required in the Act for qualifying matters in residential zones and/or in non-residential zones (Part 5, sub-part 3) and in the NPS-UD (Clause 3.33). The assessment is supported by the information obtained through technical reports, and consultation. The identification and evaluation of options is influenced by the demand for development in Aranui, Shirley and Prestons as described above.

Option 1 – Status Quo approach	**Option 2 – Proposed Change**	**Option 3**	**Option 4**
Implement MDRS and NPSUD Policy 3 without a qualifying matter limiting subdivision and permitted	Apply the MDRS and NPSUD Policy 3 intensification, but with a qualifying matter for subdivision and for	Apply the MDRS and NPSUD Policy 3 intensification, but with a qualifying matter for subdivision and for	Apply the existing Christchurch District Plan provisions relating to control of subdivision ((8.4.1.3 and

activity development of up to 3 residential units in the Prestons and Aranui waste water constraint areas, and multi-unit development up to six storeys in the Shirley vacuum sewer system constraint area. The MDRS subdivision rules in clauses 3, 7 and 8 of Schedule 3A of the RMA would apply. This option assumes that the only option for increasing system capacity to accommodate additional development is a decrease in I&I. If there is no vacuum sewer system capacity to accommodate development which increases wastewater flows, the Council is likely to refuse a connection to the wastewater network and it is unlikely to be possible to obtain building consent. **Appropriateness in achieving the objectives/ higher order document directions** Efficiency This option is efficient in that it provides for the greatest level of plan-enabled development capacity	development of up to 3 residential units in the Prestons and Aranui vacuum sewer system constraint areas, and multi-unit development up to six storeys in the Shirley vacuum sewer system constraint area. The qualify matter for subdivision would be the retention of the existing subdivision rules relating to wastewater (8.4.1.3 and 8.6.8). The qualifying matter for development would only allow, as a permitted activity, new activities or the expansion of activities beyond existing activities that do not discharge wastewater into the vacuum sewer. New development that does discharge wastewater into the vacuum sewer would require a resource consent for a Restricted Discretionary Activity, with the assessment based on whether there is system capacity and the effect of the development on the system. This option proposes that the only option for increasing system capacity to accommodate additional development is a decrease in I&I.	development for up to 3 residential units in the Prestons and Aranui vacuum sewer system constraint areas, and multi-unit development up to six storeys in the Shirley vacuum sewer system constraint area. In the short-term the qualifying matters would be as per Option 2 and, in terms of intensification of development would only allow, as a permitted activity, new development that would not discharge wastewater into the vacuum sewer. To enable future densification in the medium- and long-term, Council would complete a system-wide upgrade of the vacuum sewer system to provide the required capacity in anticipation of and to support future intensification. Because of the vacuum sewer system design, the upgrade cannot happen incrementally – the entire system has to be upgraded at the same time in advance of intensification and the amount of additional capacity must be decided	8.6.8) in vacuum sewer system constraint areas as a qualifying matter. These existing provisions require developers to seek certification that their subdivision can be accommodated by the relevant wastewater system, and requires resource consent (which may be declined) if this certification cannot be achieved. The existing provisions do not cover any intensification on existing sites where subdivision is not proposed. Increased development in a vacuum sewer system area, which does not involve subdivision, would not be subject to an infrastructure qualifying matter, but will be managed via limits on connections to the infrastructure and through building consents. If there is no system capacity to accommodate additional development, Council will refuse a connection to the wastewater network and building consent is not likely to be issued. This option proposes that the only option for increasing system capacity to accommodate additional development is a decrease in I&I.

at the lowest cost and it gives effect to the Strategic Directions in the operative Christchurch District Plan (OCDP) by reducing transaction costs and reliance on resource consent processes However, it is less efficient than Options 2 and 3 in giving effect to Canterbury Regional Policy Statement (CRPS) in that development would still be directed to areas that cannot be appropriately and efficiently serviced, and developers will continue to have the assumption that their developments can proceed because there is no requirement for a resource consent. Potential adverse effects on the environment will continue to be managed by the Council refusing to allow connections and through the building consent process if there is insufficient capacity in the system to accommodate the additional wastewater flows. Option 1 is less efficient than Option 3 in that it does not provide for an increase in system capacity to support intensification. Accordingly, this option results in little to no intensification in the	**Appropriateness in achieving the objectives/ higher order document directions** Efficiency This option is efficient in that it provides a framework for intensification where there is system capacity and provides certainty as to the level of development permitted in the waste water constraint areas through a resource consent. Option 2 is less efficient than Options 1 and 4 in giving effect to the OCDP requirements to reduce transaction costs and reliance on resource consent processes, because of the requirement for a resource consent process to determine whether development can proceed. However, this option is considered preferable to Options 1 and 4 which would continue the lack of certainty developers currently experience about whether there is system capacity to accommodate their development. It is more efficient than Options 1 and 4 in giving effect to the CRPS	at the time of designing the system upgrade. This option requires that intensification is delayed until capacity is increased in the system. **Appropriateness in achieving the objectives/higher order document directions** Efficiency This option is efficient in that it provides a framework for intensification where there is system capacity, which gives effect to the CRPS. This option is less efficient than Options 1 and 4 in giving effect the OCDP requirement to reduce transaction costs and reliance on resource consent processes, because of the requirement for a resource consent process to determine whether development can proceed. Council's feasibility and demand assessment referenced above concluded that demand in Shirley, Prestons and Aranui is less than 400 dwellings in total over a 30-year period (equivalent to approximately	**Appropriateness in achieving the objectives/ higher order document directions** Efficiency: This option is efficient in that it provides the second greatest level of plan-enabled development capacity, after Option 1, as infrastructure capacity is a limiting factor for subdivisions only, and it gives effect to the OCDP by reducing transaction costs and reliance on resource consent processes However, it is less efficient in giving effect to the CRPS in that development would still be directed to areas that cannot be appropriately and efficiently serviced and developers will continue to have the assumption that their developments can proceed because there is no requirement for a resource consent. Potential adverse effects on the environment will continue to be managed by to the Council refusing to allow connections and through the building consent process if there is insufficient capacity in the system

identified areas (because building consents will not be issued), potentially increasing housing cost and reducing housing choice within each locality compared to the Option 3. However, Council's feasibility and demand assessment referenced above concluded that demand in Shirley, Prestons and Aranui is less than 400 dwellings in total over a 30 year period and the costs of enabling intensification are not justified by the benefits. This option is considered to be less efficient that Option 2 because of the lack of certainty it provides about whether there is capacity in the vacuum sewer system to support development. This option is also inefficient because it will not provide developers with up-front certainty about whether they can develop in the constraint areas. Effectiveness This option will provide for intensification in Shirley, Prestons and Aranui. However other mechanisms, outside of the District	because development would not be directed to areas that cannot be appropriately and efficiently serviced. Option 2 is less efficient than Option 3 in that it does not provide for an increase in system capacity to support intensification. Accordingly, this option results in little to no intensification in the identified areas, potentially increasing housing cost and reducing housing choice within each locality compared to Option 3. However, Council's feasibility and demand assessment referenced above concluded that demand in Shirley, Prestons and Aranui is less than 400 dwellings in total over a 30-year period and the costs of enabling intensification are not justified by the benefits. Given the level of enablement across the city, the low estimate of demand in these suburbs, the significant and disproportionate costs of system upgrade in Option 3, and the certainty this option provides developers over Options 1 and 4, overall this option is the most	12 dwellings per year). As a result, this option is the least efficient in achieving the objectives because of the significant and disproportionate costs of the system upgrade required to enable further intensification – the benefits associated with upgrading the system are insufficient to outweigh the costs. Redevelopment and intensification in Shirley and Aranui is likely to be very slow, and the return on investment will not meet fiscal responsibility requirements. As a result this is not a viable option. Effectiveness This option is the most effective at enabling development capacity because additional capacity would be created in the vacuum sewer system in the medium- and long-term by a system upgrade. **Benefits** Environmental: Neutral in the short-term, as it does not change the effects on the environment. With increased capacity through I&I reductions and/or a system	to accommodate the additional wastewater flows. Option 4 is less efficient than Option 3 in that it does not provide for an increase in system capacity to support intensification. Accordingly, this option results in little to no intensification in the identified areas, potentially increasing housing cost and reducing housing choice within each locality compared to the Option However, Council's feasibility and demand assessment referenced above concluded that demand in Shirley, Prestons and Aranui is less than 400 dwellings in total over a 30 year period and the costs of enabling intensification are not justified by the benefits. This option is considered to be less efficient than Option 2 because of the lack of certainty it provides about whether there is capacity in the vacuum sewer system to support development. Effectiveness: This option will provide for intensification in Shirley, Prestons

Plan, such as limitations on the ability to connect to necessary infrastructure, and on the issuing of building consents, are likely to result in limited intensification. It will also be effective at managing infrastructure capacity issues in relation to the vacuum sewer system because if there is no capacity Council will refuse connections to the system and building consent is unlikely to be issued. **Benefits** Environmental: Neutral in the short-term, as wet weather overflows will remain unchanged. Wet weather overflows may reduce over time if there is a reduction in I&I. Economic: Potential for improved supply of new, warm, dry houses by providing for greatest plan-enabled permitted development capacity compared to other options. However, this is likely to be limited by restrictions on connections and building consents.	efficient in achieving the objective of providing for intensification at the lowest overall costs to all of Christchurch. Effectiveness This option is less effective than the other options at providing for intensification. This option is more effective than Options 1 and 4 at managing infrastructure capacity issues because of the requirement for a resource consent to determine whether development can proceed. It is less effective than Option 3 because creating additional capacity will rely on a reduction in I&I from privately-owned laterals (which Council has limited ability to influence and secure). Option 2 is more effective than Options 1 and 4 in providing up-front certainty to developers because it sends a strong signal at an early stage in the development process that development cannot occur in the vacuum sewer system constraint area unless there is capacity for more development or wastewater flows do not increase. This option recognises that	upgrade, in the medium- to long-term wet weather overflows will reduce/cease. This is a greater environmental benefit compared to the other options. Economic: In the short-term, potential for a limited amount of new, warm, dry housing and for the control of that development in areas constrained by the vacuum sewer network. In the medium- to long-term, this option supports the potential for increased supply of new, warm, dry homes through the creation of additional system capacity. Potential in the medium- to long-term to reduce Council operational and maintenance costs of existing system because it has been upgraded. Social: Limited short-term social benefit through the potential for slightly increased housing choice and supply, reduced housing costs and housing stress. Potential medium- and long-term increase in supply of new, warm, dry houses, as capacity increases. This option would result in the future	and Aranui, which will be effective in increasing the potential for additional housing supply. However other mechanisms, outside of the District Plan, such as limitations on the ability to connect to necessary infrastructure, and on the issuing of building consents, are likely to result in limited intensification. This option will be ineffective, however, at enabling additional housing supply because creating additional capacity will rely on a reduction in I&I from privately-owned laterals (which Council has limited ability to influence and secure). This option will be effective at managing infrastructure capacity issues in relation to the vacuum sewer system because if there is no capacity, then in terms of intensification of building development, Council will refuse connections to the system and building consent is unlikely to be issued. While in terms of subdivision, infrastructure capacity issues will be considered as part of the application for subdivision consent.

Option 1 is more economically beneficial to the Christchurch community because it does not rely on Council funding and implementing a substantial (and expensive) system upgrade to support intensification in a small part of the city, when Council's analysis is that the demand for additional housing across Prestons, Shirley and Aranui is less than 400 homes. This has economic benefits for Council in its long-term financial capability, as it is less likely to result in increased borrowing costs due to changes in the Council's credit rating. Reduced regulatory costs under the RMA because there wouldn't be a requirement for a resource consent to determine whether there was capacity in the vacuum sewer system – development would be a permitted activity. Social: Potential for increased housing choice and supply, reduced housing costs and housing stress. Cultural: Nil	wastewater systems may become more efficient over time and so a greater level of development may be possible where flows stay the same. This option results in little to no intensification in the identified areas, potentially increasing housing cost and reducing housing choice within each locality compared to the other options. As noted above, Council's feasibility and demand assessment has identified very limited demand for intensification in Shirley, Prestons and Aranui (less than 400 dwellings over a 30-year period, or an average of 12 dwellings per year) and the costs of enabling intensification are not justified by the benefits. **Benefits** Environmental: Neutral in the short-term, as wet weather overflows will remain unchanged. Wet weather overflows may reduce over time if there is a reduction in I&I. Economic: This option allows for control of development in areas constrained by the vacuum sewer network. Compared to Option 3,	reduction/avoidance of wastewater backing up into private property/streets until additional capacity is available. This is a significant public health benefit for residents under this option. Cultural: Neutral in the short-term. In the medium- to long-term this option manages the impacts on the vacuum sewer system, minimising the risk of wastewater overflows to the environment (which do not align with Te Mana o te Wai). **Costs** Environmental: Neutral Economic: Compared to Options 1, 2 and 4, the economic costs of this option are significant, disproportionate to the benefits and unfeasible for Council to fund. Council's Asset Management Team advises that the cost to upgrade the vacuum sewer system to provide additional capacity in Shirley and Aranui exceeds the Council's current 10-year LTP growth allocation for wastewater infrastructure upgrades to reduce overflows/accommodate growth. Council's assessment	This option is also ineffective because it will not provide developers with up-front certainty about whether they can develop in the constraint areas, except in respect of subdivisions through the subdivision consent process. **Benefits** Environmental: Neutral in the short-term, as wet weather overflows will remain unchanged. Wet weather overflows may reduce over time if there is a reduction in I&I. Economic: Potential for improved supply of new, warm, dry homes by providing for greatest plan-enabled permitted development capacity compared to other options, equal to Option 1 (since this option restricts subdivision, but not intensification itself). Reduced regulatory costs under the RMA because there wouldn't be a requirement for a resource consent to determine whether there was capacity in the vacuum sewer system – development would be a permitted activity.

Costs Environmental: Neutral. Economic: The economic costs relate to lack of certainty of outcome for the developer and prevention of development because of lack of wastewater capacity. These costs aren't quantifiable, as they depend on location-specific situations and the quantum of development proposed. Those economic costs may arise if there is no warning in the District Plan, through a requirement to consider whether there is capacity in the vacuum sewer system to accommodate increased development densities, as where a connection and a building consent may be refused because of capacity constraints in the vacuum sewer system. Costs may arise for developers if they invest in land, or in the planning stage of a development, only to find out at the building consent stage that there is no capacity in the public infrastructure network for the level of development enabled in the District Plan. Applying for a Land	there is no cost to Council, and hence ratepayers in Aranui and Shirley, associated with funding a system upgrade. Compared to Option 1 it provides transparency and certainty to developers that they can invest in buying land and progressing their developments because it is a permitted activity or because they have a resource consent. Including a qualifying matter in the District Plan will send a strong signal to developers that confirmation of vacuum sewer system capacity is required to progress development and this can be factored into their financial decisions. Option 2 is equal to Options 1 and 3 insofar as it is more economically beneficial to the Council, and hence the wider community, because it does not rely on Council funding and completing a system upgrade to support intensification in a small part of the city, when Council's analysis is that the demand for additional housing across both Shirley and Aranui is less than 300 homes.	concludes that demand for new dwellings in Shirley and Aranui will be less than 300 new dwellings regardless of the growth scenario. Technical advice from Council's Asset Management Team is that the system cannot be upgraded incrementally because of the design, so funding a full system upgrade before development occurred would be required to create additional capacity. The rough-order cost estimates are based on achieving additional capacity to support an increase in feasible density of ~7hh/ha for Shirley and ~13 hh/ha in Aranui. However, Council's analysis shows that the maximum demand in these suburbs is considerably lower than the feasible development potential equating to costs per dwelling of approximately $58,000 (Shirley) and $205,000 (Aranui). These are considerable higher than existing wastewater development contributions (the highest contribution is ~$8,000 per household). Social: Potential lost opportunity to develop land in the short-term.	Social: Potential for increased housing choice and supply, reduced housing costs and housing stress, but that increased housing is only likely occur if capacity is increased either by reduced I&I or the infrastructure is upgraded. Cultural: Nil **Costs** Environmental: Neutral. Economic: The economic costs relate to lack of certainty of outcome for the developer and prevention of development because of lack of wastewater capacity. There are also costs on private landowners to upgrade their own infrastructure to reduce I&I, although this is an existing obligation. These costs aren't quantifiable, as they depend on location-specific situations and the quantum of development proposed. Council can refuse to allow connections to infrastructure and building consent may not be issued because of capacity constraints.

Information Memorandum or a Project Information Memorandum, which would highlight capacity issues, is not compulsory and the information in a PIM or LIM is only correct at the time of issue. Council will continue to have ongoing operation and maintenance costs associated with the existing over-capacity system. Social: Prevents access to new housing in these suburbs because building consents would not be issued for development in the vacuum sewer area where there is no capacity, and therefore developments would be significantly restricted in the vacuum sewer system areas. However, Council's feasibility and demand assessment determined that the demand for additional development in Shirley, Prestons and Aranui is less than 400 dwellings over a 30-year period. Cultural: Neutral **Risk of acting/not acting** The Council can refuse to allow connections to its infrastructure	Social: This option provides a social benefit in that it creates complete certainty for landowners in affected areas with regard to the development restrictions that are placed on properties. There remains the potential for increased housing choice and supply, with associated reduced housing costs and housing stress. Cultural: Nil **Costs** Environmental: Neutral. Economic: There are costs on private landowners to upgrade their own infrastructure to reduce I&I, although this is an existing obligation. These costs aren't quantifiable, as they depend on location-specific situations and the quantum of development proposed. Council will continue to have ongoing operation and maintenance costs associated with the existing over-capacity system. Developers wanting to intensify, where future wastewater flows	Future development potential in the medium- and long-terms relies on reduction in I&I and/or Council funded increase in system capacity. Cultural: Neutral **Risk of acting/not acting** The risk of not acting to introduce measures is high, as the residential intensification required to be enabled by the MDRS is mandatory unless a suitable qualifying matter under section 77I of the RMA is justified. The risk of acting for this option is that it would result in the construction of a system upgrade with costs that are not justified by the benefits that would accrue from the increase in capacity. The outcome of Council's feasibility and demand assessment for housing intensification in Shirley, Prestons and Aranui, based on three different growth scenarios, shows that demand in these suburbs is expected to be in the order of 12 dwellings per year for the next 30 years. Costs per dwelling to upgrade the new system to provide for intensification would	Costs may arise for developers if they invest land, or in the planning stage, only to find out at the stage of applying for a building consent that there is no capacity in the public infrastructure network for the level of development enabled in the District Plan. Applying for a Land Information Memorandum or a Project Information Memorandum, which would highlight capacity issues, is not compulsory and the information in a PIM or LIM is only correct at the time of issue. Council will continue to have ongoing operation and maintenance costs associated with the existing over-capacity system. Social: Potentially prevents access to new housing because Council would not allow connections and building consents may not be issued for development in the vacuum sewer area where there is no capacity, and therefore developments would be significantly restricted in the vacuum sewer system areas. However, Council's feasibility and demand assessment determined that the demand for additional development in Shirley,

networks and a building consent may not be issued where the necessary infrastructure is not provided by connecting to the public infrastructure or by including an appropriate alternative method of servicing the development. As there are no alternative servicing methods for wastewater in the vacuum sewer areas intensification development will not be able to occur, unless extra capacity results from reduced I & I. However, even with this mechanism in place, there are risks of costs being incurred with an option that does not require a resource consent assessment of whether necessary wastewater servicing is available where the development would discharge wastewater into the vacuum sewer. The risk is that investments will be made in land and in planning development, only to find out at the stage of applying for a building consent that there is no capacity in the public infrastructure network for the level of development enabled in the District Plan. This is a risk particularly in areas where the	would exceed the existing flow, would need to pay for a resource consent process to determine whether their development can be accommodated. This is an increased regulatory cost compared to Options 1, 3 and 4. Social: This option prevents access to new housing in these suburbs unless there is system capacity and therefore development would be significantly restricted in the vacuum sewer system areas. However, Council's feasibility and demand assessment determined that the demand for additional development in Shirley, Prestons and Aranui is less than 400 dwellings in total. Cultural: Neutral **Risk of acting/not acting** The risk of not acting to introduce measures is high, as the residential intensification required to be enabled by the MDRS is mandatory unless a suitable qualifying matter under section 77I of the RMA is justified.	be substantial (~$58,000 per dwelling for Shirley and ~$205,000 per dwelling for Aranui). This scale of cost is magnitudes higher than the current maximum development contribution of ~$8,000 in Council's 2021 Development Contributions Policy and is not justifiable when other parts of the city can provide additional housing to compensate without the need for costly wastewater system upgrades. The risk of acting on this option is significant – the returns on investment do not justify the costs. The risk of not acting on this option is considered to be very low given the predicted low level of demand in Shirley, Prestons and Aranui.	Prestons and Aranui is less than 400 dwellings in total. Cultural: Neutral. **Risk of acting/not acting** The risk to the environment of not acting to introduce subdivision qualifying matters is potentially high, as the residential intensification required to be enabled by the MDRS is mandatory unless a suitable qualifying matter under section 77I of the RMA is justified. However, the Council can refuse to allow connections to its infrastructure networks and a building consent may not be issued where the necessary infrastructure is not provided by connecting to the public infrastructure or by including an appropriate alternative method of servicing the development. The risk of acting for this option is that there will be reduced housing choice and increased housing cost at a local level due to restricting of supply through the requirement that subdivision can only occur if there is capacity.

existing infrastructure network has relatively little or no capacity. This risk is negated to some extent by the information provided if an application is made for a Land Information Memorandum (LIM) when purchasing land, or a Project Information Memorandum (PIM) when planning a development. Neither is compulsory however and the information is correct at the time of issue, so some risk remains. The likely level of such risks is unknown.	The risk of acting for this option is that there will potentially be reduced housing choice and increased housing cost at a local level due to restricting of supply through the requirement that development can only occur if there is spare capacity. As spare capacity is likely to be limited in this option, this will limit housing choice and affordability. In addition, landowners will have a significantly reduced opportunity to develop their land. The impact of development being prevented because of a lack of system capacity is considered to be low, however, as the outcome of Council's feasibility and demand assessment for housing intensification in Shirley, Prestons and Aranui, based on four different growth scenarios, shows that demand in these suburbs is expected to be in the order of 12 dwellings per year for the next 30 years. There is a risk that the requirement for both a resource consent and a building consent for wastewater servicing may result in consents being granted with different and potentially conflicting conditions. This is mitigated to the extent possible by the need for Council's		However, the outcome of Council's feasibility and demand assessment for housing intensification in Shirley, Prestons and Aranui, based on three different growth scenarios, shows that demand in these suburbs is expected to be in the order of 12 dwellings per year for the next 30 years. Given the predicted low level of demand, the risk of significantly reduced housing choice that could occur as a result of this option is considered to be low. Also the Council can refuse to allow connections to its infrastructure networks and a building consent cannot be issued where the necessary infrastructure is not provided by connecting to the public infrastructure or by including an appropriate alternative method of servicing the development. As there are no alternative servicing methods for wastewater in the vacuum sewer areas, intensification development will not be able to occur in any event, unless extra capacity results from reduced I & I. However, even with those mechanisms in place, there are risks of costs being incurred with an

	Asset Management team to contribute to the assessment, as part of both consent processes, as to whether there is capacity for development. If a resource consent is granted, it should follow that a building consent will also be granted with similar conditions. It is acknowledged that a requirement for a resource consent in the District Plan may not remove all such risk, particularly if there is a delay between granting a resource consent and applying for a building consent, as other developments may have occurred and absorbed the capacity. The likely level of such risks is unknown.		option that does not require resource consent assessment of whether necessary wastewater servicing is available, where the development would discharge wastewater into the vacuum sewer and potentially increase wastewater volumes above existing levels. The risk is that investments will be made in land and planning development, only to find out at the stage of applying for a building consent that there is no capacity in the public infrastructure network for the level of development enabled in the District Plan. This is a risk particularly in areas where the existing infrastructure network has relatively little or no capacity. This risk is negated to some extent by the information provided if an application is made for a Land Information Memorandum (LIM) when purchasing land, or a Project Information Memorandum (PIM) when planning a development. Neither is compulsory however and the information is correct at the time of issue, so some risk remains.

			The likely level of such risks is unknown.
Recommendation: Option 2 is recommended as it is the most appropriate way to achieve the applicable statutory requirements, including giving effect the objectives of the District Plan and higher order direction.			

6.23.26 **Vacuum sewer wastewater system constraint areas Section 77 evaluation** - Section 77I allows for the territorial authority to apply building height or density requirements that are less enabling of development where a qualifying matter applies, which includes any other matter that makes higher density, as provided for by the MDRS or policy 3, inappropriate in an area, provided that section 77L is satisfied (s77I(j)), in addition to those assessments required under s.77J. As vacuum sewers are not specifically identified as a qualifying matter by the Act it requires an assessment as an 'other matter'.

6.23.27 **Reason the area is subject to a qualifying matter (s77J 3 (a)(i))** - The areas identified in Shirley, Aranui and Prestons are connected to the respective vacuum sewer system in these areas, which have no or limited capacity for further development.

6.23.28 **Reason the qualifying matter is incompatible with the level of development permitted (s77J 3 (a)(ii))** - As outlined above, the vacuum sewer systems in Shirley and Aranui are at capacity (with very minor exceptions), and the system in Prestons only has capacity for low-density development on vacant sites. Wastewater already overflows onto streets and footpaths (in the Shirley system) and backs up into private homes (in the Aranui system) during wet weather events. There are no alternative solutions to create additional system capacity, other than a full system upgrade which would not be economically viable. This would have to occur before any intensification occurred, because the design of the vacuum sewer system networks.

6.23.29 The existing lack of capacity in the vacuum sewer systems in Shirley, Aranui and Prestons makes the level of development directed by Policy 3 of the NPS-UD and the MDRS incompatible with the current vacuum sewer system design, since if this level of development were connected to the existing network it would result in an increase in wastewater overflows to the environment, and hence a worsening of the existing public health effects.

6.23.30 **Impact of lesser enablement under the proposed qualifying matter (s77J 3 (b)) -** An analysis of development potential in the areas of Shirley, Aranui and Prestons subject to the vacuum sewer system constraint has identified that, with the implementation of densities required by the MDRS and Policy 3 of the NPS-UD, theoretical development potential could increase by approximately 20,100 dwellings, from approximately 5,400 dwellings under the existing District Plan, to approximately 25,500 dwellings with the implementation of MDRS and Policy 3 of the NPS-UD. Council has also undertaken a feasibility and demand assessment across the city using four growth scenarios. Further detail is provided in at the start of

this report. The output of this assessment concludes that feasible development in Shirley, Prestons and Aranui is in the order of 4,100 dwellings. However, the likely demand over the next 30 years is for less than 10% of this, at 357 dwellings. This equates to approximately 12 dwellings per year.

6.23.31 It is proposed to apply the MDRS and NPSUD Policy 3 in the vacuum sewer system areas, with a qualifying matter on development of up to 3 units in the Prestons and Aranui vacuum sewer system constraint areas, and a qualifying matter on development of apartments up to six storeys in the Shirley vacuum sewer system constraint area. New development in a vacuum sewer system constraint area would be permitted where it results in no discharge wastewater into the vacuum sewer. If wastewater would discharge into the vacuum sewer as a result of the proposed level of development, a restricted activity resource consent would be required, with the following matters of discretion:

- Capacity in the relevant vacuum sewer system
- Effects of the proposed development on the capacity and operation of the vacuum sewer system and adjoining wastewater systems

6.23.32 Limiting development capacity as proposed in the preferred option will reduce theoretical development potential by approximately 20,100 dwellings in the short-term. However, as stated above, the estimated **demand** has been assessed as less than 400 dwellings in the next 30 years. The impact, therefore, of applying the qualifying matter in the waste water constraint areas is limited and compensated for by the amount of housing enabled in other parts of the city which would provide additional housing supply and choice.

6.23.33 The impact that limiting development capacity will have on the provision of development capacity is set out in Table 3 of this report.

6.23.34 **The costs and broader impacts of imposing lesser enablement (s77J 3 (c)) -** Placing the constraint on development in the Shirley, Aranui and Prestons vacuum sewer systems will potentially reduce housing supply and choice in these areas, potentially increasing housing costs. As noted above, however, demand has been assessed as low in these suburbs and additional housing supply has been enabled in other parts of the city. Further assessment is set out in the above s32 evaluation table.

6.23.35 **The specific characteristic that makes the permitted level of development inappropriate (s77L (a)) -** As outlined above, the vacuum sewer systems in Shirley and Aranui are at capacity (with very minor exceptions), and the system in Prestons only has capacity for low-density development on the remaining vacant sites. Wastewater overflows onto streets and footpaths (in the Shirley system) and backing up of wastewater into private homes (in the Aranui system) already occur during wet weather events. The lack of capacity in the vacuum sewer systems in Shirley, Aranui and Prestons is the specific characteristic that makes the level of development provided by the MDRS and NPSUD Policy 3 inappropriate in these areas.

6.23.36 **Reason the characteristic makes the permitted level of development inappropriate (s77L (b))-** Achieving the level of development required by Policy 3 of the NPS UD and the MDRS in Shirley, Aranui and Prestons, without increased adverse environmental and public health impacts, would require Council to upgrade the vacuum sewer to provide additional capacity. The MDRS/NPSUD level of development is inappropriate as the cost of

upgrading the sewer system to provide additional capacity is significant compared to the limited benefit that would result. There is not the demand for housing in Shirley and Aranui to support the scale of investment required to provide the system capacity to accommodate MDRS/NPS UD levels of development. The advice from Council's Asset Management Team is that there are no alternative means of managing wastewater other than upgrading the existing system. Further information is provided in the technical report which support this assessment.

6.23.37 **Site-specific analysis identifying the sites where the qualifying matter applies (s77L (c) (i)) -** The qualifying matter applies to the vacuum sewer systems in Shirley, Aranui and Prestons.

6.23.38 **Site-specific analysis evaluating the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter (s77L (c) (ii)) -** The geographic area where intensification needs to be compatible with the wastewater constraint is the catchment of properties that are connected to the respective vacuum sewer systems at Shirley, Aranui and Prestons. The specific characteristic has therefore been evaluated on a site-specific basis, as the characteristic is only applied to properties connected to the vacuum sewer systems.

6.23.39 **Site-specific analysis that evaluates an appropriate range of options to achieve the greatest heights and densities permitted while managing the specific characteristics (s77L (c) (iii)) -** An evaluation of an appropriate range of options are set out in the above s32 evaluation table. Overall, it is considered that there is a limited range of options for enabling a range of height and densities within the waste water constraint area. Achieving the range of heights and densities in the constraint areas is dependent on the creation of new system capacity. The cost of upgrading the sewer system to provide additional capacity is significant compared to the limited benefit that would result and it cannot be justified. The preferred option provides a consenting pathway for intensification on a site where it can be demonstrated this will not have an adverse effect on the vacuum sewer system. The preferred option also provides a pathway for future intensification if demand increases and capacity has been created through a reduction in I&I.

6.24 Residential Character Areas

6.24.1 **Issue** - In the mid-1990s, as part of the development of the Christchurch City Plan, 41 residential areas were identified as embodying special characteristics worthy of protection.[15] A review of these areas was undertaken as part of the 2015 review of the Christchurch District Plan, with 15 residential areas identified and included within a Character Area Overlay, as neighbourhoods that are distinctive from their wider surroundings and are considered to have a character, in the whole, worthy of retention. The methodology for the identification of these areas included consideration of the various elements forming part of the overall character of each area, and an assessment of the integrity and cohesiveness of each area. This resulted in the identification of whether the underlying character was still worthy of retention, including reconsideration of the boundaries of each area. [16]

6.24.2 The Character Areas are residential neighbourhoods that are distinctive from their wider surroundings and are considered to have a special character that, on the whole, is worthy of retention. This character – a combination of built form and landscape elements – contributes to tūrangawaewae, a sense of place of and belonging. It also contributes to the identity of the area, as well as making a place appealing and attractive.[17] Character is generally regarded as being derived from physical, tangible elements and other more detailed aspects such as aesthetic qualities, a consistency of building scale, form and materials – which collectively communities identify with. As well as positive social and environmental benefits that the retention of these special areas of character can bring, there are often positive economic benefits to individuals and the community.[18] These areas are therefore considered to be those that are special and unique enough to warrant specific management and therefore related to s7(c) of the RMA which refers to the maintenance and enhancement of amenity values, being "*those 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*".

6.24.3 The District Plan framework applying within the Character Area Overlay seeks to maintain and enhance the special character values which arise from identified elements, namely:

- the continuity or coherence of the character;
- the pattern of subdivision, open space, buildings and streetscape;
- the landforms or features that contribute to the qualities of the landscape and built form;

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[15] Appendix 20 of the s32 Report for Residential Chapter 14, notified 2 May 2015. *Christchurch Suburban Character Area Assessments,* Beca Ltd, 9 January 2015, p. 4.
[16] Appendix 20 of the s32 Report for Residential Chapter 14, notified 2 May 2015. *Christchurch Suburban Character Area Assessments,* Beca Ltd, 9 January 2015.
[17] *Technical Analysis of Proposed Character Area Provisions,* Christchurch City Council, 29 July 2022, p.3; and Appendix 19 of the s32 Report for Residential Chapter 14, notified 2 May 2015. *Background Report on Character Areas,* Christchurch City Council, p. 3.
[18] Appendix 19 of the s32 Report for Residential Chapter 14, notified 2 May 2015. *Background Report on Character Areas,* Christchurch City Council.

- the scale, form and architectural values of buildings and their landscape setting; and
- the qualities of the streetscape. [19]

6.24.4 A key attribute of the Character Areas is their integrity and coherence, which is a combination of the elements listed above. The redevelopment of sites within these areas, including increases in density, have the potential to adversely affect these character values and thus undermine the integrity and coherence of each area. This includes changes to: the overall pattern of development within the neighbourhood; the number and scale of buildings, structures and hard surfaces and vegetation, and to the topography and vegetation; the landscape quality, including the relationship between the site elements and the street; and the loss of the coherence and consistency in built character elements.[20]

6.24.5 **Options evaluation** - The evaluation which follows relates to the identification of Character Areas as a qualifying matter under s77I(j) and therefore sets out what the specific characteristics of these areas are and summarises why these characteristics have been identified as making the level of development provided by Policy 3 of the NPS-UD and the MDRS inappropriate. This includes the impacts of limiting development capacity, building height and density within the Character Areas and the costs and broader impacts of imposing those limits.

6.24.6 As part of giving effect to the NPS-UD and MDRS provisions, the Council has undertaken a review of potential qualifying matters. As part of this review, the Council undertook an assessment of Character Areas which involved:

- reviewing the existing Character Areas to confirm if they continue to have a level of integrity and character worth retaining,[21] with further analysis and modelling undertaken to determine their appropriateness as a qualifying matter;[22]
- investigating the introduction of other areas raised through public feedback;
- testing the effects of the application of the MDRS standards on each area, to identify the impact on the identified character values; and
- where the application of the MDRS standards has been identified as being inappropriate, because of the effect it would have on those values in a specific area, identifying alternate standards that still provide some residential intensification, as envisioned in the NPS-UD, within the Character Areas, while ensuring the retention of the character values that contribute to their integrity and distinctive qualities.

6.24.7 The outcome of the above is that Plan Change 14 proposes to rationalise the existing Character Areas, retaining thirteen of the existing Character Areas which were identified as having a level of integrity and distinctive character worth retaining; and reducing the extent of some others. In addition,

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[19] Policy 14.2.4.7
[20] *Technical Analysis of Proposed Character Area Provisions*, Christchurch City Council, 29 July 2022, p. 7-8.
[21] *Investigation of Qualifying Matters – Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell Ltd, 1 June 2022; *Investigation of Qualifying Matters - Lyttelton Character Area*, Boffa Miskell Ltd, 22 July 2022.
[22] *Technical Analysis of Proposed Character Area Provisions,* Christchurch City Council, 29 July 2022.

three new areas were identified as meeting the criteria to be included as Character Areas,[23] and two existing Character Areas – Beckenham (Tennyson Street)[24] and Lyttelton[25] - were expanded.

6.24.8 As part of the analysis undertaken, the characteristics of each area were identified, and where areas have clear commonalities they have been grouped, allowing them to be managed through the same set of standards, with assessment matters ensuring allowance for any more refined differences in character. Character areas have been group by type under the following classifications:

Type	Character Area included
Type 1	Beverley; Heaton
Type 2	Englefield
Type 3	Francis; Malvern; Massey; Ranfurly; Roker; Ryan; Severn; Tainui
Type 4	Beckenham Loop; Dudley
Type 5	Piko
Type 6	Cashmere
Type 7	Bewdley

[23] *Investigation of Qualifying Matters – Ōtautahi Christchurch Suburban Character Areas – Stage 2A Addendum Report*, Boffa Miskell Ltd, 22 July 2022.
[24] *Investigation of Qualifying Matters – Ōtautahi Christchurch Suburban Character Areas – Stage 2A Addendum Report*, Boffa Miskell Ltd, 22 July 2022.
[25] *Investigation of Qualifying Matters - Lyttelton Character Area*, Boffa Miskell Ltd, 22 July 2022.

Type 8	Lyttelton

6.24.9 The methodology used for the review is outlined further in '*Technical Analysis of Proposed Character Area Provisions'.*[26] Of note, the analysis of Character Areas included the application of a classification system to each site within each Character Area to determine its overall appropriateness as a qualifying matter.

6.24.10 As part of the analysis undertaken to assess Character Areas, it was also identified that in some instances the controlled activity status has been ineffective in ensuring that the character values are retained. This appears primarily as a result of the difficulty in applying very specific conditions of consent to design matters, without a full site redesign, and as a result the inability to decline resource consent.[27] In order to ensure that as the density of these areas increase the values of each Character Area to the community are retained, a restricted discretionary activity status is therefore proposed, except for the retention of a controlled activity consent for the erection of a new residential unit to the rear of an existing residential unit.

6.24.11 Section 77J(3)(a)(ii) Why the level of development provided by the MDRS is inappropriate in Character Areas

6.24.12 The assessment undertaken by Boffa Miskell[28] includes consideration of the potential impacts of intensification on the attributes of the Character Areas. In broad terms, these include:

- Loss of the original dwelling.
- Scale/dominance of new/additional building.
- Garage/manoeuvring area/parking located within the front yard and the associated visual impact, effects on vegetation and loss of connection to the dwelling.
- Increase in site coverage, with an associated loss in space and vegetation, including a sense of openness and spaciousness.
- Loss of sight lines and view lines to the rear.
- Loss of large-scale vegetation.

[26] Christchurch City Council, 29 July 2022.
[27] *Technical Analysis of Proposed Character Area Provisions*, Christchurch City Council, 29 July 2022, p. 10.
[28] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022.

- Front yard open space/privacy conflict and loss of visual connection with the street, with an increase in the height of fencing.
- Multiple vehicle accessways from the street impacting on the continuity of the streetscape.
- In relation to Lyttelton, the use of materials inconsistent with the existing character, and the dominance of 'pool fencing' used without vegetation to soften it.[29]

6.24.13 The assessment includes a site specific analysis of each Character Area. That assessment, as noted above, includes the removal of two previous areas, a revision in the boundaries of eight others,[30] and the identification of five new areas (two being additions to existing areas) considered to be worthy of protection.[31]

6.24.14 Having determined the potential impact of intensification on the attributes of the Character Areas, the assessment also considers alternate development scenarios which would allow for some intensification to occur within these areas, while at the same time, maintaining the key attributes of each area, as required by the new legislation including the third limb of the site specific analysis (s77L(c)(iii)). This has resulted in a recommended set of design parameters that are intended to "*provide increased development opportunity whilst minimising impacts and retaining Character Area values*."[32] These include:

- the number of units per site and net site area;
- setbacks from other buildings on the site and to site boundaries;
- building height;
- building coverage;
- minimum requirements for open space and landscaping;
- requirements for building frontage to the street, glazing, and fencing heights; and

[29] *Investigation of Qualifying Matters - Lyttelton Character Area*, Boffa Miskell Ltd, 22 July 2022.
[30] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022.
[31] *Investigation of Qualifying Matters – Ōtautahi Christchurch Suburban Character Areas – Stage 2A Addendum Report*, Boffa Miskell Ltd, 22 July 2022; and *Investigation of Qualifying Matters - Lyttelton Character Area*, Boffa Miskell Ltd, 22 July 2022.
[32] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 8.

- the location of garages and carports.

6.24.15 Further modelling of these parameters was then undertaken to identify and test potential Plan provisions, primarily built form standards, on the basis of the evaluations of the characteristics and management of these identified by Boffa Miskell.[33] The outcome of this is the development of plan provisions contained in Plan Change 14 that will apply within the Character Areas, and which modify aspects of the underlying zone provisions.

6.24.16 Evaluating each Character Area

6.24.17 The following provides an analysis of each character area proposed to be included as a qualifying matter under s77I of the Act.

[33] *Technical Analysis of Proposed Character Area Provisions,* Christchurch City Council, 29 July 2022.

Character Area: Beckenham Loop

Section	Matter addressed	Assessment
77J(3)(a)(i); 77L(a); 77L(c)(i)	Why the area is subject to a qualifying matter.	The following have been identified as the key elements, which in combination contribute to the distinctiveness and sense of place of the Beckenham Loop Character Area[34]: • Consistent style and era of dwellings, primarily consisting of single-storey wooden Californian-style bungalows of the 1920s - 1940s, and in Tennyson Street, wooden dwellings of the early to mid-20th century, and particularly the 1910s - 1920s. • Dwellings are typically single-storey, with some exceptions and are generally detached buildings of a moderate scale. • Buildings and roofs are generally simple forms with projections, gable and hip roofs. • Architectural detailing includes bay and bow windows, shingle gable ends and weatherboard cladding. • Dwellings are setback between 6-9m from the street, with larger setbacks present bordering the river (Waimea Terrace, Eastern Terrace and Tennyson Street). • Fencing is 1m to 1.5m, although evidence of non-compliance with this standard is eroding this consistency. • Moderate street widths, consistent dwelling setbacks, more generous along the river edge. • Visible boundary vegetation and landscaping in the front yard.

[34] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 32 and *Investigation of Qualifying Matters – Ōtautahi Christchurch Suburban Character Areas – Stage 2A Addendum Report*, Boffa Miskell Ltd, 22 July 2022.

		• Good visual connectivity between the dwellings and the street through low fencing, dwelling entrances, placement of windows. • Mature deciduous trees lining Dudley and Fisher Avenue and Norwood Street. • In Tennyson Street, garages/carports to the rear of lots and detached, and established gardens.
77J(3)(a)(i) & 77L(b)	Why the qualifying matter is incompatible with the level of development permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 for that area, and in light of the national significance of urban development and the objectives of the NPS-UD.	Technical analysis has identified that the level of development permitted by the MDRS or as provided for by Policy 3 of the NPS-UD, would be inappropriate in this Character Area, as it would not maintain the special characteristics and values attributed to these Character Areas; nor retain their value as a whole.[35] Otherwise progressing with the intensification direction would result in:[36] • Loss of the original dwelling. • Scale/dominance of new/additional building. • Garage/manoeuvring area/parking located within the front yard and the associated visual impact, effects on vegetation and loss of connection to the dwelling. • Increase in site coverage, with an associated loss in space and vegetation, including a sense of openness and spaciousness. • Loss of sight lines and view lines to the rear. • Loss of large-scale vegetation. • Front yard open space/privacy conflict and loss of visual connection with the street, with an increase in the height of fencing. • Multiple vehicle accessways from the street impacting on the continuity of the streetscape.

[35] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 10.
[36] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 8.

		Assessment against the relevant NPS-UD objectives Objective 1: The values associated with the Character Area contribute to the wellbeing of the community and to a well-functioning urban environment. Development permitted by the MDRS or as provided for by Policy 3 of the NPS-UD would compromise these values. Objective 2: The loss of development capacity resulting from this Character Area being identified as a qualifying matter will have limited impact on the overall opportunities for residential intensification, and therefore will not have a detrimental impact on competitive land and development markets. The degree of loss is offset by the significant amount of further development capacity plan change 14 proposes. Objective 3: The extent of the Beckenham Loop Character Area is not in near proximity to a commercial centre, is not within a significant public transport corridor, and has not been identified within an area that has high housing demand. Objective 4: Development opportunities are enabled within the Character Area, which will allow for it to develop and change over time in response to the needs of people and the community, while still maintaining those characteristics of value to the community in this area.
77J(3)(b)	The impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity.	This Character Area covers almost 880 residential sites. The proposed Character Area controls will allow for 193 additional residential units across this area. This is compared to a theoretical maximum development capacity of 3,334 units that could be developed under the MDRS provisions, resulting in a total estimated theoretical lost development capacity of 3,141 residential units.

77J(3)(c)	The costs and broader impacts of imposing those limits.	The key cost and broader impact of imposing the limits in this Character Area is that it reduces housing choice and availability of land for new development within this area.
77J(4)(b) & 77L(c)(ii)	How modifications to the MDRS as applied to the relevant residential zones are limited to only those modifications necessary to accommodate qualifying matters and, in particular, how they apply to any spatial layers relating to overlays, precincts, specific controls, and development areas, including— • any operative district plan spatial layers; • any new spatial layers proposed for the district plan; and • the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter.	The proposed Character Area controls (set out below), are those which have been determined as being appropriate to allow for some further residential intensification in line with the NPS-UD objectives, while still retaining the integrity of this Character Area. The specific controls also align with the MDRS provisions as far as practicable.[37] The Character Area has been spatially defined through a review undertaken by Boffa Miskell. This involved[38]: • Undertaking a site visit and recording changes to the ranking of the Site (from that undertaken in 2015[39].) • Removing any large clusters of rear sections that could not be seen and which are not considered to be part of a consistent, coherent streetscape or sensible grouping overall. • Confirming the boundaries of the Character Area generally based on whether at least 80% of sites were ranked either Primary or Contributory (with generally 50% being Primary sites.) The outcome of this is the reduction in the extent of the current Beckenham Character Area in some places;[40] and an extension to include Tennyson Street, the south side of the block between Norwood Street and Eastern Terrace aligning with the Heathcote River.[41] A total of 877 sites will have the following Character Area overlay controls applied to them.

[37] *Technical Analysis of Proposed Character Area Provisions,* Christchurch City Council, 29 July 2022.
[38] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 6-7.
[39] Appendix 20 of the s32 Report for Residential Chapter 14, notified 2 May 2015. *Christchurch Suburban Character Area Assessments,* Beca Ltd, 9 January 2015.
[40] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p.37-38.
[41] *Investigation of Qualifying Matters – Ōtautahi Christchurch Suburban Character Areas – Stage 2A Addendum Report*, Boffa Miskell Ltd, 22 July 2022.

Standard	MDRS & MRZ Controls	Beckenham Character Area
Activity Status (where standards are met) for residential units	Permitted: up to 3 units per site	Permitted: interior conversion of an existing residential unit into two residential units Controlled: single residential unit located to the rear of an existing residential unit Restricted Discretionary: any other residential unit
Units per site	3	2
Minimum net site size	400m^2 [proposed in MRZ vacant allotment size]	700m^2
Height	11m + 1m (roof)	5.5m
Height in relation to boundary	4m & 60°	*As per MDRS*
Road boundary setback	1.5m	8m, or 6m, where it is a relocation of an original house was built prior to 1945.
Internal boundary setbacks	1m	2m on one side and 3m on the other
Rear boundary setbacks	1m	3m
Minimum building setback to a shared access	N/A	1m
Building coverage	50%	40%
Minimum building frontage to street	N/A	60%
Minimum outdoor living space	20m^2 3m minimum dimension	50m^2 5m minimum dimension

		Outlook Space	4m x 4m for principle living room and 1mx1m for all other habitable rooms.	*As per MDRS*
		Minimum windows to street (glazing)	20%	30% including a front door
		Ground floor habitable room	50% of any ground floor area as habitable rooms [MRZ proposal]	*As per proposed zoning*
		Minimum landscaped area	20%	20% Plus minimum 3m landscape strip along extent of the front boundary excluding access.
		Maximum fencing height (front boundary)	50% to maximum 1.5m [MRZ proposal]	1.2m
		Garage & carport building location	Detached garage or carport located 1.2m behind front façade of a residential unit [MRZ proposal]	Garages and carports whether separate or integrated to be to the rear of the dwelling, or if at the side to be a minimum of 5m behind the main front façade of the building.
		Max. paved access width per site.	N/A	3.6m, or 4.8m where including a 1.2m pedestrian access.
		Min. building separation on a site (excluding garages)	N/A	5m

77L(c)(iii)	An appropriate range of options to achieve the greatest heights and densities permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 while managing the specific characteristics.	The MDRS were used as a baseline for the assessment undertaken of the Character Areas. The initial assessment of Character Areas undertaken by Boffa Miskell identified a potential set of parameters based on individual attributes assessed for each of the Character Area typologies. Consideration was also given as to how to incentivise the retention of values that make a primary contribution to a Character Area, given their importance to the integrity and coherence of the Character Area values. Modelling was then undertaken to consider the combination of built form standards, to determine the combination of these which would allow for an increase in density, without the loss of character values[42]. The results of this are reflected in the proposed controls summarised in the table above.

[42] *Technical Analysis of Proposed Character Area Provisions,* Christchurch City Council, 29 July 2022.

Character Area: Beverley

Section	Matter addressed	Assessment
77J(3)(a)(i); 77L(a); 77L(c)(i)	Why the area is subject to a qualifying matter.	The following have been identified as the key elements, which in combination contribute to the distinctiveness and sense of place of the Beverley Character Area[43]: • Consistent double-storey generally detached dwellings with large footprints located on sections that are largely intact. • Architectural detailing that primarily reflects the Georgian Revival, English Domestic Revival and Arts and Craft styles. • Building form and detailing which includes steep pitched roofs, timber weatherboard cladding, iron or slate tile roofing, bay and box windows, a mixture of small and medium sized windowpanes within overall large frames, various styled dormer windows, window shutters, exposed rafter ends to extended eves and occasional shingle detailing on gable ends. • Entrance canopies, a variety of detailed entry features, verandas and porches. • A general spaciousness when viewed from the street, including generous separation between houses and gardens with substantial vegetation. • A typical site coverage of approximately 30% and an average setback from the street of approximately 4m on the north side of the street and deeper setbacks varying between 6-14m on the south side. • Mature boundary and on-site vegetation. • Low fencing of approximately 1m to 1.5m in height with some stone walls. • Visual connectivity between dwellings and the street – through low fencing, placement of windows and dwelling entrances and porches. • Garages which are generally excluded from the street.

[43] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 11.

77J(3)(a)(i) & 77L(b)	Why the qualifying matter is incompatible with the level of development permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 for that area, and in light of the national significance of urban development and the objectives of the NPS-UD.	Technical analysis has identified that the level of development permitted by the MDRS or as provided for by Policy 3 of the NPS-UD, would be inappropriate in this Character Area, as it would not maintain the special characteristics and values attributed to this Character Areas; nor retain its value as a whole.[44] Otherwise progressing with the intensification direction would result in:[45] • Loss of the original dwelling. • Scale/dominance of new/additional building. • Garage/manoeuvring area/parking located within the front yard and the associated visual impact, effects on vegetation and loss of connection to the dwelling. • Increase in site coverage, with an associated loss in space and vegetation, including a sense of openness and spaciousness. • Loss of sight lines and view lines to the rear. • Loss of large-scale vegetation. • Front yard open space/privacy conflict and loss of visual connection with the street, with an increase in the height of fencing. • Multiple vehicle accessways from the street impacting on the continuity of the streetscape. ***Assessment against the relevant NPS-UD objectives*** Objective 1: The values associated with the Character Area contribute to the wellbeing of the community and to a well-functioning urban environment. Development permitted by the MDRS or as provided for by Policy 3 of the NPS-UD would compromise these values.

[44] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 10.
[45] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 8.

		Objective 2: The loss of development capacity resulting from this Character Area being identified as a qualifying matter will have limited impact on the overall opportunities for residential intensification, and therefore will not have a detrimental impact on competitive land and development markets. The degree of loss is offset by the significant amount of further development capacity plan change 14 proposes. Objective 3: The Beverley Character Area is located within close proximity of a larger Local Centre, which proposes to increase building heights and densities to enable 20m building development. The area front into Papanui Road, a significant public transport corridor, and has been identified as an area with strong development interest. Despite this, the character area remains isolated to 25 sites, which is unlikely to have a discernible impact on development potential within the area and still provide for ready accessible access to local employment and public transport. The proposed controls have been identified as providing for a level of development within the Character Area, to enable more people to live in this part of the urban environment, while ensuring that the special characteristics and values attributed to this Character Area, and its values as a whole, are retained. Objective 4: There is still a level of development enabled in the Character Area, which will allow for it to develop and change over time in response to the needs of people and the community, while still maintaining those characteristics of value to the community in this area.
77J(3)(b)	The impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity.	The Beverley Character Area totals 25 residential sites. The proposed Character Area controls will allow for 3 additional residential units. This is compared to a theoretical maximum of 178 units that could be developed under the MDR provisions, resulting in a total estimated theoretical lost development capacity of 175 residential units.
77J(3)(c)	The costs and broader impacts of imposing those limits.	The key cost and broader impact of imposing the limits in this Character Area is that it reduces housing choice and availability of land for new development within this area.

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<td>77J(4)(b) & 77L(c)(ii)</td>
<td>How modifications to the MDRS as applied to the relevant residential zones are limited to only those modifications necessary to accommodate qualifying matters and, in particular, how they apply to any spatial layers relating to overlays, precincts, specific controls, and development areas, including—
any operative district plan spatial layers;
any new spatial layers proposed for the district plan; and
the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter.</td>
<td>The proposed Character Area controls (set out below), are those which have been determined as being appropriate to allow for some further residential intensification in line with the NPS-UD objectives, while still retaining the integrity of this Character Area. The specific controls also align with the MDRS provisions as far as practicable.[46]

The Character Area has been spatially defined through a review undertaken by Boffa Miskell. This involved[47]:
Undertaking a site visit and recording changes to the ranking of the Site (from that undertaken in 2015[48].)
Removing any large clusters of rear sections that could not be seen and which are not considered to be part of a consistent, coherent streetscape or sensible grouping overall.
Confirming the boundaries of the Character Area generally based on whether at least 80% of sites were ranked either Primary or Contributory (with generally 50% being Primary sites.)
The outcome of this is the retention of the current extent of the Beverley Character Area.[49]A total of 25 sites will have the following Character Area overlay controls applied to them.

<table>
<tr><th>Standard</th><th>MDRS & MRZ Controls</th><th>Beverley Character Area</th></tr>
<tr><td>Activity Status (where standards are met) for residential units</td><td>Permitted: up to 3 units per site</td><td>Permitted: interior conversion of an existing residential unit into two residential units</td></tr>
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[46] *Technical Analysis of Proposed Character Area Provisions,* Christchurch City Council, 29 July 2022.
[47] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 6-7.
[48] Appendix 20 of the s32 Report for Residential Chapter 14, notified 2 May 2015. *Christchurch Suburban Character Area Assessments,* Beca Ltd, 9 January 2015.
[49] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p.14.

				Controlled: single residential unit located to the rear of an existing residential unit Restricted Discretionary: any other residential unit
		Units per site	3	2
		Minimum net site size	400m^2 [proposed in MRZ vacant allotment size]	800m^2
		Height	11m + 1m (roof)	7m + 2m (roof)
		Height in relation to boundary	4m & 60^o	*As per MDRS*
		Road boundary setback	1.5m	North side – 3m South side – 7m
		Internal boundary setbacks	1m	2m on one side and 3m on the other
		Rear boundary setbacks	1m	3m
		Minimum building setback to a shared access	N/A	1m
		Building coverage	50%	40%
		Minimum building frontage to street	N/A	60%
		Minimum outdoor living space	20m^2 3m minimum dimension	80m^2 7m minimum dimension
		Outlook Space	4m x 4m for principle living room and 1mx1m for all other habitable rooms.	*As per MDRS*
		Minimum windows to street (glazing)	20%	20% including a front door

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<tr><td>Ground floor habitable room</td><td>50% of any ground floor area as habitable rooms [MRZ proposal]</td><td>As per proposed zoning</td></tr>
<tr><td>Minimum landscaped area</td><td>20%</td><td>20%
Plus a 2m landscape strip along front boundary.</td></tr>
<tr><td>Maximum fencing height (front boundary)</td><td>50% to maximum 1.5m [MRZ proposal]</td><td>1.2m</td></tr>
<tr><td>Garage & carport building location</td><td>Detached garage or carport located 1.2m behind front façade of a residential unit [MRZ proposal]</td><td>Garages and carports whether separate or integrated to be to the rear of the dwelling, or if at the side to be a minimum of 5m behind the main front façade of the building.</td></tr>
<tr><td>Max. paved access width per site.</td><td>N/A</td><td>3.6m, or 4.8m where including a 1.2m pedestrian access.</td></tr>
<tr><td>Min. building separation on a site (excluding garages)</td><td>N/A</td><td>5m</td></tr>
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<td>77L(c)(iii)</td>
<td>An appropriate range of options to achieve the greatest heights and densities permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 while managing the specific characteristics.</td>
<td>The MDRS were used as a baseline for the assessment undertaken of the Character Areas. The initial assessment of Character Areas undertaken by Boffa Miskell identified a potential set of parameters based on individual attributes assessed for each of the Character Area typologies. Consideration was also given as to how to incentivise the retention of values that make a primary contribution to a Character Area, given their importance to the integrity and coherence of the Character Area values. Modelling was then undertaken to consider the combination of built form standards, to determine the combination of these which would allow for an increase in density,</td>
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		without the loss of character values[50]. The results of this are reflected in the proposed controls summarised in the table above.

[50] *Technical Analysis of Proposed Character Area Provisions,* Christchurch City Council, 29 July 2022.

Character Area: Bewdley

Section	Matter addressed	Assessment
77J(3)(a)(i); 77L(a); 77L(c)(i)	Why the area is subject to a qualifying matter.	The following have been identified as the key elements, which in combination contribute to the distinctiveness and sense of place of the Bewdley Character Area[51]: • Consistent setbacks with open front yards. • Subdivision pattern is largely intact. • Consistent single storey, generally detached, dwellings on modest footprints. • Architectural detailing which reflects a very specific period - consistently includes masonry bungalows dating from the 1950s – 1960s. • Gardens/vegetation in front yard, including hedges. • Garages/carports to rear and detached. • Entrances at the side of the dwelling. • Good visual connectivity between dwellings and the street through glazing to the street and low or no fencing.
77J(3)(a)(i) & 77L(b)	Why the qualifying matter is incompatible with the level of development permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 for that area, and in light of the national significance of urban development and the objectives of the NPS-UD.	Technical analysis has identified that the level of development permitted by the MDRS or as provided for by Policy 3 of the NPS-UD, would be inappropriate in this Character Area, as it would not maintain the special characteristics and values attributed to this Character Areas; nor retain its value as a whole.[52] Otherwise progressing with the intensification direction would result in:[53] • Loss of the original dwelling.

[51] *Investigation of Qualifying Matters – Ōtautahi Christchurch Suburban Character Areas – Stage 2A Addendum Report*, Boffa Miskell Ltd, 22 July 2022, p. 14.
[52] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 10.
[53] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 8.

		• Scale/dominance of new/additional building. • Garage/manoeuvring area/parking located within the front yard and the associated visual impact, effects on vegetation and loss of connection to the dwelling. • Increase in site coverage, with an associated loss in space and vegetation, including a sense of openness and spaciousness. • Loss of sight lines and view lines to the rear. • Loss of large-scale vegetation. • Front yard open space/privacy conflict and loss of visual connection with the street, with an increase in the height of fencing. • Multiple vehicle accessways from the street impacting on the continuity of the streetscape. ***Assessment against the relevant NPS-UD objectives*** Objective 1: The values associated with the Character Area contribute to the wellbeing of the community and to a well-functioning urban environment. Development permitted by the MDRS or as provided for by Policy 3 of the NPS-UD would compromise these values. Objective 2: The loss of development capacity resulting from this Character Area being identified as a qualifying matter will have limited impact on the overall opportunities for residential intensification, and therefore will not have a detrimental impact on competitive land and development markets. The degree of loss is offset by the significant amount of further development capacity plan change 14 proposes.

		Objective 3: The extent of the Bewdley Character Area is not in near proximity to a commercial centre, is not within a significant public transport corridor, and has not been identified within an area that has high housing demand. Objective 4: There is still a level of development enabled in the Character Area, which will allow for it to develop and change over time in response to the needs of people and the community, while still maintaining those characteristics of value to the community in this area.
77J(3)(b)	The impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity.	The Bewdley Character Area totals 91 residential sites. The proposed Character Area controls will allow for 12 additional residential units. This is compared to a theoretical maximum of 317 units that could be developed under the MDRS provisions, resulting in a total estimated theoretical lost development capacity of 305 residential units.
77J(3)(c)	The costs and broader impacts of imposing those limits.	The key cost and broader impact of imposing the limits in this Character Area is that it reduces housing choice and availability of land for new development within this area.
77J(4)(b) & 77L(c)(ii)	How modifications to the MDRS as applied to the relevant residential zones are limited to only those modifications necessary to accommodate qualifying matters and, in particular, how they apply to any spatial layers relating to overlays, precincts, specific controls, and development areas, including— • any operative district plan spatial layers;	The proposed Character Area controls (set out below), are those which have been determined as being appropriate to allow for some further residential intensification in line with the NPS-UD objectives, while still retaining the integrity of this Character Area. The specific controls also align with the MDRS provisions as far as practicable.[54] The Character Area has been spatially defined through a review undertaken by Boffa Miskell. This involved[55]:

[54] *Technical Analysis of Proposed Character Area Provisions,* Christchurch City Council, 29 July 2022.
[55] *Investigation of Qualifying Matters – Ōtautahi Christchurch Suburban Character Areas – Stage 2A Addendum Report*, Boffa Miskell Ltd, 22 July 2022.

- any new spatial layers proposed for the district plan; and
- the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter.

- Undertaking a desktop analysis and site visit of the area, based on areas put forward for consideration as Character Areas through the pre-notification engagement and technical review of heritage area assessments.
- Confirming the boundaries of the Character Area generally based on whether at least 80% of sites were ranked either Primary or Contributory (with generally 50% being Primary sites.)

The outcome of this is the inclusion of a new Bewdley Character Area.[56] A total of 91 sites will have the following Character Area overlay controls applied to them.

Standard	**MDRS & MRZ Controls**	**Heaton**
Activity Status (where standards are met) for residential units	Permitted: up to 3 units per site	Permitted: interior conversion of an existing residential unit into two residential units Controlled: single residential unit located to the rear of an existing residential unit Restricted Discretionary: any other residential unit
Units per site	3	2
Minimum net site size	400m^2 [proposed in MRZ vacant allotment size]	600m^2
Height	11m + 1m (roof)	5.5m
Height in relation to boundary	4m & 60^o	*As per MDRS*
Road boundary setback	1.5m	6m

[56] *Investigation of Qualifying Matters – Ōtautahi Christchurch Suburban Character Areas – Stage 2A Addendum Report*, Boffa Miskell Ltd, 22 July 2022, p. 17-18.

		Internal boundary setbacks	1m	1m on one side and 3m on the other
		Rear boundary setbacks	1m	3m
		Minimum building setback to a shared access	N/A	1m
		Building coverage	50%	35%
		Minimum building frontage to street	N/A	60%
		Minimum outdoor living space	$20m^2$ 3m minimum dimension	$50m^2$ 5m minimum dimension
		Outlook Space	4m x 4m for principle living room and 1mx1m for all other habitable rooms.	*As per MDRS*
		Minimum windows to street (glazing)	20%	40%
		Ground floor habitable room	50% of any ground floor area as habitable rooms [MRZ proposal]	*As per proposed zoning*
		Minimum landscaped area	20%	20% Plus a 3m landscape strip along road boundary.
		Maximum fencing height (front boundary)	50% to maximum 1.5m [MRZ proposal]	0.5m
		Garage & carport building location	Detached garage or carport located 1.2m behind front façade of a residential unit [MRZ proposal]	Garages and carports whether separate or integrated to be to the rear of the dwelling, or if at the side to be a minimum of 5m behind the main front façade of the building.

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<tr><td></td><td></td><td><table>
<tr><td>Max. paved access width per site</td><td>N/A</td><td>3.6m, or 4.8m where including a 1.2m pedestrian access.</td></tr>
<tr><td>Min. building separation on a site (excluding garages)</td><td>N/A</td><td>5m</td></tr>
</table></td></tr>
<tr><td>77L(c)(iii)</td><td>An appropriate range of options to achieve the greatest heights and densities permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 while managing the specific characteristics.</td><td>The MDRS were used as a baseline for the assessment undertaken of the Character Areas. The initial assessment of Character Areas undertaken by Boffa Miskell identified a potential set of parameters based on individual attributes assessed for each of the Character Area typologies. Consideration was also given as to how to incentivise the retention of values that make a primary contribution to a Character Area, given their importance to the integrity and coherence of the Character Area values. Modelling was then undertaken to consider the combination of built form standards, to determine the combination of these which would allow for an increase in density, without the loss of character values[57]. The results of this are reflected in the proposed controls summarised in the table above.</td></tr>
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[57] *Technical Analysis of Proposed Character Area Provisions,* Christchurch City Council, 29 July 2022.

Character Area: Cashmere

Section	Matter addressed	Assessment
77J(3)(a)(i); 77L(a); 77L(c)(i)	Why the area is subject to a qualifying matter.	The following have been identified as the key elements, which in combination contribute to the distinctiveness and sense of place of the Cashmere Character Area[58]: • Hillside topography with steep slopes, ridges and valleys. • Dwellings which are typically large, two-storey dwellings which respond to the topography. • The architecture is most consistently represented by dwellings from the late 19th to early 20th century, with a mix of styles including English Domestic Revivalist and Arts and Crafts styles. • Buildings have completed forms including projections, pitched roofs with architectural detailing including timber cladding, simple but decorative detailing, well defined large dormer and decorative winders. • Setbacks vary, depending on the topography, although often dwellings are very close to street edge (within approximately 5m, but some primary examples are much greater). • Property boundaries are marked by basalt stone walls along the street edge, although larger fences are evident for providing privacy. • Front gardens or boundaries are often planted, typically with established trees, hedges or shrubs. • Generally good visual connectivity between the dwellings and the street but this can be affected by topography and vegetation, and sometimes by fences.
77J(3)(a)(i) & 77L(b)	Why the qualifying matter is incompatible with the level of development permitted by the MDRS (as specified in Schedule 3A) or as provided for by	Technical analysis has identified that the level of development permitted by the MDRS or as provided for by Policy 3 of the NPS-UD, would be inappropriate in this Character Area, as it would not maintain the special characteristics and values attributed to this

[58] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 45.

	policy 3 for that area, and in light of the national significance of urban development and the objectives of the NPS-UD.	Character Areas; nor retain its value as a whole.[59] Otherwise progressing with the intensification direction would result in:[60] • Loss of the original dwelling. • Scale/dominance of new/additional building. • Garage/manoeuvring area/parking located within the front yard and the associated visual impact, effects on vegetation and loss of connection to the dwelling. • Increase in site coverage, with an associated loss in space and vegetation, including a sense of openness and spaciousness. • Loss of sight lines and view lines to the rear. • Loss of large-scale vegetation. • Front yard open space/privacy conflict and loss of visual connection with the street, with an increase in the height of fencing. • Multiple vehicle accessways from the street impacting on the continuity of the streetscape. ***Assessment against the relevant NPS-UD objectives*** Objective 1: The values associated with the Character Area contribute to the wellbeing of the community and to a well-functioning urban environment. Development permitted by the MDRS or as provided for by Policy 3 of the NPS-UD would compromise these values. Objective 2:

[59] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 10.
[60] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 8.

		The loss of development capacity resulting from this Character Area being identified as a qualifying matter will have limited impact on the overall opportunities for residential intensification, and therefore will not have a detrimental impact on competitive land and development markets. The degree of loss is offset by the significant amount of further development capacity plan change 14 proposes. Objective 3: The extent of the Cashmere Character Area is not in near proximity to a commercial centre, is not within a significant public transport corridor, and has not been identified within an area that has high housing demand. Objective 4: There is still a level of development enabled in the Character Area, which will allow for it to develop and change over time in response to the needs of people and the community, while still maintaining those characteristics of value to the community in this area.
77J(3)(b)	The impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity.	The Cashmere Character Area totals 237 residential sites. The proposed Character Area controls will allow for 108 additional residential units. This is compared to a theoretical maximum development capacity of 1,194 units that could be developed under the MDRS provisions, resulting in a total estimated theoretical lost development capacity of 1,086 residential units.
77J(3)(c)	The costs and broader impacts of imposing those limits.	The key cost and broader impact of imposing the limits in this Character Area is that it reduces housing choice and availability of land for new development within this area.
77J(4)(b) & 77L(c)(ii)	How modifications to the MDRS as applied to the relevant residential zones are limited to only those modifications necessary to accommodate qualifying matters and, in particular, how they apply to any spatial layers relating to overlays,	The proposed Character Area controls (set out below), are those which have been determined as being appropriate to allow for some further residential intensification in line with the NPS-UD objectives, while still retaining the integrity of this Character Area. The specific controls also align with the MDRS provisions as far as practicable.[61]

[61] *Technical Analysis of Proposed Character Area Provisions,* Christchurch City Council, 29 July 2022.

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<td>precincts, specific controls, and development areas, including—
• any operative district plan spatial layers;
• any new spatial layers proposed for the district plan; and
• the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter.</td>
<td>The Character Area has been spatially defined through a review undertaken by Boffa Miskell. This involved[62]:
• Undertaking a site visit and recording changes to the ranking of the Site (from that undertaken in 2015[63].)
• Removing any large clusters of rear sections that could not be seen and which are not considered to be part of a consistent, coherent streetscape or sensible grouping overall.
• Confirming the boundaries of the Character Area generally based on whether at least 80% of sites were ranked either Primary or Contributory (with generally 50% being Primary sites.)

The outcome of this is the reduction of the current extent of the Cashmere Character Area.[64] A total of 237 sites will have the following Character Area overlay controls applied to them.

<table>
<tr><th>Standard</th><th>MDRS & MRZ Controls</th><th>Cashmere Character Area</th></tr>
<tr><td>Activity Status (where standards are met) for residential units</td><td>Permitted: up to 3 units per site</td><td>Permitted: interior conversion of an existing residential unit into two residential units
Controlled: single residential unit located to the rear of an existing residential unit
Restricted Discretionary: any other residential unit</td></tr>
<tr><td>Units per site</td><td>3</td><td>2</td></tr>
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[62] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 6-7.
[63] Appendix 20 of the s32 Report for Residential Chapter 14, notified 2 May 2015. *Christchurch Suburban Character Area Assessments,* Beca Ltd, 9 January 2015.
[64] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p.47.

		Minimum net site size	400m^2 [proposed in MRZ vacant allotment size]	800m^2
		Height	11m + 1m (roof)	7m + 2m (roof)
		Height in relation to boundary	4m & 60^o	*As per MDRS*
		Road boundary setback	1.5m	5m
		Internal boundary setbacks	1m	3m
		Rear boundary setbacks	1m	3m
		Minimum building setback to a shared access	N/A	1m
		Building coverage	50%	40%
		Minimum building frontage to street	N/A	8m
		Minimum outdoor living space	20m^2 3m minimum dimension	50m^2 5m minimum dimension
		Outlook Space	4m x 4m for principle living room and 1mx1m for all other habitable rooms.	*As per proposed zoning*
		Minimum windows to street (glazing)	20%	20% including a front door
		Ground floor habitable room	50% of any ground floor area as habitable rooms [MRZ proposal]	*As per MDRS*
		Minimum landscaped area	20%	20% Plus a 3m landscape strip along front boundary.
		Maximum fencing height (front boundary)	50% to maximum 1.5m [MRZ proposal]	1.2m front boundary fence, 1.5 metre retaining wall along the front boundary, and fence on

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<tr><td></td><td></td><td>retaining wall must be setback from front face of retaining wall by 1.2m.</td></tr>
<tr><td>Garage & carport building location</td><td>Detached garage or carport located 1.2m behind front façade of a residential unit [MRZ proposal]</td><td>A single garage or carport less than 4.5m in width within front setback, where it fronts on to the street; is less than 25% of the width of the street frontage; and does not have a driveway or garage located within 2.5m</td></tr>
<tr><td>Max. paved access width per site.</td><td>N/A</td><td>3.6m, or 4.8m where including a 1.2m pedestrian access.</td></tr>
<tr><td>Min. building separation on a site (excluding garages)</td><td>N/A</td><td>5m</td></tr>
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<td>77L(c)(iii)</td>
<td>An appropriate range of options to achieve the greatest heights and densities permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 while managing the specific characteristics.</td>
<td>The MDRS were used as a baseline for the assessment undertaken of the Character Areas. The initial assessment of Character Areas undertaken by Boffa Miskell identified a potential set of parameters based on individual attributes assessed for each of the Character Area typologies. Consideration was also given as to how to incentivise the retention of values that make a primary contribution to a Character Area, given their importance to the integrity and coherence of the Character Area values. Modelling was then undertaken to consider the combination of built form standards, to determine the combination of these which would allow for an increase in density, without the loss of character values[65]. The results of this are reflected in the proposed controls summarised in the table above.</td>
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[65] *Technical Analysis of Proposed Character Area Provisions,* Christchurch City Council, 29 July 2022.

Character Area: Dudley

Section	Matter addressed	Assessment
77J(3)(a)(i); 77L(a); 77L(c)(i)	Why the area is subject to a qualifying matter.	The following have been identified as the key elements, which in combination contribute to the distinctiveness and sense of place of the Dudley Character Area[66]: • Consistent style and era of dwellings (primarily consisting of single-storey wooden Californian-style bungalows of the 1920s - 1940s). • Dwellings are typically single-storey, with some exceptions and are generally detached buildings of a moderate scale. • Buildings and roofs are generally simple forms with projections, gable and hip roofs. • Architectural detailing includes bay and bow windows, shingle gable ends and weatherboard cladding. • Dwellings are setback between 6-9m from the street. • Fencing is 1m to 1.5m, although evidence of non-compliance with this standard is eroding this consistency. • Moderate street widths, consistent dwelling setbacks (more generous along the river edge). • Visible boundary vegetation and landscaping in the front yard. • Good visual connectivity between the dwellings and the street through low fencing, dwelling entrances, placement of windows. • Mature deciduous trees lining Dudley Street.
77J(3)(a)(i) & 77L(b)	Why the qualifying matter is incompatible with the level of development permitted by the MDRS (as specified in Schedule 3A) or as provided for by	Technical analysis has identified that the level of development permitted by the MDRS or as provided for by Policy 3 of the NPS-UD, would be inappropriate in this Character Area, as it would not maintain the special characteristics and values attributed to this

[66] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 32-33.

	policy 3 for that area, and in light of the national significance of urban development and the objectives of the NPS-UD.	Character Areas; nor retain its value as a whole.[67] Otherwise progressing with the intensification direction would result in:[68] • Loss of the original dwelling. • Scale/dominance of new/additional building. • Garage/manoeuvring area/parking located within the front yard and the associated visual impact, effects on vegetation and loss of connection to the dwelling. • Increase in site coverage, with an associated loss in space and vegetation, including a sense of openness and spaciousness. • Loss of sight lines and view lines to the rear. • Loss of large-scale vegetation. • Front yard open space/privacy conflict and loss of visual connection with the street, with an increase in the height of fencing. • Multiple vehicle accessways from the street impacting on the continuity of the streetscape. ***Assessment against the relevant NPS-UD objectives*** Objective 1: The values associated with the Character Area contribute to the wellbeing of the community and to a well-functioning urban environment. Development permitted by the MDRS or as provided for by Policy 3 of the NPS-UD would compromise these values. Objective 2: The loss of development capacity resulting from this Character Area being identified as a qualifying matter will have limited impact on the overall opportunities for residential

[67] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 10.
[68] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 8.

		intensification, and therefore will not have a detrimental impact on competitive land and development markets. The degree of loss is offset by the significant amount of further development capacity plan change 14 proposes. Objective 3: The Dudley Character Area is located within close proximity of a Town Centre, which proposes to increase building heights and densities to enable 20m building development. The area front into Shirley Road, a significant public transport corridor, but has not been identified as an area with high development interest. Despite this, the character area is on the periphery of the centres intensification area, which is unlikely to have a discernible impact on development potential within the area and still provide for ready accessible access to local employment and public transport. The proposed controls have been identified as providing for a level of development within the Character Area, to enable more people to live in this part of the urban environment, while ensuring that the special characteristics and values attributed to this Character Area, and its values as a whole, are retained. Objective 4: There is still a level of development enabled in the Character Area, which will allow for it to develop and change over time in response to the needs of people and the community, while still maintaining those characteristics of value to the community in this area.
77J(3)(b)	The impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity.	The Dudley Character Area totals 472 residential sites. The proposed Character Area controls will allow for 122 additional residential units. This is compared to a theoretical maximum development capacity of 2,036 units that could be developed under the MDRS provisions, resulting in a total estimated theoretical lost development capacity of 1,914 residential units.
77J(3)(c)	The costs and broader impacts of imposing those limits.	The key cost and broader impact of imposing the limits in this Character Area is that it reduces housing choice and availability of land for new development within this area.

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<td>77J(4)(b) & 77L(c)(ii)</td>
<td>How modifications to the MDRS as applied to the relevant residential zones are limited to only those modifications necessary to accommodate qualifying matters and, in particular, how they apply to any spatial layers relating to overlays, precincts, specific controls, and development areas, including—
• any operative district plan spatial layers;
• any new spatial layers proposed for the district plan; and
• the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter.</td>
<td>The proposed Character Area controls (set out below), are those which have been determined as being appropriate to allow for some further residential intensification in line with the NPS-UD objectives, while still retaining the integrity of this Character Area. The specific controls also align with the MDRS provisions as far as practicable.[69]

The Character Area has been spatially defined through a review undertaken by Boffa Miskell. This involved[70]:
• Undertaking a site visit and recording changes to the ranking of the Site (from that undertaken in 2015[71].)
• Removing any large clusters of rear sections that could not be seen and which are not considered to be part of a consistent, coherent streetscape or sensible grouping overall.
• Confirming the boundaries of the Character Area generally based on whether at least 80% of sites were ranked either Primary or Contributory (with generally 50% being Primary sites.)

The outcome of this is the reduction of the current extent of the Dudley Character Area.[72] A total of 472 sites will have the following Character Area overlay controls applied to them.

<table>
<tr><th>Standard</th><th>MDRS & MRZ Controls</th><th>Dudley Character Area</th></tr>
<tr><td>Activity Status (where standards are met) for residential units</td><td>Permitted: up to 3 units per site</td><td>Permitted: interior conversion of an existing residential unit into two residential units</td></tr>
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[69] *Technical Analysis of Proposed Character Area Provisions,* Christchurch City Council, 29 July 2022.
[70] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 6-7.
[71] Appendix 20 of the s32 Report for Residential Chapter 14, notified 2 May 2015. *Christchurch Suburban Character Area Assessments,* Beca Ltd, 9 January 2015.
[72] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p.47.

				Controlled: single residential unit located to the rear of an existing residential unit Restricted Discretionary: any other residential unit
		Units per site	3	2
		Minimum net site size	400m^2 [proposed in MRZ vacant allotment size]	700m^2
		Height	11m + 1m (roof)	5.5m
		Height in relation to boundary	4m & 60^o	*As per MDRS*
		Road boundary setback	1.5m	8m, or 6m, where it is a relocation of an original house was built prior to 1945.
		Internal boundary setbacks	1m	2m on one side and 3m on the other.
		Rear boundary setbacks	1m	3m
		Minimum building setback to a shared access	N/A	1m
		Building coverage	50%	40%
		Minimum building frontage to street	N/A	60%
		Minimum outdoor living space	20m^2 3m minimum dimension	50m^2 5m minimum dimension
		Outlook Space	4m x 4m for principle living room and 1mx1m for all other habitable rooms.	*As per MDRS*
		Minimum windows to street (glazing)	20%	30% including a front door

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<tr><td>Ground floor habitable room</td><td>50% of any ground floor area as habitable rooms [MRZ proposal]</td><td>As per proposed zoning</td></tr>
<tr><td>Minimum landscaped area</td><td>20%</td><td>20%
Plus a 3m landscape strip along front boundary.</td></tr>
<tr><td>Maximum fencing height (front boundary)</td><td>50% to maximum 1.5m [MRZ proposal]</td><td>1.2m</td></tr>
<tr><td>Garage & carport building location</td><td>Detached garage or carport located 1.2m behind front façade of a residential unit [MRZ proposal]</td><td>Garages and carports whether separate or integrated to be to the rear of the dwelling, or if at the side to be a minimum of 5m behind the main front façade of the building.</td></tr>
<tr><td>Max. paved access width per site.</td><td>N/A</td><td>3.6m, or 4.8m where including a 1.2m pedestrian access.</td></tr>
<tr><td>Min. building separation on a site (excluding garages)</td><td>N/A</td><td>5m</td></tr>
</table>
</td></tr>
<tr><td>77L(c)(iii)</td><td>An appropriate range of options to achieve the greatest heights and densities permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 while managing the specific characteristics.</td><td>The MDRS were used as a baseline for the assessment undertaken of the Character Areas. The initial assessment of Character Areas undertaken by Boffa Miskell identified a potential set of parameters based on individual attributes assessed for each of the Character Area typologies. Consideration was also given as to how to incentivise the retention of values that make a primary contribution to a Character Area, given their importance to the integrity and coherence of the Character Area values. Modelling was then undertaken to consider the combination of built form standards, to determine the combination of these which would allow for an increase in density,</td></tr>
</table>

		without the loss of character values[73]. The results of this are reflected in the proposed controls summarised in the table above.

[73] *Technical Analysis of Proposed Character Area Provisions,* Christchurch City Council, 29 July 2022.

Character Area: Englefield

Section	Matter addressed	Assessment
77J(3)(a)(i); 77L(a); 77L(c)(i)	Why the area is subject to a qualifying matter.	The following have been identified as the key elements, which in combination contribute to the distinctiveness and sense of place of the Englefield Character Area[74]: • Consistent single-storey, detached buildings with small footprints. • Architectural detailing that primarily reflects workers cottages from the 1870s and several wooden bungalows from the 1920's and 1930's. • Building form and detailing is simple and includes small projections for porches, low angled gable and hip roofs, weatherboard cladding, symmetrical frontage, clearly defined entrance, verandas, porches, windows to the street. • Consistently small scale layout, with narrow streets, small sections and small setbacks. This means a typical site coverage of approximately 40% and setbacks from streets varying between approximately 3m and 7m with an average of 4.5m. • Most properties are characterised by mature boundary and on-site vegetation. • Low fencing of approximately 1m to 1.5m in height with some timber/picket fencing a feature of the Area. • Good visual connectivity between dwellings and the street through low fencing, narrow street setbacks and the placement of large windows at the front of the dwellings. • Properties with garages have generally placed these at the rear.
77J(3)(a)(i) & 77L(b)	Why the qualifying matter is incompatible with the level of development permitted by the MDRS (as specified in Schedule 3A) or as provided for by	Technical analysis has identified that the level of development permitted by the MDRS or as provided for by Policy 3 of the NPS-UD, would be inappropriate in this Character Area, as it would not maintain the special characteristics and values attributed to this

[74] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 17.

	policy 3 for that area, and in light of the national significance of urban development and the objectives of the NPS-UD.	Character Areas; nor retain its value as a whole.[75] Otherwise progressing with the intensification direction would result in:[76] • Loss of the original dwelling. • Scale/dominance of new/additional building. • Garage/manoeuvring area/parking located within the front yard and the associated visual impact, effects on vegetation and loss of connection to the dwelling. • Increase in site coverage, with an associated loss in space and vegetation, including a sense of openness and spaciousness. • Loss of sight lines and view lines to the rear. • Loss of large-scale vegetation. • Front yard open space/privacy conflict and loss of visual connection with the street, with an increase in the height of fencing. • Multiple vehicle accessways from the street impacting on the continuity of the streetscape. ***Assessment against the relevant NPS-UD objectives*** Objective 1: The values associated with the Character Area contribute to the wellbeing of the community and to a well-functioning urban environment. Development permitted by the MDRS or as provided for by Policy 3 of the NPS-UD would compromise these values. Objective 2: The loss of development capacity resulting from this Character Area being identified as a qualifying matter will have limited impact on the overall opportunities for residential

[75] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 10.
[76] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 8.

		intensification, and therefore will not have a detrimental impact on competitive land and development markets. The degree of loss is offset by the significant amount of further development capacity plan change 14 proposes. Objective 3: The Englefield Character Area is located within near proximity to the City Centre, which proposes to increase building heights and densities to enable 20m building development in the area surrounding the character area. The area fronts into Fitzgerald Avenue, a significant public transport corridor, and has been identified as an area with moderate development interest. Despite this, the character area remains isolated to 55 sites, which is unlikely to have a discernible impact on development potential within the area and still provide for ready accessible access to local employment and public transport. The proposed controls have been identified as providing for a level of development within the Character Area, to enable more people to live in this part of the urban environment, while ensuring that the special characteristics and values attributed to this Character Area, and its values as a whole, are retained. Objective 4: There is still a level of development enabled in the Character Area, which will allow for it to develop and change over time in response to the needs of people and the community, while still maintaining those characteristics of value to the community in this area.
77J(3)(b)	The impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity.	The Englefield Character Area totals 55 residential sites. The proposed Character Area controls will allow for 19 additional residential units. This is compared to a theoretical maximum development capacity of 310 units that could be developed under the MDRS provisions, resulting in a total estimated theoretical lost development capacity of 291 residential units.
77J(3)(c)	The costs and broader impacts of imposing those limits.	The key cost and broader impact of imposing the limits in this Character Area is that it reduces housing choice and availability of land for new development within this area.

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<td>77J(4)(b) & 77L(c)(ii)</td>
<td>How modifications to the MDRS as applied to the relevant residential zones are limited to only those modifications necessary to accommodate qualifying matters and, in particular, how they apply to any spatial layers relating to overlays, precincts, specific controls, and development areas, including—
• any operative district plan spatial layers;
• any new spatial layers proposed for the district plan; and
• the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter.</td>
<td>The proposed Character Area controls (set out below), are those which have been determined as being appropriate to allow for some further residential intensification in line with the NPS-UD objectives, while still retaining the integrity of this Character Area. The specific controls also align with the MDRS provisions as far as practicable.[77]

The Character Area has been spatially defined through a review undertaken by Boffa Miskell. This involved[78]:
• Undertaking a site visit and recording changes to the ranking of the Site (from that undertaken in 2015[79].)
• Removing any large clusters of rear sections that could not be seen and which are not considered to be part of a consistent, coherent streetscape or sensible grouping overall.
• Confirming the boundaries of the Character Area generally based on whether at least 80% of sites were ranked either Primary or Contributory (with over 50% being Primary sites.)

The outcome of this is the reduction of the current extent of the Englefield Character Area.[80]A total of 55 sites will have the following Character Area overlay controls applied to them.

<table>
<tr><th>Standard</th><th>MDRS & MDRS Controls</th><th>Englefield Character Area</th></tr>
<tr><td>Activity Status (where standards are met) for residential units</td><td>Permitted: up to 3 units per site</td><td>Permitted: interior conversion of an existing residential unit into two residential units</td></tr>
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[77] *Technical Analysis of Proposed Character Area Provisions,* Christchurch City Council, 29 July 2022.
[78] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 6-7.
[79] Appendix 20 of the s32 Report for Residential Chapter 14, notified 2 May 2015. *Christchurch Suburban Character Area Assessments,* Beca Ltd, 9 January 2015.
[80] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 19.

				Controlled: single residential unit located to the rear of an existing residential unit Restricted Discretionary: any other residential unit
		Units per site	3	2, separated from any other residential unit on the same site by 5m.
		Minimum net site size	400m^2 [proposed in MRZ vacant allotment size]	450m^2
		Height	11m + 1m (roof)	5m
		Height in relation to boundary	4m & 60^o	*As per MDRS*
		Road boundary setback	1.5m	3m minimum, 5m maximum.
		Internal boundary setbacks	1m	1m on one side and 3m on the other.
		Rear boundary setbacks	1m	3m
		Minimum building setback to a shared access	N/A	1m
		Building coverage	50%	35%
		Minimum building frontage to street	N/A	60%
		Minimum outdoor living space	20m^2 3m minimum dimension	50m^2 5m minimum dimension
		Outlook Space	4m x 4m for principle living room and 1mx1m for all other habitable rooms.	*As per MDRS*
		Minimum windows to street (glazing)	20%	20% including a front door

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<tr><td>Ground floor habitable room</td><td>50% of any ground floor area as habitable rooms [MRZ proposal]</td><td>As per proposed zoning</td></tr>
<tr><td>Minimum landscaped area</td><td>20%</td><td>20%
Plus a 2m landscape strip along front boundary.</td></tr>
<tr><td>Maximum fencing height (front boundary)</td><td>50% to maximum 1.5m [MRZ proposal]</td><td>1m</td></tr>
<tr><td>Garage & carport building location</td><td></td><td>Garages and carports whether separate or integrated to be to the rear of the dwelling, or if at the side to be a minimum of 5m behind the main front façade of the building.</td></tr>
<tr><td>Max. paved access width per site.</td><td>N/A</td><td>3.6m, or 4.8m where including a 1.2m pedestrian access.</td></tr>
<tr><td>Min. building separation on a site (excluding garages)</td><td>N/A</td><td>5m</td></tr>
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</td></tr>
<tr><td>77L(c)(iii)</td><td>An appropriate range of options to achieve the greatest heights and densities permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 while managing the specific characteristics.</td><td>The MDRS were used as a baseline for the assessment undertaken of the Character Areas. The initial assessment of Character Areas undertaken by Boffa Miskell identified a potential set of parameters based on individual attributes assessed for each of the Character Area typologies. Consideration was also given as to how to incentivise the retention of values that make a primary contribution to a Character Area, given their importance to the integrity and coherence of the Character Area values. Modelling was then undertaken to consider the combination of built form standards, to determine the combination of these which would allow for an increase in density,</td></tr>
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		without the loss of character values[81]. The results of this are reflected in the proposed controls summarised in the table above.

[81] *Technical Analysis of Proposed Character Area Provisions,* Christchurch City Council, 29 July 2022.

Character Area: Francis

Section	Matter addressed	Assessment
77J(3)(a)(i); 77L(a); 77L(c)(i)	Why the area is subject to a qualifying matter.	The following have been identified as the key elements, which in combination contribute to the distinctiveness and sense of place of the Francis Character Area[82]: • Generally single storey, moderate-scale, individual buildings with occasional 2-storey homes. • Architectural detailing primarily reflecting the wooden Californian-style bungalows of the 1920s and 1930s and occasional villas. • Building form and detailing includes simple forms with the addition of small projections, low-pitched hip roofs, gable ends with shingles, bay or bow windows and weatherboard cladding, leadlights and shingle gable ends. The dwellings generally have large windows and porches addressing the street. • The original block layout is generally intact. • High amenity streetscape with mature street trees and well landscaped gardens with consistent, generous setbacks. Typical site coverage is between approximately 35%-45% with average setbacks of around 8-9m. • Characterised by mature boundary and on-site vegetation including specimen trees. • No fencing or low fencing of approximately 1m to 1.5m in height. • Visual connectivity between dwellings and the street through low or no fencing, placement of windows and dwelling entrances and sympathetic on-site landscaping. • Garages generally excluded from the street.
77J(3)(a)(i) & 77L(b)	Why the qualifying matter is incompatible with the level of development permitted by the MDRS	Technical analysis has identified that the level of development permitted by the MDRS or as provided for by Policy 3 of the NPS-UD, would be inappropriate in this Character

[82] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 22.

	(as specified in Schedule 3A) or as provided for by policy 3 for that area, and in light of the national significance of urban development and the objectives of the NPS-UD.	Area, as it would not maintain the special characteristics and values attributed to this Character Areas; nor retain its value as a whole.[83] Otherwise progressing with the intensification direction would result in:[84] • Loss of the original dwelling. • Scale/dominance of new/additional building. • Garage/manoeuvring area/parking located within the front yard and the associated visual impact, effects on vegetation and loss of connection to the dwelling. • Increase in site coverage, with an associated loss in space and vegetation, including a sense of openness and spaciousness. • Loss of sight lines and view lines to the rear. • Loss of large-scale vegetation. • Front yard open space/privacy conflict and loss of visual connection with the street, with an increase in the height of fencing. • Multiple vehicle accessways from the street impacting on the continuity of the streetscape. ***Assessment against the relevant NPS-UD objectives*** Objective 1: The values associated with the Character Area contribute to the wellbeing of the community and to a well-functioning urban environment. Development permitted by the MDRS or as provided for by Policy 3 of the NPS-UD would compromise these values. Objective 2:

[83] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 10.
[84] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 8.

		The loss of development capacity resulting from this Character Area being identified as a qualifying matter will have limited impact on the overall opportunities for residential intensification, and therefore will not have a detrimental impact on competitive land and development markets. The degree of loss is offset by the significant amount of further development capacity plan change 14 proposes. Objective 3: The extent of the Francis Character Area is not in near proximity to a commercial centre, is not within a significant public transport corridor, however has been identified within an area that is likely to have high development interest. Objective 4: There is still a level of development enabled in the Character Area, which will allow for it to develop and change over time in response to the needs of people and the community, while still maintaining those characteristics of value to the community in this area.
77J(3)(b)	The impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity.	The proposed Character Area controls will allow for 38 additional residential units. This is compared to a theoretical maximum of 380 units that could be developed under the MDRS provisions, resulting in a total estimated theoretical lost development capacity of 342 residential units.
77J(3)(c)	The costs and broader impacts of imposing those limits.	The key cost and broader impact of imposing the limits in this Character Area is that it reduces housing choice and availability of land for new development within this area.
77J(4)(b) & 77L(c)(ii)	How modifications to the MDRS as applied to the relevant residential zones are limited to only those modifications necessary to accommodate qualifying matters and, in particular, how they apply to any spatial layers relating to overlays,	The proposed Character Area controls (set out below), are those which have been determined as being appropriate to allow for some further residential intensification in line with the NPS-UD objectives, while still retaining the integrity of this Character Area. The specific controls also align with the MDRS provisions as far as practicable.[85]

[85] *Technical Analysis of Proposed Character Area Provisions,* Christchurch City Council, 29 July 2022.

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<td>precincts, specific controls, and development areas, including—
• any operative district plan spatial layers;
• any new spatial layers proposed for the district plan; and
• the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter.</td>
<td>The Character Area has been spatially defined through a review undertaken by Boffa Miskell. This involved[86]:
• Undertaking a site visit and recording changes to the ranking of the Site (from that undertaken in 2015[87].)
• Removing any large clusters of rear sections that could not be seen and which are not considered to be part of a consistent, coherent streetscape or sensible grouping overall.
• Confirming the boundaries of the Character Area generally based on whether at least 80% of sites were ranked either Primary or Contributory (with generally 50% being Primary sites.)

The outcome of this is the reduction of the current extent of the Francis Character Area.[88] A total of 88 sites will have the following Character Area overlay controls applied to them.

<table>
<tr><th>Standard</th><th>MDRS & MRS Controls</th><th>Francis Character Area</th></tr>
<tr><td>Activity Status (where standards are met) for residential units</td><td>Permitted: up to 3 units per site</td><td>Permitted: interior conversion of an existing residential unit into two residential units
Controlled: single residential unit located to the rear of an existing residential unit
Restricted Discretionary: any other residential unit</td></tr>
<tr><td>Units per site</td><td>3</td><td>2</td></tr>
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[86] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 6-7.
[87] Appendix 20 of the s32 Report for Residential Chapter 14, notified 2 May 2015. *Christchurch Suburban Character Area Assessments,* Beca Ltd, 9 January 2015.
[88] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 24.

		Minimum net site size	400m^2 [proposed in MRZ vacant allotment size]	600m^2
		Height	11m + 1m (roof)	5.5m
		Height in relation to boundary	4m & 60^o	*As per MDRS*
		Road boundary setback	1.5m	8m, or 6m, where it is a relocation of an original house was built prior to 1945.
		Internal boundary setbacks	1m	2m on one side and 3m on the other.
		Rear boundary setbacks	1m	3m
		Minimum building setback to a shared access	N/A	1m
		Building coverage	50%	40%
		Minimum building frontage to street	N/A	60%
		Minimum outdoor living space	20m^2 3m minimum dimension	50m^2 5m minimum dimension
		Outlook Space	4m x 4m for principle living room and 1mx1m for all other habitable rooms.	*As per MDRS*
		Minimum windows to street (glazing)	20%	30% including a front door
		Ground floor habitable room	50% of any ground floor area as habitable rooms [MRZ proposal]	*As per proposed zoning*
		Minimum landscaped area	20%	20% Plus a 3m landscape strip along front boundary.

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<tr><td>Maximum fencing height (front boundary)</td><td>50% to maximum 1.5m [MRZ proposal]</td><td>1.2m</td></tr>
<tr><td>Garage & carport building location</td><td>Detached garage or carport located 1.2m behind front façade of a residential unit [MRZ proposal]</td><td>Garages and carports whether separate or integrated to be to the rear of the dwelling, or if at the side to be a minimum of 5m behind the main front façade of the building.</td></tr>
<tr><td>Max. paved access width per site.</td><td>N/A</td><td>3.6m, or 4.8m where including a 1.2m pedestrian access.</td></tr>
<tr><td>Min. building separation on a site (excluding garages)</td><td>N/A</td><td>5m</td></tr>
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<tr>
<td>77L(c)(iii)</td>
<td>An appropriate range of options to achieve the greatest heights and densities permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 while managing the specific characteristics.</td>
<td>The MDRS were used as a baseline for the assessment undertaken of the Character Areas. The initial assessment of Character Areas undertaken by Boffa Miskell identified a potential set of parameters based on individual attributes assessed for each of the Character Area typologies. Consideration was also given as to how to incentivise the retention of values that make a primary contribution to a Character Area, given their importance to the integrity and coherence of the Character Area values. Modelling was then undertaken to consider the combination of built form standards, to determine the combination of these which would allow for an increase in density, without the loss of character values[89]. The results of this are reflected in the proposed controls summarised in the table above.</td>
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[89] *Technical Analysis of Proposed Character Area Provisions,* Christchurch City Council, 29 July 2022.

Character Area: Heaton

Section	Matter addressed	Assessment
77J(3)(a)(i); 77L(a); 77L(c)(i)	Why the area is subject to a qualifying matter.	The following have been identified as the key elements, which in combination contribute to the distinctiveness and sense of place of the Heaton Character Areas[90]: • Consistent double-storey generally detached dwellings with large footprints located on sections that are largely intact. • Architectural detailing that primarily reflects the Georgian Revival, English Domestic Revival and Arts and Craft styles. • Building form and detailing which includes steep pitched roofs, timber weatherboard cladding, iron or slate tile roofing, bay and box windows, a mixture of small and medium sized windowpanes within overall large frames, various styled dormer windows, window shutters, exposed rafter ends to extended eves and occasional shingle detailing on gable ends. • Entrance canopies, a variety of detailed entry features, verandas and porches. • Consistent balance between house and garden size • A general spaciousness when viewed from the street, including generous separation between houses and gardens with substantial vegetation. • A typical site coverage of approximately 30% and an average setback from the street of around 8.5m. • Mature boundary and on-site vegetation. • Visual connectivity between dwellings and the street – through low fencing, placement of windows and dwelling entrances and porches.

[90] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 11.

		• Garages which are generally excluded from the street.
77J(3)(a)(i) & 77L(b)	Why the qualifying matter is incompatible with the level of development permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 for that area, and in light of the national significance of urban development and the objectives of the NPS-UD.	Technical analysis has identified that the level of development permitted by the MDRS or as provided for by Policy 3 of the NPS-UD, would be inappropriate in this Character Area, as it would not maintain the special characteristics and values attributed to this Character Area; nor retain its value as a whole.[91] Otherwise progressing with the intensification direction would result in:[92] • Loss of the original dwelling. • Scale/dominance of new/additional building. • Garage/manoeuvring area/parking located within the front yard and the associated visual impact, effects on vegetation and loss of connection to the dwelling. • Increase in site coverage, with an associated loss in space and vegetation, including a sense of openness and spaciousness. • Loss of sight lines and view lines to the rear. • Loss of large-scale vegetation. • Front yard open space/privacy conflict and loss of visual connection with the street, with an increase in the height of fencing. • Multiple vehicle accessways from the street impacting on the continuity of the streetscape. ***Assessment against the relevant NPS-UD objectives*** Objective 1: The values associated with the Character Area contribute to the wellbeing of the community and to a well-functioning urban environment. Development permitted by

[91] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 10.
[92] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 8.

		the MDRS or as provided for by Policy 3 of the NPS-UD would compromise these values. Objective 2: The loss of development capacity resulting from this Character Area being identified as a qualifying matter will have limited impact on the overall opportunities for residential intensification, and therefore will not have a detrimental impact on competitive land and development markets. The degree of loss is offset by the significant amount of further development capacity plan change 14 proposes. Objective 3: The Heaton Character Area is located within close proximity of a larger Local Centre, which proposes to increase building heights and densities to enable 20m building development. The area front into Papanui Road, a significant public transport corridor, and has been identified as an area with likely strong development interest. Despite this, the character area remains isolated to 25 sites, which is unlikely to have a discernible impact on development potential within the area and still provide for ready accessible access to local employment and public transport. The proposed controls have been identified as providing for a level of development within the Character Area, to enable more people to live in this part of the urban environment, while ensuring that the special characteristics and values attributed to this Character Area, and its values as a whole, are retained. Objective 4: There is still a level of development enabled in the Character Area, which will allow for it to develop and change over time in response to the needs of people and the community, while still maintaining those characteristics of value to the community in this area.
77J(3)(b)	The impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity.	The Heaton Character Area totals 25 residential sites. The proposed Character Area controls will allow for 12 additional residential units. This is compared to a theoretical maximum development capacity of 171 units that could be developed under the MDRS

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<tr><td></td><td></td><td>provisions, resulting in a total estimated theoretical lost development capacity of 159 residential units.</td></tr>
<tr><td>77J(3)(c)</td><td>The costs and broader impacts of imposing those limits.</td><td>The key cost and broader impact of imposing the limits in this Character Area is that it reduces housing choice and availability of land for new development within this area.</td></tr>
<tr><td>77J(4)(b) & 77L(c)(ii)</td><td>How modifications to the MDRS as applied to the relevant residential zones are limited to only those modifications necessary to accommodate qualifying matters and, in particular, how they apply to any spatial layers relating to overlays, precincts, specific controls, and development areas, including—
any operative district plan spatial layers;
any new spatial layers proposed for the district plan; and
the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter.</td><td>The proposed Character Area controls (set out below), are those which have been determined as being appropriate to allow for some further residential intensification in line with the NPS-UD objectives, while still retaining the integrity of this Character Area. The specific controls also align with the MDRS provisions as far as practicable.[93]

The Character Area has been spatially defined through a review undertaken by Boffa Miskell. This involved[94]:
Undertaking a site visit and recording changes to the ranking of the Site (from that undertaken in 2015[95].)
Removing any large clusters of rear sections that could not be seen and which are not considered to be part of a consistent, coherent streetscape or sensible grouping overall.
Confirming the boundaries of the Character Area generally based on whether at least 80% of sites were ranked either Primary or Contributory (with generally 50% being Primary sites.)
The outcome of this is the reduction of the current Heaton Character Area.[96] A total of 25 sites will have the following Character Area overlay controls applied to them.

<table><tr><th>Standard</th><th>MDRS & MRZ Controls</th><th>Heaton Character Area</th></tr></table></td></tr>
</table>

[93] *Technical Analysis of Proposed Character Area Provisions,* Christchurch City Council, 29 July 2022.
[94] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 6-7.
[95] Appendix 20 of the s32 Report for Residential Chapter 14, notified 2 May 2015. *Christchurch Suburban Character Area Assessments,* Beca Ltd, 9 January 2015.
[96] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p.13.

		Activity Status (where standards are met) for residential units	Permitted: up to 3 units per site	Permitted: interior conversion of an existing residential unit into two residential units Controlled: single residential unit located to the rear of an existing residential unit Restricted Discretionary: any other residential unit
		Units per site	3	2
		Minimum net site size	400m^2 [proposed in MRZ vacant allotment size]	800m^2
		Height	11m + 1m (roof)	7m + 2m (roof)
		Height in relation to boundary	4m & 60^o	*As per MDRS*
		Road boundary setback	1.5m	8m, or 6m, where it is a relocation of an original house was built prior to 1945.
		Internal boundary setbacks	1m	3m
		Rear boundary setbacks	1m	3m
		Minimum building setback to a shared access	N/A	1m
		Building coverage	50%	40%
		Minimum building frontage to street	N/A	60%
		Minimum outdoor living space	20m^2 3m minimum dimension	80m^2 7m minimum dimension
		Outlook Space	4m x 4m for principle living room and 1mx1m	*As per MDRS*

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<tr><td></td><td>for all other habitable rooms.</td><td></td></tr>
<tr><td>Minimum windows to street (glazing)</td><td>20%</td><td>20% including a front door</td></tr>
<tr><td>Ground floor habitable room</td><td>50% of any ground floor area as habitable rooms [MRZ proposal]</td><td>As per proposed zoning</td></tr>
<tr><td>Minimum landscaped area</td><td>20%</td><td>20%
Plus a minimum of 3 specimen trees (8-12m in height) within front setback.</td></tr>
<tr><td>Maximum fencing height (front boundary)</td><td>50% to maximum 1.5m [MRZ proposal]</td><td>1.8m</td></tr>
<tr><td>Garage & carport building location</td><td>Detached garage or carport located 1.2m behind front façade of a residential unit [MRZ proposal]</td><td>Garages and carports whether separate or integrated to be to the rear of the dwelling, or if at the side to be a minimum of 5m behind the main front façade of the building.</td></tr>
<tr><td>Max. paved access width per site.</td><td>N/A</td><td>3.6m, or 4.8m where including a 1.2m pedestrian access.</td></tr>
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<td>77L(c)(iii)</td>
<td>An appropriate range of options to achieve the greatest heights and densities permitted by the MDRS (as specified in Schedule 3A) or as</td>
<td>The MDRS were used as a baseline for the assessment undertaken of the Character Areas. The initial assessment of Character Areas undertaken by Boffa Miskell identified a potential set of parameters based on individual attributes assessed for each of the</td>
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	provided for by policy 3 while managing the specific characteristics.	Character Area typologies. Consideration was also given as to how to incentivise the retention of values that make a primary contribution to a Character Area, given their importance to the integrity and coherence of the Character Area values. Modelling was then undertaken to consider the combination of built form standards, to determine the combination of these which would allow for an increase in density, without the loss of character values[97]. The results of this are reflected in the proposed controls summarised in the table above.

[97] *Technical Analysis of Proposed Character Area Provisions,* Christchurch City Council, 29 July 2022.

Character Area: Lyttelton

Section	Matter addressed	Assessment
77J(3)(a)(i); 77L(a); 77L(c)(i)	Why the area is subject to a qualifying matter.	The following have been identified as the key elements, which in combination contribute to the distinctiveness and sense of place of the Lyttelton Character Area[98]: • Detached late 19th Century to early 20th Century dwellings that vary in size but are domestic in scale. Buildings represent a wide range of styles (often clustered in twos and threes) including Colonial 'But-and-Ben' and 'Saltbox' style, Gothic Revival, neo-Georgian, Italian Renaissance, Regency, Spindle Style, Victorian Villa style, Arts and Crafts, Art Deco, and Bungalow, 'articulated in a colonial vernacular mostly using locally available materials', and with a high proportion of Heritage listed dwellings and structures. • Building form is usually simple in shape, either a steep symmetrically pitched roof or shallower pitch hipped roof. Smaller shapes like lean-to roofs, verandas, entry porches, dormer and bay windows are often added to these main shapes. • Building materiality provides a very strong cohesion across the Character Area with horizontal timber weatherboards and corrugated metal roofs the most common construction materials. Other key features include medium size windows that are taller than they are wide, a variety of paint colours and a high degree of architectural detail. • There is considerable variation in lot sizes and the distances that houses are set back from the street. Some sites are built right up to the street and others are well set back. • The original town grid layout remains clearly legible. Split level streets (e.g. Exeter Street) and steep, narrow pedestrian pathways are a special feature. The subdivision pattern reflects mid-19th Century planning models adapted to the realities of the steep terrain. Sites are mostly rectangular, with their side

[98] *Investigation of Qualifying Matters - Lyttelton Character Area*, Boffa Miskell Ltd, 22 July 2022, p. 7-8.

		boundaries perpendicular to the street. Houses are aligned parallel to their side and front boundaries. The buildings are positioned in tiers following the contours. • Low fencing of approximately 1m to 1.5m in height with stone walls (particularly the distinctive red volcanic stone), picket, wire or planted fencing. • Properties on the lower slopes follow a perimeter block pattern, which provides for open space and gardens, including larger vegetation, within the centre of the block. Attractive front gardens provide interest and separation from the street. Due to the basin topography, gardens and vegetation can generally be easily seen between buildings. • Good visual connectivity between dwellings and streets – not necessarily the street address but, due to the basin topography, often from streets below. Visual connectivity is also helped through low fencing, placement of windows and dwelling entrances and porches. • Garages which are generally detached and single storey that do not block the visibility of the main dwelling. • The combination of clustered architectural styles, legible grid layout and the steep basin topography and views provides a strong interconnection between the buildings, streetscape and wider landscape with a distinctive character.
77J(3)(a)(i) & 77L(b)	Why the qualifying matter is incompatible with the level of development permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 for that area, and in light of the national significance of urban development and the objectives of the NPS-UD.	Technical analysis has identified that the level of development permitted by the MDRS or as provided for by Policy 3 of the NPS-UD, would be inappropriate in this Character Area, as it would not maintain the special characteristics and values attributed to this Character Areas; nor retain its value as a whole.[99] Otherwise progressing with the intensification direction would result in:[100] • Loss of the original dwelling. • Scale/dominance of new/additional building.

[99] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 10.
[100] *Investigation of Qualifying Matters - Lyttelton Character Area*, Boffa Miskell Ltd, 22 July 2022, p. 5.

		• Garage/manoeuvring area/parking located within the front yard and the associated visual impact, effects on vegetation and loss of connection to the dwelling, taking topographical requirements into consideration. • Increase in site coverage, with an associated loss in space and vegetation, including a sense of openness and spaciousness, not just as experienced from street address but, from multiple wider views due to amphitheatre-like setting. • Loss of large-scale vegetation. • Front yard open space/privacy conflict and loss of visual connection with the street, with an increase in the height of fencing. • Where visual connection is maintained through use of modern 'pool fencing', the extent of fencing, particularly without vegetation to soften it, can appear a dominant feature that detracts from the character of the dwelling beyond and wider streetscape. • Multiple vehicle accessways from the street impacting on the continuity of the streetscape. • Use of materials inconsistent with the existing character of Lyttelton. ***Assessment against the relevant NPS-UD objectives*** Objective 1: The values associated with the Character Area contribute to the wellbeing of the community and to a well-functioning urban environment. Development permitted by the MDRS or as provided for by Policy 3 of the NPS-UD would compromise these values. Objective 2: The loss of development capacity resulting from this Character Area being identified as a qualifying matter will have limited impact on the overall opportunities for residential intensification, and therefore will not have a detrimental impact on competitive land

		and development markets. The degree of loss is offset by the significant amount of further development capacity plan change 14 proposes. Objective 3: The Lyttelton Character Area is located around what has been classified as Local Centre. While the centre itself has proposed to have a commensurate response, due to the vast majority of the surrounding area also being within what has been identified as a Heritage Area, no further residential intensification has been proposed. The area covers a large part of the Lyttelton township, which provides for local employment and contains public transport connections to the remainder of urban Christchurch. Despite this, the area has not been identified as an area likely to have development interest or increased housing demand. This, alongside the fact that much of the Lyttelton area has longstanding residential development protections, means that it is unlikely to have a discernible impact on development potential within the area and still provides for ready accessible access to local employment and public transport. The proposed controls have been identified as providing for a level of development within the Character Area, to enable more people to live in this part of the urban environment, while ensuring that the special characteristics and values attributed to this Character Area, and its values as a whole, are retained. Objective 4: There is still a level of development enabled in the Character Area, which will allow for it to develop and change over time in response to the needs of people and the community, while still maintaining those characteristics of value to the community in this area.
77J(3)(b)	The impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity.	The Lyttelton Character Area totals 446 residential sites. The proposed Character Area controls will allow for 70 additional minor residential units. This is compared to a theoretical maximum of 948 units that could be developed under the MDRS provisions, resulting in a total estimated theoretical lost development capacity of 878 residential units.

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<tr><td>77J(3)(c)</td><td>The costs and broader impacts of imposing those limits.</td><td>The key cost and broader impact of imposing the limits in this Character Area is that it reduces housing choice and availability of land for new development within this area.</td></tr>
<tr><td>77J(4)(b) & 77L(c)(ii)</td><td>How modifications to the MDRS as applied to the relevant residential zones are limited to only those modifications necessary to accommodate qualifying matters and, in particular, how they apply to any spatial layers relating to overlays, precincts, specific controls, and development areas, including—
any operative district plan spatial layers;
any new spatial layers proposed for the district plan; and
the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter.</td><td>The proposed Character Area controls (set out below), are those which have been determined as being appropriate to allow for some further residential intensification in line with the NPS-UD objectives, while still retaining the integrity of this Character Area. The specific controls also align with the MDRS provisions as far as practicable.[101]

The Character Area has been spatially defined through a review undertaken by Boffa Miskell. This involved[102]:
Undertaking a desktop analysis and site visit of the area, based on two new areas put forward for consideration.
Confirming the boundaries of the Character Area generally based on whether at least 80% of sites were ranked either Primary or Contributory (with generally 50% being Primary sites.)
The outcome of this is the reduction in the extent of the current Lyttelton Character Area in some places and an extension in other areas.[103] A total of 446 sites will have the following Character Area overlay controls applied to them.

<table><tr><th>Standard</th><th>MDRS & MRS Controls</th><th>Lyttelton Character Area</th></tr><tr><td>Activity Status (where standards are met) for residential units</td><td>Permitted: up to 3 units per site</td><td>Permitted: interior conversion of an existing residential unit into two residential units
Permitted: minor dwelling unit located to the rear of an existing residential unit</td></tr></table></td></tr>
</table>

[101] *Technical Analysis of Proposed Character Area Provisions,* Christchurch City Council, 29 July 2022.
[102] *Investigation of Qualifying Matters - Lyttelton Character Area*, Boffa Miskell Ltd, 22 July 2022.
[103] *Investigation of Qualifying Matters - Lyttelton Character Area*, Boffa Miskell Ltd, 22 July 2022, p. 12-13.

				Restricted Discretionary: any other residential unit
		Units per site	3	1 and 1 minor dwelling unit
		Minimum net site size	400m^2 [proposed in MRZ vacant allotment size]	450m^2
		Height	11m + 1m (roof)	7m and 5m for accessory buildings
		Height in relation to boundary	4m & 60^o	*As per MDRS*
		Road boundary setback	1.5m	3m
		Internal boundary setbacks	1m	1.5m on one side and 3m on the other
		Rear boundary setbacks	1m	2m
		Minimum building setback to a shared access	N/A	1m
		Building coverage	50%	60%
		Minimum building frontage to street	N/A	60%
		Minimum outdoor living space	20m^2 3m minimum dimension	90m^2 5m minimum dimension
		Outlook Space	4m x 4m for principle living room and 1mx1m for all other habitable rooms.	*As per MDRS*
		Minimum windows to street (glazing)	20%	20% including a front door
		Ground floor habitable room	50% of any ground floor area as habitable rooms [MRZ proposal]	*As per proposed zoning*
		Minimum landscaped area	20%	Min. 3m landscape for the extent of the front

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<tr><td></td><td></td><td>boundary excluding access plus 20% landscape area across the site including trees</td></tr>
<tr><td>Maximum fencing height (front boundary)</td><td>50% to maximum 1.5m [MRZ proposal]</td><td>1m front boundary fence, 1.5 metre retaining wall along the front boundary, and fence on retaining wall must be setback from front face of retaining wall by 1.2m</td></tr>
<tr><td>Garage & carport building location</td><td>Detached garage or carport located 1.2m behind front façade of a residential unit [MRZ proposal]</td><td>Garages, carports and any areas provided for car parking areas shall be separated and to the side or rear of the street front dwelling. A garage or carport located at the side of the main dwelling shall be located at least 1.2m behind the main front façade of the street front dwelling</td></tr>
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</td></tr>
<tr><td>77L(c)(iii)</td><td>An appropriate range of options to achieve the greatest heights and densities permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 while managing the specific characteristics.</td><td>The MDRS were used as a baseline for the assessment undertaken of the Character Areas. The initial assessment of Character Areas undertaken by Boffa Miskell identified a potential set of parameters based on individual attributes assessed for each of the Character Area typologies. Consideration was also given as to how to incentivise the retention of values that make a primary contribution to a Character Area, given their importance to the integrity and coherence of the Character Area values. Modelling was then undertaken to consider the combination of built form standards, to determine the combination of these which would allow for an increase in density,</td></tr>
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		without the loss of character values[104]. The results of this are reflected in the proposed controls summarised in the table above.

[104] *Technical Analysis of Proposed Character Area Provisions,* Christchurch City Council, 29 July 2022.

Character Area: Malvern

Section	Matter addressed	Assessment
77J(3)(a)(i); 77L(a); 77L(c)(i)	Why the area is subject to a qualifying matter.	The following have been identified as the key elements, which in combination contribute to the distinctiveness and sense of place of the Malvern Character Area[105]: • Generally single storey, moderate-scale, individual buildings with occasional 2-storey homes. • Architectural detailing primarily reflecting the wooden Californian-style bungalows of the 1920s and 1930s and occasional villas. • Building form and detailing includes simple forms with the addition of small projections, low-pitched hip roofs, gable ends with shingles, bay or bow windows and weatherboard cladding, leadlights and shingle gable ends. The dwellings generally have large windows and porches addressing the street. • The original block layout is generally intact. • High amenity streetscape with mature street trees and well landscaped gardens with consistent, generous setbacks. Typical site coverage is between approximately 35%-45% with average setbacks of around 8-9m. • Characterised by mature boundary and on-site vegetation including specimen trees. • No fencing or low fencing of approximately 1m to 1.5m in height. • Visual connectivity between dwellings and the street through low or no fencing, placement of windows and dwelling entrances and sympathetic on-site landscaping. • Garages generally excluded from the street.
77J(3)(a)(i) & 77L(b)	Why the qualifying matter is incompatible with the level of development permitted by the MDRS	Technical analysis has identified that the level of development permitted by the MDRS or as provided for by Policy 3 of the NPS-UD, would be inappropriate in this Character

[105] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 22.

	(as specified in Schedule 3A) or as provided for by policy 3 for that area, and in light of the national significance of urban development and the objectives of the NPS-UD.	Area, as it would not maintain the special characteristics and values attributed to this Character Areas; nor retain its value as a whole.[106] Otherwise progressing with the intensification direction would result in:[107] • Loss of the original dwelling. • Scale/dominance of new/additional building. • Garage/manoeuvring area/parking located within the front yard and the associated visual impact, effects on vegetation and loss of connection to the dwelling. • Increase in site coverage, with an associated loss in space and vegetation, including a sense of openness and spaciousness. • Loss of sight lines and view lines to the rear. • Loss of large-scale vegetation. • Front yard open space/privacy conflict and loss of visual connection with the street, with an increase in the height of fencing. • Multiple vehicle accessways from the street impacting on the continuity of the streetscape. ***Assessment against the relevant NPS-UD objectives*** Objective 1: The values associated with the Character Area contribute to the wellbeing of the community and to a well-functioning urban environment. Development permitted by the MDRS or as provided for by Policy 3 of the NPS-UD would compromise these values. Objective 2:

[106] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 10.
[107] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 8.

		The loss of development capacity resulting from this Character Area being identified as a qualifying matter will have limited impact on the overall opportunities for residential intensification, and therefore will not have a detrimental impact on competitive land and development markets. The degree of loss is offset by the significant amount of further development capacity plan change 14 proposes. Objective 3: The extent of the Malvern Character Area is not in near proximity to a commercial centre, is not within a significant public transport corridor, however has been identified within an area that is likely to have high development interest. Objective 4: There is still a level of development enabled in the Character Area, which will allow for it to develop and change over time in response to the needs of people and the community, while still maintaining those characteristics of value to the community in this area.
77J(3)(b)	The impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity.	The Malvern Character Area totals 120 residential sites. The proposed Character Area controls will allow for 23 additional residential units. This is compared to a theoretical maximum development capacity of 495 units that could be developed under the MDRS provisions, resulting in a total estimated theoretical lost development capacity of 472 residential units.
77J(3)(c)	The costs and broader impacts of imposing those limits.	The key cost and broader impact of imposing the limits in this Character Area is that it reduces housing choice and availability of land for new development within this area.
77J(4)(b) & 77L(c)(ii)	How modifications to the MDRS as applied to the relevant residential zones are limited to only those modifications necessary to accommodate qualifying matters and, in particular, how they apply to any spatial layers relating to overlays,	The proposed Character Area controls (set out below), are those which have been determined as being appropriate to allow for some further residential intensification in line with the NPS-UD objectives, while still retaining the integrity of this Character Area. The specific controls also align with the MDRS provisions as far as practicable.[108]

[108] *Technical Analysis of Proposed Character Area Provisions,* Christchurch City Council, 29 July 2022.

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<td>precincts, specific controls, and development areas, including—
• any operative district plan spatial layers;
• any new spatial layers proposed for the district plan; and
• the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter.</td>
<td>The Character Area has been spatially defined through a review undertaken by Boffa Miskell. This involved[109]:
• Undertaking a site visit and recording changes to the ranking of the Site (from that undertaken in 2015[110].)
• Removing any large clusters of rear sections that could not be seen and which are not considered to be part of a consistent, coherent streetscape or sensible grouping overall.
• Confirming the boundaries of the Character Area generally based on whether at least 80% of sites were ranked either Primary or Contributory (with generally 50% being Primary sites).

The outcome of this is the slight reduction of the current extent of the Malvern Character Area.[111] A total of 120 sites will have the following Character Area overlay controls applied to them.

<table>
<tr><th>Standard</th><th>MDRS & MRZ Controls</th><th>Malvern Character Area</th></tr>
<tr><td>Activity Status (where standards are met) for residential units</td><td>Permitted: up to 3 units per site</td><td>Permitted: interior conversion of an existing residential unit into two residential units
Controlled: single residential unit located to the rear of an existing residential unit
Restricted Discretionary: any other residential unit</td></tr>
<tr><td>Units per site</td><td>3</td><td>2</td></tr>
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[109] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 6-7.
[110] Appendix 20 of the s32 Report for Residential Chapter 14, notified 2 May 2015. *Christchurch Suburban Character Area Assessments,* Beca Ltd, 9 January 2015.
[111] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 24.

		Minimum net site size	400m^2 [proposed in MRZ vacant allotment size]	600m^2
		Height	11m + 1m (roof)	5.5m
		Height in relation to boundary	4m & 60^o	*As per MDRS*
		Road boundary setback	1.5m	8m, or 6m, where it is a relocation of an original house was built prior to 1945.
		Internal boundary setbacks	1m	2m on one side and 3m on the other.
		Rear boundary setbacks	1m	3m
		Minimum building setback to a shared access	N/A	1m
		Building coverage	50%	40%
		Minimum building frontage to street	N/A	60%
		Minimum outdoor living space	20m^2 3m minimum dimension	50m^2 5m minimum dimension
		Outlook Space	4m x 4m for principle living room and 1mx1m for all other habitable rooms.	*As per MDRS*
		Minimum windows to street (glazing)	20%	30% including a front door
		Ground floor habitable room	50% of any ground floor area as habitable rooms [MRZ proposal]	*As per proposed zoning*
		Minimum landscaped area	20%	20% Plus a 3m landscape strip along front boundary.

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<tr><td>Maximum fencing height (front boundary)</td><td>50% to maximum 1.5m [MRZ proposal]</td><td>1.2m</td></tr>
<tr><td>Garage & carport building location</td><td>Detached garage or carport located 1.2m behind front façade of a residential unit [MRZ proposal]</td><td>Garages and carports whether separate or integrated to be to the rear of the dwelling, or if at the side to be a minimum of 5m behind the main front façade of the building.</td></tr>
<tr><td>Max. paved access width per site.</td><td>N/A</td><td>3.6m, or 4.8m where including a 1.2m pedestrian access.</td></tr>
<tr><td>Min. building separation on a site (excluding garages)</td><td>N/A</td><td>5m</td></tr>
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<td>77L(c)(iii)</td>
<td>An appropriate range of options to achieve the greatest heights and densities permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 while managing the specific characteristics.</td>
<td>The MDRS were used as a baseline for the assessment undertaken of the Character Areas. The initial assessment of Character Areas undertaken by Boffa Miskell identified a potential set of parameters based on individual attributes assessed for each of the Character Area typologies. Consideration was also given as to how to incentivise the retention of values that make a primary contribution to a Character Area, given their importance to the integrity and coherence of the Character Area values. Modelling was then undertaken to consider the combination of built form standards, to determine the combination of these which would allow for an increase in density, without the loss of character values[112]. The results of this are reflected in the proposed controls summarised in the table above.</td>
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[112] *Technical Analysis of Proposed Character Area Provisions,* Christchurch City Council, 29 July 2022.

Character Area: Massey

Section	Matter addressed	Assessment
77J(3)(a)(i); 77L(a); 77L(c)(i)	Why the area is subject to a qualifying matter.	The following have been identified as the key elements, which in combination contribute to the distinctiveness and sense of place of the Malvern Character Area[113]: • Generally single storey, moderate-scale, individual buildings with occasional 2-storey homes. • Architectural detailing primarily reflecting the wooden Californian-style bungalows of the 1920s and 1930s and occasional villas. • Building form and detailing includes simple forms with the addition of small projections, low-pitched hip roofs, gable ends with shingles, bay or bow windows and weatherboard cladding, leadlights and shingle gable ends. The dwellings generally have large windows and porches addressing the street. • The original block layout is generally intact. • High amenity streetscape with mature street trees and well landscaped gardens with consistent, generous setbacks. Typical site coverage is between approximately 35%-45% with average setbacks of around 10m. • Characterised by mature boundary and on-site vegetation including specimen trees. • No fencing or low fencing of approximately 1m to 1.5m in height. • Visual connectivity between dwellings and the street through low or no fencing, placement of windows and dwelling entrances and sympathetic on-site landscaping. • Garages generally excluded from the street.
77J(3)(a)(i) & 77L(b)	Why the qualifying matter is incompatible with the level of development permitted by the MDRS	Technical analysis has identified that the level of development permitted by the MDRS or as provided for by Policy 3 of the NPS-UD, would be inappropriate in this Character

[113] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 22.

	(as specified in Schedule 3A) or as provided for by policy 3 for that area, and in light of the national significance of urban development and the objectives of the NPS-UD.	Area, as it would not maintain the special characteristics and values attributed to this Character Areas; nor retain its value as a whole.[114] Otherwise progressing with the intensification direction would result in:[115] • Loss of the original dwelling. • Scale/dominance of new/additional building. • Garage/manoeuvring area/parking located within the front yard and the associated visual impact, effects on vegetation and loss of connection to the dwelling. • Increase in site coverage, with an associated loss in space and vegetation, including a sense of openness and spaciousness. • Loss of sight lines and view lines to the rear. • Loss of large-scale vegetation. • Front yard open space/privacy conflict and loss of visual connection with the street, with an increase in the height of fencing. • Multiple vehicle accessways from the street impacting on the continuity of the streetscape. ***Assessment against the relevant NPS-UD objectives*** Objective 1: The values associated with the Character Area contribute to the wellbeing of the community and to a well-functioning urban environment. Development permitted by the MDRS or as provided for by Policy 3 of the NPS-UD would compromise these values. Objective 2:

[114] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 10.
[115] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 8.

		The loss of development capacity resulting from this Character Area being identified as a qualifying matter will have limited impact on the overall opportunities for residential intensification, and therefore will not have a detrimental impact on competitive land and development markets. The degree of loss is offset by the significant amount of further development capacity plan change 14 proposes. Objective 3: The extent of the Massey Character Area is not in near proximity to a commercial centre, is not within a significant public transport corridor, however has been identified within an area that is likely to have high development interest. Objective 4: There is still a level of development enabled in the Character Area, which will allow for it to develop and change over time in response to the needs of people and the community, while still maintaining those characteristics of value to the community in this area.
77J(3)(b)	The impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity.	The Massey Character Area totals 32 residential units. The proposed Character Area controls will allow for 4 additional residential units. This is compared to a theoretical maximum of 110 units that could be developed under the MDRS provisions, resulting in a total estimated theoretical lost development capacity of 106 residential units.
77J(3)(c)	The costs and broader impacts of imposing those limits.	The key cost and broader impact of imposing the limits in this Character Area is that it reduces housing choice and availability of land for new development within this area.
77J(4)(b) & 77L(c)(ii)	How modifications to the MDRS as applied to the relevant residential zones are limited to only those modifications necessary to accommodate qualifying matters and, in particular, how they apply to any spatial layers relating to overlays,	The proposed Character Area controls (set out below), are those which have been determined as being appropriate to allow for some further residential intensification in line with the NPS-UD objectives, while still retaining the integrity of this Character Area. The specific controls also align with the MDRS provisions as far as practicable.[116]

[116] *Technical Analysis of Proposed Character Area Provisions,* Christchurch City Council, 29 July 2022.

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<td>precincts, specific controls, and development areas, including—
• any operative district plan spatial layers;
• any new spatial layers proposed for the district plan; and
• the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter.</td>
<td>The Character Area has been spatially defined through a review undertaken by Boffa Miskell. This involved[117]:
• Undertaking a site visit and recording changes to the ranking of the Site (from that undertaken in 2015[118].)
• Removing any large clusters of rear sections that could not be seen and which are not considered to be part of a consistent, coherent streetscape or sensible grouping overall.
• Confirming the boundaries of the Character Area generally based on whether at least 80% of sites were ranked either Primary or Contributory (with generally 50% being Primary sites.)

The outcome of this is the retention of the current extent of the Massey Character Area.[119] A total of 32 sites will have the following Character Area overlay controls applied to them.

<table>
<tr><th>Standard</th><th>MDRS & MRZ Controls</th><th>Massey Character Area</th></tr>
<tr><td>Activity Status (where standards are met) for residential units</td><td>Permitted: up to 3 units per site</td><td>Permitted: interior conversion of an existing residential unit into two residential units
Controlled: single residential unit located to the rear of an existing residential unit
Restricted Discretionary: any other residential unit</td></tr>
<tr><td>Units per site</td><td>3</td><td>2</td></tr>
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[117] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 6-7.
[118] Appendix 20 of the s32 Report for Residential Chapter 14, notified 2 May 2015. *Christchurch Suburban Character Area Assessments,* Beca Ltd, 9 January 2015.
[119] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 26.

		Minimum net site size	400m^2 [proposed in MRZ vacant allotment size]	600m^2
		Height	11m + 1m (roof)	5.5m
		Height in relation to boundary	4m & 60^o	*As per MDRS*
		Road boundary setback	1.5m	8m, or 6m, where it is a relocation of an original house was built prior to 1945.
		Internal boundary setbacks	1m	2m on one side and 3m on the other.
		Rear boundary setbacks	1m	3m
		Minimum building setback to a shared access	N/A	1m
		Building coverage	50%	40%
		Minimum building frontage to street	N/A	60%
		Minimum outdoor living space	20m^2 3m minimum dimension	50m^2 5m minimum dimension
		Outlook Space	4m x 4m for principle living room and 1mx1m for all other habitable rooms.	*As per MDRS*
		Minimum windows to street (glazing)	20%	30% including a front door
		Ground floor habitable room	50% of any ground floor area as habitable rooms [MRZ proposal]	*As per proposed zoning*
		Minimum landscaped area	20%	20% Plus a 3m landscape strip along front boundary.

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<tr><td>Maximum fencing height (front boundary)</td><td>50% to maximum 1.5m [MRZ proposal]</td><td>1.2m</td></tr>
<tr><td>Garage & carport building location</td><td>Detached garage or carport located 1.2m behind front façade of a residential unit [MRZ proposal]</td><td>Garages and carports whether separate or integrated to be to the rear of the dwelling, or if at the side to be a minimum of 5m behind the main front façade of the building.</td></tr>
<tr><td>Max. paved access width per site.</td><td>N/A</td><td>3.6m, or 4.8m where including a 1.2m pedestrian access.</td></tr>
<tr><td>Min. building separation on a site (excluding garages)</td><td>N/A</td><td>5m</td></tr>
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<tr>
<td>77L(c)(iii)</td>
<td>An appropriate range of options to achieve the greatest heights and densities permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 while managing the specific characteristics.</td>
<td>The MDRS were used as a baseline for the assessment undertaken of the Character Areas. The initial assessment of Character Areas undertaken by Boffa Miskell identified a potential set of parameters based on individual attributes assessed for each of the Character Area typologies. Consideration was also given as to how to incentivise the retention of values that make a primary contribution to a Character Area, given their importance to the integrity and coherence of the Character Area values. Modelling was then undertaken to consider the combination of built form standards, to determine the combination of these which would allow for an increase in density, without the loss of character values[120]. The results of this are reflected in the proposed controls summarised in the table above.</td>
</tr>
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[120] *Technical Analysis of Proposed Character Area Provisions,* Christchurch City Council, 29 July 2022.

Character Area: Piko

Section	Matter addressed	Assessment
77J(3)(a)(i); 77L(a); 77L(c)(i)	Why the area is subject to a qualifying matter.	The following have been identified as the key elements, which in combination contribute to the distinctiveness and sense of place of the Malvern Character Area[121]: • Unique street and subdivision pattern with relatively narrow streets. • Consistent style and era of dwellings, primarily consisting of State Housing of the 1930s and 1940s. • Generally single storey on Piko Crescent, and some double storey dwellings of a moderate scale on Shand Crescent. • Simple rectangular buildings with small projections, and hip and gable roofs with ornamentation around doorways and windows, materials and use of porches, entranceways, brick or weatherboard. • Generous front yards with low or no fencing. • Strong relationship between dwellings and the street. • Easy pedestrian access to nearby parks and reserves.
77J(3)(a)(i) & 77L(b)	Why the qualifying matter is incompatible with the level of development permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 for that area, and in light of the national significance of urban development and the objectives of the NPS-UD.	Technical analysis has identified that the level of development permitted by the MDRS or as provided for by Policy 3 of the NPS-UD, would be inappropriate in this Character Area, as it would not maintain the special characteristics and values attributed to this Character Areas; nor retain its value as a whole.[122] Otherwise progressing with the intensification direction would result in:[123] • Loss of the original dwelling. • Scale/dominance of new/additional building.

[121] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 41.
[122] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 10.
[123] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 8.

		• Garage/manoeuvring area/parking located within the front yard and the associated visual impact, effects on vegetation and loss of connection to the dwelling. • Increase in site coverage, with an associated loss in space and vegetation, including a sense of openness and spaciousness. • Loss of sight lines and view lines to the rear. • Loss of large-scale vegetation. • Front yard open space/privacy conflict and loss of visual connection with the street, with an increase in the height of fencing. • Multiple vehicle accessways from the street impacting on the continuity of the streetscape. ***Assessment against the relevant NPS-UD objectives*** Objective 1: The values associated with the Character Area contribute to the wellbeing of the community and to a well-functioning urban environment. Development permitted by the MDRS or as provided for by Policy 3 of the NPS-UD would compromise these values. Objective 2: The loss of development capacity resulting from this Character Area being identified as a qualifying matter will have limited impact on the overall opportunities for residential intensification, and therefore will not have a detrimental impact on competitive land and development markets. The degree of loss is offset by the significant amount of further development capacity plan change 14 proposes. Objective 3: The Piko Character Area is located within close proximity of a Town Centre, which proposes to increase building heights and densities to enable 20m building

		development. The area fronts into Riccarton Road, a significant public transport corridor, and has been identified as an area with strong development interest. Despite this, the character area remains isolated to 54 sites, which is unlikely to have a discernible impact on development potential within the area and still provides for ready accessible access to local employment and public transport. The proposed controls have been identified as providing for a level of development within the Character Area, to enable more people to live in this part of the urban environment, while ensuring that the special characteristics and values attributed to this Character Area, and its values as a whole, are retained. Objective 4: There is still a level of development enabled in the Character Area, which will allow for it to develop and change over time in response to the needs of people and the community, while still maintaining those characteristics of value to the community in this area.
77J(3)(b)	The impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity.	The Piko Character Area totals 54 residential sites. Proposed Character Area controls will allow for 9 additional residential units. This is compared to a theoretical maximum of 443 units that could be developed under the MDRS provisions, resulting in a total estimated theoretical lost development capacity of 434 residential units.
77J(3)(c)	The costs and broader impacts of imposing those limits.	The key cost and broader impact of imposing the limits in this Character Area is that it reduces housing choice and availability of land for new development within this area.
77J(4)(b) & 77L(c)(ii)	How modifications to the MDRS as applied to the relevant residential zones are limited to only those modifications necessary to accommodate qualifying matters and, in particular, how they apply to any spatial layers relating to overlays, precincts, specific controls, and development areas, including—	The proposed Character Area controls (set out below), are those which have been determined as being appropriate to allow for some further residential intensification in line with the NPS-UD objectives, while still retaining the integrity of this Character Area. The specific controls also align with the MDRS provisions as far as practicable.[124] The Character Area has been spatially defined through a review undertaken by Boffa Miskell. This involved[125]:

[124] *Technical Analysis of Proposed Character Area Provisions,* Christchurch City Council, 29 July 2022.
[125] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 6-7.

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any operative district plan spatial layers;
any new spatial layers proposed for the district plan; and
the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter.

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Undertaking a site visit and recording changes to the ranking of the Site (from that undertaken in 2015[126].)
Removing any large clusters of rear sections that could not be seen and which are not considered to be part of a consistent, coherent streetscape or sensible grouping overall.
Confirming the boundaries of the Character Area generally based on whether at least 80% of sites were ranked either Primary or Contributory (with generally 50% being Primary sites.)

The outcome of this is the reduction of the current extent of the Piko Character Area.[127] A total of 54 sites will have the following Character Area overlay controls applied to them.
<table>
<tr><th>Standard</th><th>MDRS & MRZ Controls</th><th>Piko Character Area</th></tr>
<tr><td>Activity Status (where standards are met) for residential units</td><td>Permitted: up to 3 units per site</td><td>Permitted: interior conversion of an existing residential unit into two residential units
Controlled: single residential unit located to the rear of an existing residential unit
Restricted Discretionary: any other residential unit</td></tr>
<tr><td>Units per site</td><td>3</td><td>2</td></tr>
<tr><td>Minimum net site size</td><td>400m^2 [proposed in MRZ vacant allotment size]</td><td>700m^2</td></tr>
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[126] Appendix 20 of the s32 Report for Residential Chapter 14, notified 2 May 2015. *Christchurch Suburban Character Area Assessments,* Beca Ltd, 9 January 2015.
[127] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 43.

		Height	11m + 1m (roof)	5.5m
		Height in relation to boundary	4m & 60°	*As per MDRS*
		Road boundary setback	1.5m	8m, or 6m, where it is a relocation of an original house was built prior to 1945.
		Internal boundary setbacks	1m	2m on one side and 3m on the other.
		Rear boundary setbacks	1m	3m
		Minimum building setback to a shared access	N/A	1m
		Building coverage	50%	40%
		Minimum building frontage to street	N/A	60%
		Minimum outdoor living space	$20m^2$ 3m minimum dimension	$50m^2$ 5m minimum dimension
		Outlook Space	4m x 4m for principle living room and 1mx1m for all other habitable rooms.	*As per MDRS*
		Minimum windows to street (glazing)	20%	20% including a front door
		Ground floor habitable room	50% of any ground floor area as habitable rooms [MRZ proposal]	*As per proposed zoning*
		Minimum landscaped area	20%	20% Plus a 3m landscape strip along front boundary.
		Maximum fencing height (front boundary)	50% to maximum 1.5m [MRZ proposal]	1m

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<tr><td></td><td></td><td>
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<tr><td>Garage & carport building location</td><td>Detached garage or carport located 1.2m behind front façade of a residential unit [MRZ proposal]</td><td>Garages and carports whether separate or integrated to be to the rear of the dwelling, or if at the side to be a minimum of 5m behind the main front façade of the building.</td></tr>
<tr><td>Max. paved access width per site.</td><td>N/A</td><td>3.6m, or 4.8m where including a 1.2m pedestrian access.</td></tr>
<tr><td>Min. building separation on a site (excluding garages)</td><td>N/A</td><td>5m</td></tr>
</table>
</td></tr>
<tr><td>77L(c)(iii)</td><td>An appropriate range of options to achieve the greatest heights and densities permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 while managing the specific characteristics.</td><td>The MDRS were used as a baseline for the assessment undertaken of the Character Areas. The initial assessment of Character Areas undertaken by Boffa Miskell identified a potential set of parameters based on individual attributes assessed for each of the Character Area typologies. Consideration was also given as to how to incentivise the retention of values that make a primary contribution to a Character Area, given their importance to the integrity and coherence of the Character Area values. Modelling was then undertaken to consider the combination of built form standards, to determine the combination of these which would allow for an increase in density, without the loss of character values[128]. The results of this are reflected in the proposed controls summarised in the table above.</td></tr>
</table>

[128] *Technical Analysis of Proposed Character Area Provisions,* Christchurch City Council, 29 July 2022.

Character Area: Ranfurly

Section	Matter addressed	Assessment
77J(3)(a)(i); 77L(a); 77L(c)(i)	Why the area is subject to a qualifying matter.	The following have been identified as the key elements, which in combination contribute to the distinctiveness and sense of place of the Ranfurly Character Area[129]: • Generally single storey, moderate-scale, individual buildings with occasional 2-storey homes. • Architectural detailing primarily reflecting the wooden Californian-style bungalows of the 1920s and 1930s and occasional villas. • Building form and detailing includes simple forms with the addition of small projections, low-pitched hip roofs, gable ends with shingles, bay or bow windows and weatherboard cladding, leadlights and shingle gable ends. The dwellings generally have large windows and porches addressing the street. • The original block layout is generally intact. • High amenity streetscape with mature street trees and well landscaped gardens with consistent, generous setbacks. Typical site coverage is between approximately 35%-45% with average setbacks of around 8-9m. • Characterised by mature boundary and on-site vegetation including specimen trees. • No fencing or low fencing of approximately 1m to 1.5m in height. • Visual connectivity between dwellings and the street through low or no fencing, placement of windows and dwelling entrances and sympathetic on-site landscaping. • Garages generally excluded from the street.

[129] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 22.

77J(3)(a)(i) & 77L(b)	Why the qualifying matter is incompatible with the level of development permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 for that area, and in light of the national significance of urban development and the objectives of the NPS-UD.	Technical analysis has identified that the level of development permitted by the MDRS or as provided for by Policy 3 of the NPS-UD, would be inappropriate in this Character Area, as it would not maintain the special characteristics and values attributed to this Character Areas; nor retain its value as a whole.[130] Otherwise progressing with the intensification direction would result in:[131] • Loss of the original dwelling. • Scale/dominance of new/additional building. • Garage/manoeuvring area/parking located within the front yard and the associated visual impact, effects on vegetation and loss of connection to the dwelling. • Increase in site coverage, with an associated loss in space and vegetation, including a sense of openness and spaciousness. • Loss of sight lines and view lines to the rear. • Loss of large-scale vegetation. • Front yard open space/privacy conflict and loss of visual connection with the street, with an increase in the height of fencing. • Multiple vehicle accessways from the street impacting on the continuity of the streetscape. ***Assessment against the relevant NPS-UD objectives*** Objective 1: The values associated with the Character Area contribute to the wellbeing of the community and to a well-functioning urban environment. Development permitted by the MDRS or as provided for by Policy 3 of the NPS-UD would compromise these values.

[130] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 10.
[131] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 8.

		Objective 2: The loss of development capacity resulting from this Character Area being identified as a qualifying matter will have limited impact on the overall opportunities for residential intensification, and therefore will not have a detrimental impact on competitive land and development markets. The degree of loss is offset by the significant amount of further development capacity plan change 14 proposes. Objective 3: The extent of the Ranfurly Character Area is not in near proximity to a large commercial centre, is not within a significant public transport corridor, however has been identified within an area that is likely to have high development interest. Objective 4: There is still a level of development enabled in the Character Area, which will allow for it to develop and change over time in response to the needs of people and the community, while still maintaining those characteristics of value to the community in this area.
77J(3)(b)	The impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity.	The Ranfurly Character Area totals 36 residential sites. The proposed Character Area controls will allow for 4 additional residential units. This is compared to a theoretical maximum of 181 units that could be developed under the MDRS provisions, resulting in a total estimated theoretical lost development capacity of 177 residential units.
77J(3)(c)	The costs and broader impacts of imposing those limits.	The key cost and broader impact of imposing the limits in this Character Area is that it reduces housing choice and availability of land for new development within this area.
77J(4)(b) & 77L(c)(ii)	How modifications to the MDRS as applied to the relevant residential zones are limited to only those modifications necessary to accommodate qualifying matters and, in particular, how they apply to any spatial layers relating to overlays,	The proposed Character Area controls (set out below), are those which have been determined as being appropriate to allow for some further residential intensification in line with the NPS-UD objectives, while still retaining the integrity of this Character Area. The specific controls also align with the MDRS provisions as far as practicable.[132]

[132] *Technical Analysis of Proposed Character Area Provisions,* Christchurch City Council, 29 July 2022.

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<td>precincts, specific controls, and development areas, including—
• any operative district plan spatial layers;
• any new spatial layers proposed for the district plan; and
• the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter.</td>
<td>The Character Area has been spatially defined through a review undertaken by Boffa Miskell. This involved[133]:
• Undertaking a site visit and recording changes to the ranking of the Site (from that undertaken in 2015[134].)
• Removing any large clusters of rear sections that could not be seen and which are not considered to be part of a consistent, coherent streetscape or sensible grouping overall.
• Confirming the boundaries of the Character Area generally based on whether at least 80% of sites were ranked either Primary or Contributory (with generally 50% being Primary sites.)

The outcome of this is the retention of the current extent of the Ranfurly Character Area.[135]A total of 36 sites will have the following Character Area overlay controls applied to them.

<table>
<tr><th>Standard</th><th>MDRS & MRZ Controls</th><th>Ranfurly Character Area</th></tr>
<tr><td>Activity Status (where standards are met) for residential units</td><td>Permitted: up to 3 units per site</td><td>Permitted: interior conversion of an existing residential unit into two residential units
Controlled: single residential unit located to the rear of an existing residential unit
Restricted Discretionary: any other residential unit</td></tr>
<tr><td>Units per site</td><td>3</td><td>2</td></tr>
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[133] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 6-7.
[134] Appendix 20 of the s32 Report for Residential Chapter 14, notified 2 May 2015. *Christchurch Suburban Character Area Assessments,* Beca Ltd, 9 January 2015.
[135] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 27.

		Minimum net site size	400m^2 [proposed in MRZ vacant allotment size]	600m^2
		Height	11m + 1m (roof)	5.5m
		Height in relation to boundary	4m & 60^o	*As per MDRS*
		Road boundary setback	1.5m	8m, or 6m, where it is a relocation of an original house was built prior to 1945.
		Internal boundary setbacks	1m	2m on one side and 3m on the other.
		Rear boundary setbacks	1m	3m
		Minimum building setback to a shared access	N/A	1m
		Building coverage	50%	40%
		Minimum building frontage to street	N/A	60%
		Minimum outdoor living space	20m^2 3m minimum dimension	50m^2 5m minimum dimension
		Outlook Space	4m x 4m for principle living room and 1m x 1m for all other habitable rooms.	*As per MDRS*
		Minimum windows to street (glazing)	20%	30% including a front door
		Ground floor habitable room	50% of any ground floor area as habitable rooms [MRZ proposal]	*As per proposed zoning*
		Minimum landscaped area	20%	20% Plus a 3m landscape strip along front boundary.

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<tr><td>Maximum fencing height (front boundary)</td><td>50% to maximum 1.5m [MRZ proposal]</td><td>1.2m</td></tr>
<tr><td>Garage & carport building location</td><td>Detached garage or carport located 1.2m behind front façade of a residential unit [MRZ proposal]</td><td>Garages and carports whether separate or integrated to be to the rear of the dwelling, or if at the side to be a minimum of 5m behind the main front façade of the building.</td></tr>
<tr><td>Max. paved access width per site.</td><td>N/A</td><td>3.6m, or 4.8m where including a 1.2m pedestrian access.</td></tr>
<tr><td>Min. building separation on a site (excluding garages)</td><td>N/A</td><td>5m</td></tr>
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<tr>
<td>77L(c)(iii)</td>
<td>An appropriate range of options to achieve the greatest heights and densities permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 while managing the specific characteristics.</td>
<td>The MDRS were used as a baseline for the assessment undertaken of the Character Areas. The initial assessment of Character Areas undertaken by Boffa Miskell identified a potential set of parameters based on individual attributes assessed for each of the Character Area typologies. Consideration was also given as to how to incentivise the retention of values that make a primary contribution to a Character Area, given their importance to the integrity and coherence of the Character Area values. Modelling was then undertaken to consider the combination of built form standards, to determine the combination of these which would allow for an increase in density, without the loss of character values[136]. The results of this are reflected in the proposed controls summarised in the table above.</td>
</tr>
</table>

[136] *Technical Analysis of Proposed Character Area Provisions,* Christchurch City Council, 29 July 2022.

Character Area: Roker

Section	Matter addressed	Assessment
77J(3)(a)(i); 77L(a); 77L(c)(i)	Why the area is subject to a qualifying matter.	The following have been identified as the key elements, which in combination contribute to the distinctiveness and sense of place of the Roker/Penrith Character Area[137]: • Consistent style and era of dwellings primarily dating from 1910 to 1930, and 1930 to 1950 (predominantly pre 1945). • Dwellings are typically single storey, with some exceptions, particularly in Roker Street, and are generally detached buildings of a moderate scale. • Buildings and roofs are generally simple forms with projections, gable and hip roofs. • Architectural detailing includes bay and bow windows, shingle gable ends and weatherboard cladding. • Dwellings are generally setback between 6-9m from the street. • Part of an area with a highly defined grid pattern. • Fencing is generally low, concrete nib or timber in both streets with good visual connectivity. Low nib walls and a sense of openness are a particular feature of Penrith Avenue. • The mature street trees and wide grassed berms of Roker Street, and well planted gardens and boundary vegetation within private properties of both streets, influence the visual quality of this Area's streetscapes.

[137] *Investigation of Qualifying Matters – Ōtautahi Christchurch Suburban Character Areas – Stage 2A Addendum Report*, Boffa Miskell Ltd, 22 July 2022, p. 6.

77J(3)(a)(i) & 77L(b)	Why the qualifying matter is incompatible with the level of development permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 for that area, and in light of the national significance of urban development and the objectives of the NPS-UD.	Technical analysis has identified that the level of development permitted by the MDRS or as provided for by Policy 3 of the NPS-UD, would be inappropriate in this Character Area, as it would not maintain the special characteristics and values attributed to this Character Areas; nor retain its value as a whole.[138] Otherwise progressing with the intensification direction would result in:[139] • Loss of the original dwelling. • Scale/dominance of new/additional building. • Garage/manoeuvring area/parking located within the front yard and the associated visual impact, effects on vegetation and loss of connection to the dwelling. • Increase in site coverage, with an associated loss in space and vegetation, including a sense of openness and spaciousness. • Loss of sight lines and view lines to the rear. • Loss of large-scale vegetation. • Front yard open space/privacy conflict and loss of visual connection with the street, with an increase in the height of fencing. • Multiple vehicle accessways from the street impacting on the continuity of the streetscape. ***Assessment against the relevant NPS-UD objectives*** Objective 1: The values associated with the Character Area contribute to the wellbeing of the community and to a well-functioning urban environment. Development permitted by the MDRS or as provided for by Policy 3 of the NPS-UD would compromise these values.

[138] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 10.
[139] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 8.

		Objective 2: The loss of development capacity resulting from this Character Area being identified as a qualifying matter will have limited impact on the overall opportunities for residential intensification, and therefore will not have a detrimental impact on competitive land and development markets. The degree of loss is offset by the significant amount of further development capacity plan change 14 proposes. Objective 3: The extent of the Roker/Penrith Character Area is not in near proximity to a commercial centre, is not within a significant public transport corridor, however has been identified within an area that is likely to have moderate development interest. Objective 4: There is still a level of development enabled in the Character Area, which will allow for it to develop and change over time in response to the needs of people and the community, while still maintaining those characteristics of value to the community in this area.
77J(3)(b)	The impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity.	The Roker/Penrith Character Area totals 117 residential sites. The proposed Character Area controls will allow for 11 additional residential units. This is compared to a theoretical maximum development capacity of 396 units that could be developed under the MDRS provisions, resulting in a total estimated theoretical lost development capacity of 385 residential units.
77J(3)(c)	The costs and broader impacts of imposing those limits.	The key cost and broader impact of imposing the limits in this Character Area is that it reduces housing choice and availability of land for new development within this area.
77J(4)(b) & 77L(c)(ii)	How modifications to the MDRS as applied to the relevant residential zones are limited to only those modifications necessary to accommodate qualifying matters and, in particular, how they apply to any spatial layers relating to overlays,	The proposed Character Area controls (set out below), are those which have been determined as being appropriate to allow for some further residential intensification in line with the NPS-UD objectives, while still retaining the integrity of this Character Area. The specific controls also align with the MDRS provisions as far as practicable.[140]

[140] *Technical Analysis of Proposed Character Area Provisions*, Christchurch City Council, 29 July 2022.

<table>
<tr>
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<td>precincts, specific controls, and development areas, including—
• any operative district plan spatial layers;
• any new spatial layers proposed for the district plan; and
• the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter.</td>
<td>The Character Area has been spatially defined through a review undertaken by Boffa Miskell. This involved[141]:
• Undertaking a desktop analysis and site visit of the area, based on areas put forward for consideration as Character Areas through the pre-notification engagement and technical review of heritage area assessments.
• Confirming the boundaries of the Character Area generally based on whether at least 80% of sites were ranked either Primary or Contributory (with generally 50% being Primary sites.)

The outcome of this is the inclusion of a new Roker Character Area.[142]A total of 117 sites will have the following Character Area overlay controls applied to them.

<table>
<tr><th>Standard</th><th>MDRS & MRZ Controls</th><th>Roker Character Area</th></tr>
<tr><td>Activity Status (where standards are met) for residential units</td><td>Permitted: up to 3 units per site</td><td>Permitted: interior conversion of an existing residential unit into two residential units
Controlled: single residential unit located to the rear of an existing residential unit
Restricted Discretionary: any other residential unit</td></tr>
<tr><td>Units per site</td><td>3</td><td>2</td></tr>
<tr><td>Minimum net site size</td><td>400m^2 [proposed in MRZ vacant allotment size]</td><td>600m^2</td></tr>
<tr><td>Height</td><td>11m + 1m (roof)</td><td>5.5m</td></tr>
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[141] *Investigation of Qualifying Matters – Ōtautahi Christchurch Suburban Character Areas – Stage 2A Addendum Report*, Boffa Miskell Ltd, 22 July 2022.
[142] *Investigation of Qualifying Matters – Ōtautahi Christchurch Suburban Character Areas – Stage 2A Addendum Report*, Boffa Miskell Ltd, 22 July 2022, p. 9-10.

		Height in relation to boundary	4m & 60°	*As per MDRS*
		Road boundary setback	1.5m	8m, or 6m, where it is a relocation of an original house was built prior to 1945.
		Internal boundary setbacks	1m	1m on one side and 3m on the other.
		Rear boundary setbacks	1m	3m
		Minimum building setback to a shared access	N/A	1m
		Building coverage	50%	40%
		Minimum building frontage to street	N/A	60%
		Minimum outdoor living space	$20m^2$ 3m minimum dimension	$50m^2$ 5m minimum dimension
		Outlook Space	4m x 4m for principle living room and 1mx1m for all other habitable rooms.	*As per MDRS*
		Minimum windows to street (glazing)	20%	30% including a front door
		Ground floor habitable room	50% of any ground floor area as habitable rooms [MRZ proposal]	*As per proposed zoning*
		Minimum landscaped area	20%	20% Plus a 3m landscape strip along front boundary.
		Maximum fencing height (front boundary)	50% to maximum 1.5m [MRZ proposal]	1.2m
		Garage & carport building location	Detached garage or carport located 1.2m	Garages and carports whether separate or

<table>
<tr><td></td><td></td><td><table>
<tr><td></td><td>behind front façade of a residential unit [MRZ proposal]</td><td>integrated to be to the rear of the dwelling, or if at the side to be a minimum of 5m behind the main front façade of the building.</td></tr>
<tr><td>Max. paved access width per site.</td><td>N/A</td><td>3.6m, or 4.8m where including a 1.2m pedestrian access.</td></tr>
<tr><td>Min. building separation on a site (excluding garages)</td><td>N/A</td><td>5m</td></tr>
</table></td></tr>
<tr><td>77L(c)(iii)</td><td>An appropriate range of options to achieve the greatest heights and densities permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 while managing the specific characteristics.</td><td>The MDRS were used as a baseline for the assessment undertaken of the Character Areas. The initial assessment of Character Areas undertaken by Boffa Miskell identified a potential set of parameters based on individual attributes assessed for each of the Character Area typologies. Consideration was also given as to how to incentivise the retention of values that make a primary contribution to a Character Area, given their importance to the integrity and coherence of the Character Area values. Modelling was then undertaken to consider the combination of built form standards, to determine the combination of these which would allow for an increase in density, without the loss of character values[143]. The results of this are reflected in the proposed controls summarised in the table above.</td></tr>
</table>

[143] *Technical Analysis of Proposed Character Area Provisions,* Christchurch City Council, 29 July 2022.

Character Area: Ryan

Section	Matter addressed	Assessment
77J(3)(a)(i); 77L(a); 77L(c)(i)	Why the area is subject to a qualifying matter.	The following have been identified as the key elements, which in combination contribute to the distinctiveness and sense of place of the Ryan Character Area[144]: • Consistent single storey, small to moderate-scale, individual buildings. • A high proportion of original houses from the 1930s-40s on largely intact sections. • Buildings and roofs are generally simple forms with projections, gable and hip roofs. • Architectural details includes bay and bow windows; shingle gable ends and weatherboard cladding. • Moderate street width and setbacks from the street are typically generous and between 6-10m. • No fencing or low fencing with low nib or picket walls are a feature and contribute to a sense of openness and strong relationship with the street. • Established hedges or garden plantings are a key feature in the front yard and/or along property boundaries. • Attractive streetscape with mature street trees and grass berms. • Garages excluded from the street frontage.
77J(3)(a)(i) & 77L(b)	Why the qualifying matter is incompatible with the level of development permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 for that area, and in light of the national	Technical analysis has identified that the level of development permitted by the MDRS or as provided for by Policy 3 of the NPS-UD, would be inappropriate in this Character Area, as it would not maintain the special characteristics and values attributed to this

[144] *Investigation of Qualifying Matters – Ōtautahi Christchurch Suburban Character Areas – Stage 2A Addendum Report*, Boffa Miskell Ltd, 22 July 2022, p. 10-11.

	significance of urban development and the objectives of the NPS-UD.	Character Areas; nor retain its value as a whole.[145] Otherwise progressing with the intensification direction would result in:[146] • Loss of the original dwelling. • Scale/dominance of new/additional building. • Garage/manoeuvring area/parking located within the front yard and the associated visual impact, effects on vegetation and loss of connection to the dwelling. • Increase in site coverage, with an associated loss in space and vegetation, including a sense of openness and spaciousness. • Loss of sight lines and view lines to the rear. • Loss of large-scale vegetation. • Front yard open space/privacy conflict and loss of visual connection with the street, with an increase in the height of fencing. • Multiple vehicle accessways from the street impacting on the continuity of the streetscape. ***Assessment against the relevant NPS-UD objectives*** Objective 1: The values associated with the Character Area contribute to the wellbeing of the community and to a well-functioning urban environment. Development permitted by the MDRS or as provided for by Policy 3 of the NPS-UD would compromise these values. Objective 2: The loss of development capacity resulting from this Character Area being identified as a qualifying matter will have limited impact on the overall opportunities for residential

[145] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 10.
[146] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 8.

		intensification, and therefore will not have a detrimental impact on competitive land and development markets. The degree of loss is offset by the significant amount of further development capacity plan change 14 proposes. Objective 3: The extent of the Ryan Character Area is not in near proximity to a larger commercial centre, is not within a significant public transport corridor (but does front Ferry Road, a significant transport corridor), and has not been identified within an area that has high housing demand. Objective 4: There is still a level of development enabled in the Character Area, which will allow for it to develop and change over time in response to the needs of people and the community, while still maintaining those characteristics of value to the community in this area.
77J(3)(b)	The impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity.	The Ryan Character area totals 59 residential sites. The proposed Character Area controls will allow for 21 additional residential units. This is compared to a theoretical maximum of 240 units that could be developed under the MDRS provisions, resulting in a total estimated theoretical lost development capacity of 219 residential units.
77J(3)(c)	The costs and broader impacts of imposing those limits.	The key cost and broader impact of imposing the limits in this Character Area is that it reduces housing choice and availability of land for new development within this area.
77J(4)(b) & 77L(c)(ii)	How modifications to the MDRS as applied to the relevant residential zones are limited to only those modifications necessary to accommodate qualifying matters and, in particular, how they apply to any spatial layers relating to overlays, precincts, specific controls, and development areas, including—	The proposed Character Area controls (set out below), are those which have been determined as being appropriate to allow for some further residential intensification in line with the NPS-UD objectives, while still retaining the integrity of this Character Area. The specific controls also align with the MDRS provisions as far as practicable.[147] The Character Area has been spatially defined through a review undertaken by Boffa Miskell. This involved[148]:

[147] *Technical Analysis of Proposed Character Area Provisions*, Christchurch City Council, 29 July 2022.
[148] *Investigation of Qualifying Matters – Ōtautahi Christchurch Suburban Character Areas – Stage 2A Addendum Report*, Boffa Miskell Ltd, 22 July 2022.

- any operative district plan spatial layers;
- any new spatial layers proposed for the district plan; and
- the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter.

- Undertaking a desktop analysis and site visit of the area, based on areas put forward for consideration as Character Areas through the pre-notification engagement and technical review of heritage area assessments.
- Confirming the boundaries of the Character Area generally based on whether at least 80% of sites were ranked either Primary or Contributory (with generally 50% being Primary sites.)

The outcome of this is the inclusion of a new Ryan Character Area.[149] A total of 59 sites will have the following Character Area overlay controls applied to them.

Standard	**MDRS & MRZ Controls**	**Ryan Character Area**
Activity Status (where standards are met) for residential units	Permitted: up to 3 units per site	Permitted: interior conversion of an existing residential unit into two residential units Controlled: single residential unit located to the rear of an existing residential unit Restricted Discretionary: any other residential unit
Units per site	3	2
Minimum net site size	400m^2 [proposed in MRZ vacant allotment size]	600m^2
Height	11m + 1m (roof)	5.5m
Height in relation to boundary	4m & 60^o	*As per MDRS*
Road boundary setback	1.5m	8m, or 6m, where it is a relocation of an original

[149] *Investigation of Qualifying Matters – Ōtautahi Christchurch Suburban Character Areas – Stage 2A Addendum Report*, Boffa Miskell Ltd, 22 July 2022, p. 9-10.

				house was built prior to 1945.
		Internal boundary setbacks	1m	2m on one side and 3m on the other.
		Rear boundary setbacks	1m	3m
		Minimum building setback to a shared access	N/A	1m
		Building coverage	50%	40%
		Minimum building frontage to street	N/A	60%
		Minimum outdoor living space	$20m^2$ 3m minimum dimension	$50m^2$ 5m minimum dimension
		Outlook Space	4m x 4m for principle living room and 1mx1m for all other habitable rooms.	*As per MDRS*
		Minimum windows to street (glazing)	20%	30% including a front door
		Ground floor habitable room	50% of any ground floor area as habitable rooms [MRZ proposal]	*As per proposed zoning*
		Minimum landscaped area	20%	20% Plus a 3m landscape strip along front boundary.
		Maximum fencing height (front boundary)	50% to maximum 1.5m [MRZ proposal]	0.8m
		Garage & carport building location	Detached garage or carport located 1.2m behind front façade of a residential unit [MRZ proposal]	Garages and carports whether separate or integrated to be to the rear of the dwelling, or if at the side to be a minimum of 5m behind

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<tr><td></td><td></td><td>the main front façade of the building.</td></tr>
<tr><td>Max. paved access width per site.</td><td>N/A</td><td>3.6m, or 4.8m where including a 1.2m pedestrian access.</td></tr>
<tr><td>Min. building separation on a site (excluding garages)</td><td>N/A</td><td>5m</td></tr>
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<tr><td>77L(c)(iii)</td><td>An appropriate range of options to achieve the greatest heights and densities permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 while managing the specific characteristics.</td><td>The MDRS were used as a baseline for the assessment undertaken of the Character Areas. The initial assessment of Character Areas undertaken by Boffa Miskell identified a potential set of parameters based on individual attributes assessed for each of the Character Area typologies. Consideration was also given as to how to incentivise the retention of values that make a primary contribution to a Character Area, given their importance to the integrity and coherence of the Character Area values. Modelling was then undertaken to consider the combination of built form standards, to determine the combination of these which would allow for an increase in density, without the loss of character values[150]. The results of this are reflected in the proposed controls summarised in the table above.</td></tr>
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[150] *Technical Analysis of Proposed Character Area Provisions,* Christchurch City Council, 29 July 2022.

Character Area: Severn

Section	Matter addressed	Assessment
77J(3)(a)(i); 77L(a); 77L(c)(i)	Why the area is subject to a qualifying matter.	The following have been identified as the key elements, which in combination contribute to the distinctiveness and sense of place of the Severn Character Area[151]: • Generally single storey, moderate-scale, individual buildings with occasional 2-storey homes. • Architectural detailing primarily reflecting the wooden Californian-style bungalows of the 1920s and 1930s and occasional villas. • Building form and detailing includes simple forms with the addition of small projections, low-pitched hip roofs, gable ends with shingles, bay or bow windows and weatherboard cladding, leadlights and shingle gable ends. The dwellings generally have large windows and porches addressing the street. • The original block layout is generally intact. • High amenity streetscape with mature street trees and well landscaped gardens with consistent, generous setbacks. Typical site coverage is between approximately 35%-45% with average setbacks of around 8-9m. • Characterised by mature boundary and on-site vegetation including specimen trees. • No fencing or low fencing of approximately 1m to 1.5m in height. Some picket and stone walls are a feature. • Visual connectivity between dwellings and the street through low or no fencing, placement of windows and dwelling entrances and sympathetic on-site landscaping. • Garages generally excluded from the street.

[151] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 22.

77J(3)(a)(i) & 77L(b)	Why the qualifying matter is incompatible with the level of development permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 for that area, and in light of the national significance of urban development and the objectives of the NPS-UD.	Technical analysis has identified that the level of development permitted by the MDRS or as provided for by Policy 3 of the NPS-UD, would be inappropriate in this Character Area, as it would not maintain the special characteristics and values attributed to this Character Areas; nor retain its value as a whole.[152] Otherwise progressing with the intensification direction would result in:[153] • Loss of the original dwelling. • Scale/dominance of new/additional building. • Garage/manoeuvring area/parking located within the front yard and the associated visual impact, effects on vegetation and loss of connection to the dwelling. • Increase in site coverage, with an associated loss in space and vegetation, including a sense of openness and spaciousness. • Loss of sight lines and view lines to the rear. • Loss of large-scale vegetation. • Front yard open space/privacy conflict and loss of visual connection with the street, with an increase in the height of fencing. • Multiple vehicle accessways from the street impacting on the continuity of the streetscape. ***Assessment against the relevant NPS-UD objectives*** Objective 1: The values associated with the Character Area contribute to the wellbeing of the community and to a well-functioning urban environment. Development permitted by the MDRS or as provided for by Policy 3 of the NPS-UD would compromise these values.

[152] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 10.
[153] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 8.

		Objective 2: The loss of development capacity resulting from this Character Area being identified as a qualifying matter will have limited impact on the overall opportunities for residential intensification, and therefore will not have a detrimental impact on competitive land and development markets. Objective 3: The extent of the Severn Character Area is not in near proximity to a commercial centre, is not within a significant public transport corridor, however has been identified within an area that is likely to have high development interest. Objective 4: There is still a level of development enabled in the Character Area, which will allow for it to develop and change over time in response to the needs of people and the community, while still maintaining those characteristics of value to the community in this area.
77J(3)(b)	The impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity.	The Severn Character Area totals 127 residential sites. The proposed Character Area controls will allow for 16 additional residential units. This is compared to a theoretical maximum of 438 units that could be developed under the MDRS provisions, resulting in a total estimated theoretical lost development capacity of 422 residential units.
77J(3)(c)	The costs and broader impacts of imposing those limits.	The key cost and broader impact of imposing the limits in this Character Area is that it reduces housing choice and availability of land for new development within this area.
77J(4)(b) & 77L(c)(ii)	How modifications to the MDRS as applied to the relevant residential zones are limited to only those modifications necessary to accommodate qualifying matters and, in particular, how they apply to any spatial layers relating to overlays, precincts, specific controls, and development areas, including—	The proposed Character Area controls (set out below), are those which have been determined as being appropriate to allow for some further residential intensification in line with the NPS-UD objectives, while still retaining the integrity of this Character Area. The specific controls also align with the MDRS provisions as far as practicable.[154]

[154] *Technical Analysis of Proposed Character Area Provisions*, Christchurch City Council, 29 July 2022.

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any operative district plan spatial layers;
any new spatial layers proposed for the district plan; and
the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter.

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The Character Area has been spatially defined through a review undertaken by Boffa Miskell. This involved[155]:

Undertaking a site visit and recording changes to the ranking of the Site (from that undertaken in 2015[156].)
Removing any large clusters of rear sections that could not be seen and which are not considered to be part of a consistent, coherent streetscape or sensible grouping overall.
Confirming the boundaries of the Character Area generally based on whether at least 80% of sites were ranked either Primary or Contributory (with generally 50% being Primary sites.)

The outcome of this is the retention of the current extent of the Severn Character Area.[157]A total of 127 sites will have the following Character Area overlay controls applied to them.
<table>
<tr><th>Standard</th><th>MDRS & MRZ Control</th><th>Severn Character Area</th></tr>
<tr><td>Activity Status (where standards are met) for residential units</td><td>Permitted: up to 3 units per site</td><td>Permitted: interior conversion of an existing residential unit into two residential units
Controlled: single residential unit located to the rear of an existing residential unit
Restricted Discretionary: any other residential unit</td></tr>
<tr><td>Units per site</td><td>3</td><td>2</td></tr>
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[155] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 6-7.
[156] Appendix 20 of the s32 Report for Residential Chapter 14, notified 2 May 2015. *Christchurch Suburban Character Area Assessments,* Beca Ltd, 9 January 2015.
[157] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 28.

		Minimum net site size	400m^2 [proposed in MRZ vacant allotment size]	600m^2
		Height	11m + 1m (roof)	5.5m
		Height in relation to boundary	4m & 60^o	*As per MDRS*
		Road boundary setback	1.5m	8m, or 6m, where it is a relocation of an original house was built prior to 1945.
		Internal boundary setbacks	1m	2m on one side and 3m on the other.
		Rear boundary setbacks	1m	3m
		Minimum building setback to a shared access	N/A	1m
		Building coverage	50%	40%
		Minimum building frontage to street	N/A	60%
		Minimum outdoor living space	20m^2 3m minimum dimension	50m^2 5m minimum dimension
		Outlook Space	4m x 4m for principle living room and 1mx1m for all other habitable rooms.	*As per MDRS*
		Minimum windows to street (glazing)	20%	30% including a front door
		Ground floor habitable room	50% of any ground floor area as habitable rooms [MRZ proposal]	*As per proposed zoning*
		Minimum landscaped area	20%	20% Plus a 3m landscape strip along front boundary.

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<tr><td>Maximum fencing height (front boundary)</td><td>50% to maximum 1.5m [MRZ proposal]</td><td>1.2m</td></tr>
<tr><td>Garage & carport building location</td><td>Detached garage or carport located 1.2m behind front façade of a residential unit [MRZ proposal]</td><td>Garages and carports whether separate or integrated to be to the rear of the dwelling, or if at the side to be a minimum of 5m behind the main front façade of the building.</td></tr>
<tr><td>Max. paved access width per site.</td><td>N/A</td><td>3.6m, or 4.8m where including a 1.2m pedestrian access.</td></tr>
<tr><td>Min. building separation on a site (excluding garages)</td><td>N/A</td><td>5m</td></tr>
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<tr>
<td>77L(c)(iii)</td>
<td>An appropriate range of options to achieve the greatest heights and densities permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 while managing the specific characteristics.</td>
<td>The MDRS were used as a baseline for the assessment undertaken of the Character Areas. The initial assessment of Character Areas undertaken by Boffa Miskell identified a potential set of parameters based on individual attributes assessed for each of the Character Area typologies. Consideration was also given as to how to incentivise the retention of values that make a primary contribution to a Character Area, given their importance to the integrity and coherence of the Character Area values. Modelling was then undertaken to consider the combination of built form standards, to determine the combination of these which would allow for an increase in density, without the loss of character values[158]. The results of this are reflected in the proposed controls summarised in the table above.</td>
</tr>
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[158] *Technical Analysis of Proposed Character Area Provisions,* Christchurch City Council, 29 July 2022.

Character Area: Tainui

Section	Matter addressed	Assessment
77J(3)(a)(i); 77L(a); 77L(c)(i)	Why the area is subject to a qualifying matter.	The following have been identified as the key elements, which in combination contribute to the distinctiveness and sense of place of the Tainui Character Area[159]: • Generally single storey, moderate-scale, individual buildings with occasional 2-storey homes. • Architectural detailing primarily reflecting the wooden Californian-style bungalows of the 1920s and 1930s and occasional villas, and some dwellings of the English Domestic Revival (EDR) style. • Building form and detailing includes simple forms with the addition of small projections, low-pitched hip roofs, gable ends with shingles, bay or bow windows and weatherboard cladding, leadlights and shingle gable ends. The dwellings generally have large windows and porches addressing the street. • The original block layout is generally intact, but there is some infill. • High amenity streetscape with mature street trees and well landscaped gardens with consistent, generous setbacks. Typical site coverage is between approximately 35%-45% with average setbacks of around 8-9m. • Characterised by mature boundary and on-site vegetation including specimen trees. • No fencing or low fencing of approximately 1m to 1.5m in height. Some picket and stone walls are a feature. • Visual connectivity between dwellings and the street through low or no fencing, placement of windows and dwelling entrances and sympathetic on-site landscaping. • Garages generally excluded from the street.

[159] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 22.

77J(3)(a)(i) & 77L(b)	Why the qualifying matter is incompatible with the level of development permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 for that area, and in light of the national significance of urban development and the objectives of the NPS-UD.	Technical analysis has identified that the level of development permitted by the MDRS or as provided for by Policy 3 of the NPS-UD, would be inappropriate in this Character Area, as it would not maintain the special characteristics and values attributed to this Character Areas; nor retain its value as a whole.[160] Otherwise progressing with the intensification direction would result in:[161] • Loss of the original dwelling. • Scale/dominance of new/additional building. • Garage/manoeuvring area/parking located within the front yard and the associated visual impact, effects on vegetation and loss of connection to the dwelling. • Increase in site coverage, with an associated loss in space and vegetation, including a sense of openness and spaciousness. • Loss of sight lines and view lines to the rear. • Loss of large-scale vegetation. • Front yard open space/privacy conflict and loss of visual connection with the street, with an increase in the height of fencing. • Multiple vehicle accessways from the street impacting on the continuity of the streetscape. ***Assessment against the relevant NPS-UD objectives*** Objective 1: The values associated with the Character Area contribute to the wellbeing of the community and to a well-functioning urban environment. Development permitted by the MDRS or as provided for by Policy 3 of the NPS-UD would compromise these values.

[160] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 10.
[161] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 8.

		Objective 2: The loss of development capacity resulting from this Character Area being identified as a qualifying matter will have limited impact on the overall opportunities for residential intensification, and therefore will not have a detrimental impact on competitive land and development markets. The degree of loss is offset by the significant amount of further development capacity plan change 14 proposes. Objective 3: The extent of the Tainui Character Area is not in near proximity to a commercial centre, is not within a significant public transport corridor, however has been identified within an area that is likely to have moderate development interest. Objective 4: There is still a level of development enabled in the Character Area, which will allow for it to develop and change over time in response to the needs of people and the community, while still maintaining those characteristics of value to the community in this area.
77J(3)(b)	The impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity.	The Tainui Character Area totals 72 residential sites. The proposed Character Area controls will allow for 16 additional residential units. This is compared to a theoretical maximum of 234 units that could be developed under the MDRS provisions, resulting in a total estimated theoretical lost development capacity of 218 residential units.
77J(3)(c)	The costs and broader impacts of imposing those limits.	The key cost and broader impact of imposing the limits in this Character Area is that it reduces housing choice and availability of land for new development within this area.
77J(4)(b) & 77L(c)(ii)	How modifications to the MDRS as applied to the relevant residential zones are limited to only those modifications necessary to accommodate qualifying matters and, in particular, how they apply to any spatial layers relating to overlays, precincts, specific controls, and development areas, including—	The proposed Character Area controls (set out below), are those which have been determined as being appropriate to allow for some further residential intensification in line with the NPS-UD objectives, while still retaining the integrity of this Character Area. The specific controls also align with the MDRS provisions as far as practicable.[162]

[162] *Technical Analysis of Proposed Character Area Provisions*, Christchurch City Council, 29 July 2022.

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any operative district plan spatial layers;
any new spatial layers proposed for the district plan; and
the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter.

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<td>
The Character Area has been spatially defined through a review undertaken by Boffa Miskell. This involved[163]:

Undertaking a site visit and recording changes to the ranking of the Site (from that undertaken in 2015[164].)
Removing any large clusters of rear sections that could not be seen and which are not considered to be part of a consistent, coherent streetscape or sensible grouping overall.
Confirming the boundaries of the Character Area generally based on whether at least 80% of sites were ranked either Primary or Contributory (with generally 50% being Primary sites.)

The outcome of this is the retention of the current extent of the Tainui Character Area.[165] A total of 72 sites will have the following Character Area overlay controls applied to them.
<table>
<tr><th>Standard</th><th>MDRS & MRZ Control</th><th>Tainui Character Area</th></tr>
<tr><td>Activity Status (where standards are met) for residential units</td><td>Permitted: up to 3 units per site</td><td>Permitted: interior conversion of an existing residential unit into two residential units
Controlled: single residential unit located to the rear of an existing residential unit
Restricted Discretionary: any other residential unit</td></tr>
<tr><td>Units per site</td><td>3</td><td>2</td></tr>
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[163] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 6-7.
[164] Appendix 20 of the s32 Report for Residential Chapter 14, notified 2 May 2015. *Christchurch Suburban Character Area Assessments,* Beca Ltd, 9 January 2015.
[165] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022, p. 29.

		Minimum net site size	400m^2 [proposed in MRZ vacant allotment size]	600m^2
		Height	11m + 1m (roof)	5.5m
		Height in relation to boundary	4m & 60^o	*As per MDRS*
		Road boundary setback	1.5m	8m, or 6m, where it is a relocation of an original house was built prior to 1945.
		Internal boundary setbacks	1m	2m on one side and 3m on the other.
		Rear boundary setbacks	1m	3m
		Minimum building setback to a shared access	N/A	1m
		Building coverage	50%	40%
		Minimum building frontage to street	N/A	60%
		Minimum outdoor living space	20m^2 3m minimum dimension	50m^2 5m minimum dimension
		Outlook Space	4m x 4m for principle living room and 1mx1m for all other habitable rooms.	*As per MDRS*
		Minimum windows to street (glazing)	20%	30% including a front door
		Ground floor habitable room	50% of any ground floor area as habitable rooms [MRZ proposal]	*As per proposed zoning*
		Minimum landscaped area	20%	20% Plus a 3m landscape strip along front boundary.

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<tr><td>Maximum fencing height (front boundary)</td><td>50% to maximum 1.5m [MRZ proposal]</td><td>1.2m</td></tr>
<tr><td>Garage & carport building location</td><td>Detached garage or carport located 1.2m behind front façade of a residential unit [MRZ proposal]</td><td>Garages and carports whether separate or integrated to be to the rear of the dwelling, or if at the side to be a minimum of 5m behind the main front façade of the building.</td></tr>
<tr><td>Max. paved access width per site.</td><td>N/A</td><td>3.6m, or 4.8m where including a 1.2m pedestrian access.</td></tr>
<tr><td>Min. building separation on a site (excluding garages)</td><td>N/A</td><td>5m</td></tr>
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<td>77L(c)(iii)</td>
<td>An appropriate range of options to achieve the greatest heights and densities permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 while managing the specific characteristics.</td>
<td>The MDRS were used as a baseline for the assessment undertaken of the Character Areas. The initial assessment of Character Areas undertaken by Boffa Miskell identified a potential set of parameters based on individual attributes assessed for each of the Character Area typologies. Consideration was also given as to how to incentivise the retention of values that make a primary contribution to a Character Area, given their importance to the integrity and coherence of the Character Area values. Modelling was then undertaken to consider the combination of built form standards, to determine the combination of these which would allow for an increase in density, without the loss of character values[166]. The results of this are reflected in the proposed controls summarised in the table above.</td>
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</table>

[166] *Technical Analysis of Proposed Character Area Provisions,* Christchurch City Council, May 2022.

6.24.18 **Section 77J(3)(b) - The impact of the limitations within Character Areas on the provision of development capacity**

6.24.19 Following identification of provisions that are considered appropriate within the Character Areas, the Council has undertaken modelling of how these provisions will affect the capacity that might otherwise be enabled, as required by s77J(3) of the RMA. The modelling undertaken therefore calculated both development enabled through proposed Character Areas controls, as well as what would be enabled if the qualifying matter did not apply (being either MDRS or a Policy 3(d) response under the NPS-UD). To calculate the density in both scenarios, the model included removal of 20% of the site for access and manoeuvring, and removal of any existing dwellings to show net development potential. A further 10% was added for sloping sites to account for retaining and potential additional access issues; this only affected the Cashmere and Lyttelton Character Areas.

6.24.20 Each Character Area does allow for more than one residential unit per site[167]. To account for this in development capacity modelling, the proposed minimum allotment size was divided by half to account for two units per site, or in the case of Lyttelton, was divided by 1.5 to reflect that only an additional minor dwelling unit in anticipated. For the MDRS / Policy 3(d) scenario, the model is based on dividing the site area by the anticipated minimum allotment size that is otherwise anticipated had sites not be identified as a Character Area (being either MRZ or HRZ). This is modelled on Medium Density Residential Zone (MRZ) sites at 100m^2 and High Density Residential Zone (HRZ) sites at 50m^2, based on the relative degrees of intensification that would otherwise be enabled through the zone.[168] In both cases, the results were rounded down so that they were not inflated. Further detail on capacity modelling is detailed in Table 3 of the report.

6.24.21 The final 'lost development capacity' figure calculated the difference between these two final results to highlight the number of residential units that may otherwise have been enabled if the qualifying matter overlay was not present (and assuming the removal of existing single dwellings). It is assumed that each site contains a single residential unit, so in each calculation net figures are provided that removes any existing dwelling to accurately detail what additional development capacity may be afforded under either the Character Area controls or what would otherwise be possible under MRZ/HRZ zoning (MDRS or Policy 3 responses). This is summarised below for each area:

Area	Number of Sites	Proposed Allotment Size (m^2)	Net Character Area	Net MRZ and HRZ potential (units)	Net Lost Development Capacity

[167] For a summary of all proposed character area controls, see Appendix 3 of *Technical Analysis of Proposed Character Area Provisions*, Christchurch City Council, May 2022.
[168] Allotment sizes for MRZ are based on minimum allotment size anticipated to achieve MDRS, whereas HRZ allotment sizes are based on an aggregate site area based on the number of units what would be able to be constructed in the vertical dimension.

			development potential (units)		
Beckenham Loop	877	700	193	3334	3141
Beverley	25	800	3	178	175
Bewdley	91	600	12	317	305
Cashmere	237	800	108	1194	1,086
Dudley	472	700	122	2036	1,914
Englefield	55	450	19	310	291
Francis	88	600	38	380	342
Heaton	25	800	12	171	159
Malvern	120	600	23	495	472
Massey	32	600	4	110	106
Piko	54	700	9	443	434
Ranfurly	36	600	4	182	177
Roker	117	600	11	396	385
Ryan	59	600	21	240	219
Severn	127	600	16	438	422

Tainui	72	600	16	234	218
Lyttelton	446	450	70	948	878
TOTAL	2,996	-	681	11,405	10,724

6.24.22 It is important to note that the 'lost development capacity' figure is a maximum theoretical figure of what the District Plan would provide for and does not take into account the likelihood or feasibility of undertaking a development at that scale. The actual development undertaken would be much lower, taking into account the feasibility of development, which will be highly dependent on the value of land and improvement value relative to market desirability. To further understand the feasibility of medium density residential development, the Property Group[169] have conducted an evaluation of the feasibility of MDRS development across relevant residential zones. At a high level, this identifies that approximately only 26% of total MDRS-enabled capacity is feasible,[170]and that feasibility is strongly affected by location. In particular, it demonstrates that while MDRS is enabled across the vast majority of urban areas, feasibility and likely take up of relevant development opportunities is expected to be isolated to specific areas. The catchments that show the largest capacity for feasible medium density development are identified as Addington, Fendalton/St Albans, Greater Hornby, Addington, Northlands/Papanui, Riccarton, Shirley/Edgeware, Somerfield, St Martins and Sydenham.[171]

6.24.23 **Reasonably practicable options for provisions**

6.24.24 In considering other reasonably practicable options for achieving the objectives of the Plan and the relevant higher order directions, particularly the NPS-UD, the following options for policies and rules have been identified. Taking into account the environmental, economic, social and cultural effects, the options identified were assessed in terms of their benefits, and costs. Based on that, the overall efficiency and effectiveness of the alternative options was assessed.

6.24.25 **Option 1** – Status quo. As per the approach through this evaluation report, the application of MDRS is considered the status quo; meaning Character Areas are not applied as a qualifying matter. This option would effectively remove the operative Character Area Overlay from the Plan, with the full suite of MRZ or HRZ built form provisions applying in these areas.

6.24.26 **Option 2** – Apply the existing Character Areas and suite of provisions without change as a qualifying matter. This includes a controlled activity rule for the erection of new buildings, alterations or additions to existing buildings, accessory buildings, fences and walls, and building relocations

[169] *New Medium Density Residential Standards (MDRS) Assessment of Housing Enabled*, The Property Group, January 2022.
[170] 58,188 out of 222,478 – Note that this only evaluates MDRS enablement at MRZ and excludes any HRZ capacity.
[171] *New Medium Density Residential Standards (MDRS) Assessment of Housing Enabled*, The Property Group, January 2022, p. 4-5.

(14.4.3.1.2 & 14.5.3.1.2 & 14.7.3.1.2), or restricted discretionary within the Lyttelton Character Area (14.8.3.1.3 RD3); a lower site density requirement than otherwise applies in the underlying zone (8.6.1 Table 1, 14.4.3.2.1 and 14.5.3.2.7 & 14.8.3.2.2); an additional requirement for landscaping along the road boundary (14.4.3.2.17 and 14.15.3.2.6); and specific matters of control for subdivision (8.7.8). Within the Lyttelton Character Area there are also specific site coverage (14.8.3.2.2) and building setback requirements (14.8.3.2.4 & 14.3.2.5). It should be noted that the status quo would however result in the MRZ or HRZ standards – except where altered by the above provisions – applying within the Character Areas.

6.24.27 **Option 3** – Proposed Plan Change. This option involves making changes to the boundaries of the Character Areas to reflect the most recent assessments undertaken, identifying these as a qualifying matter, and applying a targeted set of provisions within these areas that seeks to enable some intensification of properties located within a Character Areas, while ensuring this is done in a way that retains their character values.

6.24.28 **Option 4** – Retain Controlled Activity Status. This option is otherwise the same as the Proposed Plan Change, except that a controlled activity status would be retained for the erection of new buildings, alterations or additions to existing buildings, accessory buildings, fences and walls, and building relocations.

6.24.29 **Evaluation of options for provisions**

6.24.30 The policies of the proposal must implement the objectives of the District Plan (s75(1)(b)), and the rules are to implement the policies of the District Plan (s75(1)(c)). Plan Change 14 introduces new objectives that will apply within the MRZ, being the zone within which these Character Areas are located. The objectives for the MRZ seek to provide for residential development in residential areas that is predominantly three and four storeys, with a range of typologies and which provides for a variety of housing types and sizes that respond to housing needs and demand and to the planned character of the neighbourhood. An objective also seeks that residential development across the MRZ is managed in accordance with identified constraints and features across the zone. In response to Policy 3(d), Plan Change 14 also identifies commercial centre intensification areas as the HRZ, which some of the Character Areas would have otherwise been included within, if they had not been identified as Character Areas. The objectives for the HRZ seek to provide for residential development of a higher density and scale, of at least six storeys in height and which maximises the benefits of intensification, specifically around commercial centres.

6.24.31 The District Plan must also give effect to the NPS-UD (s75(3)(a))[172]. In broad terms, this seeks that urban environments are well-functioning (Objective 1); that greater intensification is enabled in specifically identified areas (Objective 2); and that urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations (Objective 4).

[172] Noting that, in accordance with s80E of the RMA, Plan Change 14 only incorporates the MDRS provisions set out in Schedule 3A of the RMA, and gives effect to Policies 3 and 4 of the NPS-UD.

6.24.32 The CRPS also provides direction in relation to residential development. Of particular relevance to this topic is Policy 6.3.2 which relates to development form and urban design and directs that residential development give effect to specified principles of good urban design, including: Tūrangawaewae – the sense of place and belonging – recognition and incorporation of the identity of the place, the context and the core elements that comprise the Through context and site analysis, the following elements should be used to reflect the appropriateness of the development to its location: landmarks and features, historic heritage, the character and quality of the existing built and natural environment, historic and cultural markers and local stories.

6.24.33 In addition, each proposed policy or method (including each rule) is to be examined as to whether it is the most appropriate way for achieving the objectives of Plan Change 14.

6.24.34 Before providing a detailed evaluation of the policies and rules proposed in Plan Change 14, the alternate options identified have been considered in terms of their potential costs and benefits and overall appropriateness in achieving the objectives of the Plan and the relevant directions of the higher order documents.

6.24.35 The tables below summarise the assessment of costs and benefits for each option based on their anticipated environmental, economic, social, and cultural effects. The assessments are supported by the information obtained through technical reports, and community feedback received on the draft version of Plan Change 14.

6.24.36 The overall effectiveness and efficiency of each option has been evaluated, as well as the risks of acting or not acting.

Option 1 - Status quo. Do not apply Character Areas as a qualifying matter.

Benefits	**Appropriateness in achieving the objectives/ higher order document directions**
Environmental: None identified.	Efficiency: This option is not an efficient way of achieving the objectives of the Plan as the costs outweigh the benefits.
Economic: Greater opportunities are provided for residential intensification within existing Character Areas. An analysis of this has shown that if all Character Areas were developed to their full potential under the MRZ or HRZ provisions, a total of 10,724 more units could be created, than what could be developed with the proposed Character Area controls applying.	

However this is maximum theoretical capacity only, rather than feasible or likely development, which would be much lower.	Effectiveness: This option is effective at achieving the outcomes sought in terms of residential development within the MRZ and HRZ and in turn the NPS-UD, but would be very ineffective at ensuring that development is adequately managed in terms of the features of the Character Areas.
Social: None identified.	
Cultural: None identified.	
Costs	
Environmental: Development enabled by the MRZ or HRZ standards would erode the features of the Character Areas that makes them special. This includes loss of original dwellings and their associated character, site lines, view lines, large-scale vegetation, openness and spaciousness and visual connection with the street; the scale and dominance of new buildings; visual impacts; and impacts on the continuity of the streetscape.	
Economic: Any economic benefits derived from the special character (for example property values) have the potential to be reduced. However this is likely to be offset by the development opportunities that would arise.	
Social: An erosion of the qualities of Character Areas that makes them special would in turn reduce the contribution these areas make to the District's identity, sense of place and social well-being.	
Cultural: An erosion of the qualities of Character Areas that makes them special would in turn reduce the contribution these areas make to the District's identity, sense of place and cultural well-being.	
Risk of acting/not acting:	

The risk of acting in this manner is that evaluation has shown that development in line with MRZ or HRZ provisions would have adverse effects on the values of the Character Areas, and would reduce their integrity and distinctive qualities.
Recommendation: This option is not recommended as it is considered less efficient and effective at achieving the objectives of the Plan than the proposed Plan Change.

Option 2 – Apply the existing Character Areas and suite of provisions without change as a qualifying matter.

Benefits	**Appropriateness in achieving the objectives/ higher order document directions**
Environmental: The package of provisions would retain, to some extent, the features of the Character Areas that makes them special.	Efficiency: This option is less efficient than the proposed Plan Change, as it would not target the provisions to those areas considered worthy of protection. In particular, it would protect areas that have been identified as not being of a sufficient quality, including some areas where the current boundaries are broader than necessary to protect the special qualities of the area.
Economic: A controlled activity status provides greater certainty to applicants.	
Social: To the extent that the provisions retain some of the features of the Character Areas that makes them special, they would continue to contribute to the District's identity, sense of place and social well-being.	
Cultural: To the extent that the provisions retain some of the features of the Character Areas that makes them special, they would continue to contribute to the District's identity, sense of place and cultural well-being.	
Costs	Effectiveness: This option is somewhat effective in achieving the outcomes sought. It would achieve the outcomes sought in terms of residential development within the MRZ and in turn the NPS-UD, but would not ensure that development is adequately
Environmental: The application of MRZ or HRZ standards that are not altered by the current provisions have the potential to erode the features of the Character Areas that makes them special. This includes loss of original dwellings	

and their associated character, site lines, view lines, large-scale vegetation, openness and spaciousness and visual connection with the street; the scale and dominance of new buildings; visual impacts; and impacts on the continuity of the streetscape.	managed in terms of the features of the Character Areas.
Economic: Some areas that are no longer considered to be worthy of protection would continue to be identified as Character Areas and be subject to the current overlay provisions. As such, there would be costs associated with obtaining resource consents, and lost opportunity costs in terms of development being restricted.	
Social: Where the application of MRZ or HRZ standards would result in an erosion of the features of Character Areas that makes them special, there would be a consequential impact on the contribution they make to the District's identity, sense of place and social well-being.	
Cultural: Where the application of MRZ or HRZ standards would result in an erosion of the features of Character Areas that makes them special, there would be a consequential impact on the contribution they make to the District's identity, sense of place and cultural well-being.	
Risk of acting/not acting There are two key risks of acting in this manner. The first is that the technical assessments have shown that the application of MRZ or HRZ standards that are not otherwise altered by the existing provisions, have the potential to adversely impact on the identified character values. The second is that it does not take into account more recent assessments undertaken of the Character Areas.	

Recommendation: This option is not recommended as it is considered less efficient and effective at achieving the objectives of the Plan than the proposed Plan Change.

Option 3 – Proposed Plan Change. This is addressed below in section 2.

Option 4 – Retain Controlled Activity Status. This option is otherwise the same as the Proposed Plan Change (option 3), except that a controlled activity status would be retained for the erection of new buildings, alterations or additions to existing buildings, accessory buildings, fences and walls, and building relocations.

Benefits	**Appropriateness in achieving the objectives/ higher order document directions**
Environmental: As per Option 3 (see section 2.2.1 below).	Efficiency: This option is a less efficient way of achieving the objectives of the Plan than Option 3, as on balance the costs are considered to outweigh the benefits. Effectiveness: The key difference between this option, and Option 3, is that it is considered to be less effective at appropriately managing the features of the Character Areas (PREC O3).
Economic: A controlled activity status provides greater certainty to applicants and avoids any costs associated with consents that might otherwise have been notified or declined.	
Social: As per Option 3 (see section 2.2.1 below).	
Cultural: As per Option 3 (see section 2.2.1 below).	
Costs	
Environmental: The current controlled activity status has been ineffective in ensuring the retention of the values of Character Areas, and this has the potential to undermine these values and compromise the integrity of the Character Areas.[173]	

[173] *Technical Analysis of Proposed Character Area Provisions*, Christchurch City Council, May 2022, p. 9.

Economic: Any economic benefits derived from the special character (for example property values) have the potential to be reduced.	
Social: An erosion of the qualities of Character Areas that makes them special would in turn reduce the contribution these areas make to the District's identity, sense of place and social well-being.	
Cultural: An erosion of the qualities of Character Areas that makes them special would in turn reduce the contribution these areas make to the District's identity, sense of place and cultural well-being.	
Risk of acting/not acting The risk of acting in this manner is that evaluation has shown that the controlled activity status has been ineffective in ensuring the retention of the values of Character Areas.	
Recommendation: This option is not recommended as it is considered less effective than Option 3.	

6.24.37 Summing up, Options 1, 2 & 4 are not considered as efficient and effective in achieving the objectives of the Plan and the relevant directions of higher order documents as the preferred option. This is primarily because they would be less effective at appropriately managing the features of the Character Areas (PREC O3). The detailed evaluation of **Option 3**, the preferred option, follows.

6.24.38 Evaluation of the preferred option for provisions (including the costs and broader impacts of imposing the limits as a qualifying matter (s77J(3)(c))

6.24.39 **Option 3** is the proposed plan change, which involves making changes to the boundaries of the Character Areas to reflect the most recent assessments undertaken, identifying these as a qualifying matter, and applying a targeted set of provisions within these areas that seeks to enable some intensification of properties located within a Character Area, while ensuring this is done in a way that retains their character values. The provisions include:

- carrying over Policy 14.2.4.7 into the new suite of policies for the residential chapter;

- a permitted activity status for the interior conversion of an existing residential unit into two residential units;
- carrying over the existing permitted activity rule for minor residential units within the Lyttelton Character Area;
- a controlled activity status for the erection of new residential unit to the rear of an existing residential unit on the same site, where less than 5 metres in height;
- a restricted discretionary activity status being applied to the erection of new buildings, alterations or additions to existing buildings, accessory buildings, fences and walls, building relocations and demolitions;
- amendments and additions to the built form standards which apply within different Character Areas;
- amendments to the matters of control and discretion; and
- amendments to the site density requirements within Character Areas.

6.24.40 The proposed policy is based on the current Policy (14.2.4.7) within Chapter 14 Residential of the Plan. It is intended to provide continuing direction on what elements contribute to the values of the Character Areas, and the need to maintain and enhance these values.

6.24.41 The built form standards are intended to provide a level of certainty to the layout and form of development in reference to the typology. The specific built form standards proposed for each Character Area are set out in detail in the assessment undertaken by Boffa Miskell,[174] which were then tested through further modelling and analysis that was carried out for the standards.[175]

6.24.42 In combination with the built form standards, the assessment matters are intended to assist in the evaluation of the finer layer of contextual understanding as applicable to each Character Area, or where there is some variance from the standards. The changes to the assessment matters are proposed to more effectively: recognise the primary status of sites and their associated values; reflect the scale to which each assessment matter applies, while reducing the extent of repetition; and manage the impacts of the increased density within the Character Area.[176]

6.24.43 **Assessment of costs and benefits of policies**

[174] *Investigation of Qualifying Matters - Ōtautahi Christchurch Suburban Character Areas*, Boffa Miskell, 1 June 2022
[175] *Technical Analysis of Proposed Character Area Provisions*, Christchurch City Council, May 2022.
[176] *Technical Analysis of Proposed Character Area Provisions*, Christchurch City Council, May 2022, p. 11.

6.24.44 Proposed Policy - Residential Character Areas. The proposed policy is:

Residential Character Areas

Maintain and enhance the identified special character values of residential areas arising from the following elements:

1. *the continuity or coherence of the character;*
2. *the pattern of subdivision, open space, buildings and streetscape;*
3. *the landforms or features that contribute to the qualities of the landscape and built form;*
4. *the scale, form and architectural values of buildings and their landscape setting;*
5. *the qualities of the streetscape; and*

Within the Lyttelton and Akaroa Character Areas:

6. *maintains and enhances the relationship to historic heritage;*
7. *retains buildings and settings of high character value;*
8. *retains important views from public places;*
9. *reflects the existing small scale of development and integration with the landscape.*

Benefits
Environmental: Provides clear direction on the elements that make up the values of Character Areas that are to be maintained.
Economic: Any economic benefits derived from the retention of the special character of these areas (for example property values) will be retained.
Social: The maintenance of the elements contributing to the values of these areas will in turn ensure that these areas continue to contribute to the District's identity, sense of place and social well-being.
Cultural: The maintenance of the elements contributing to the values of these areas will in turn ensure that these areas continue to contribute to the District's identity, sense of place and cultural well-being.

Costs
Environmental: The policy, in combination with the rules that seek to implement it, will result in less opportunities for intensification. This in turn will result in less of the environmental benefits resulting from increased intensification being realised.

Economic: The policy, in combination with the rules that seek to implement it, will result in some lost opportunity costs, in terms of development within Character Areas being restricted from what would otherwise be enabled through the application of MRZ or HRZ provisions.
Social: The policy, in combination with the rules that seek to implement it, will result in less opportunities for intensification. This in turn will result in less of the social benefits resulting from increased intensification being realised.
Cultural: None identified.

Appropriateness in achieving the objectives/ higher order document directions
Efficiency: The proposed policy is considered to be efficient as its benefits outweigh the costs.
Effectiveness: The proposed policy is effective at achieving the outcomes sought, particularly as it provides specific targeted direction on how residential development is to be managed within the MRZ or HRZ areas in accordance with the particular features pertaining to Character Areas.
Risk of acting/not acting The risk of including the policy is considered to be low. It is consistent with the current policy in the Plan, and therefore does not introduce new concepts.

6.24.45 **Assessment of costs and benefits of the proposed rules**

6.24.46 **Rule 14.5.3.1 P4** proposes to provide a permitted activity status for the interior conversion of an existing residential unit into two residential units and **Rule 14.5.3.1 P5** proposes to carry over the existing permitted activity rule for minor residential units within the Lyttelton Character Area. **Rule 14.5.3.1.3 RD13** proposes to apply a restricted discretionary activity status for the erection of new buildings, alterations or additions to existing buildings, accessory buildings, fences and walls, building relocations and demolitions. Rule 14.5.3.1.2 C1 proposes to apply a controlled activity status for the erection of new residential unit to the rear of an existing residential unit on the same site, where less than 5 metres in height. Rules under 14.5.3.2.1 sets out built form standards which are proposed to apply within Character Areas. Changes are also proposed to the matters of control and discretion applying within the Character Areas and to the minimum net site areas for subdivisions within different Character Areas.

Benefits
Environmental: The package of provisions would help to retain the features of the Character Areas that makes them special. This includes the retention of original dwellings and their associated character, site lines, view lines, large-scale vegetation, openness and spaciousness and visual connection with the street; new buildings of an appropriate scale; mitigation of visual impacts; and retention of the continuity of the streetscape.
Economic: Any economic benefits derived from the special character (for example property values) would be retained.
Social: The retention of the features of the Character Areas that makes them special would continue to contribute to the District's identity, sense of place and social well-being.
Cultural: To retention of the features of the Character Areas that makes them special would continue to contribute to the District's identity, sense of place and cultural well-being.

Costs
Environmental: None identified.
Economic: There are some lost opportunity costs, in terms of development within Character Areas being restricted from what would otherwise be enabled through the application of MRZ or HRZ standards. As set out earlier, an analysis of this has shown that if all 16 Character Areas were developed to their full potential under the MRZ or HRZ provisions, a total of 10,724 more residential units could theoretically be created, than what could be developed with the proposed Character Area controls applying. The breakdown of this is also provided for each Character Area. However this is maximum theoretical capacity only, rather than feasible or likely development, which would be much lower.
Social: None identified.
Cultural: None identified.

Consistency with the policies and appropriateness in achieving the objectives
Efficiency:

This option is considered to be the most efficient because the rule package is appropriately targeted to achieve the outcomes sought. This includes applying a restricted discretionary activity status to those activities that have greater potential to adversely effects the features of Character Areas that makes them special, while applying a permitted or controlled activity status to activities of lesser risk. While this option applies reduced development opportunities than those otherwise provided through the MRZ or HRZ provisions, it still provides for increased development opportunities than there are currently, with the standards determined through technical consideration. The grouping of Character Areas for different built form standards also increases the efficiency of the rule package, while ensuring it is still appropriately targeted to achieving the outcomes sought.
Effectiveness: Overall, this option is considered to be effective at achieving the outcomes sought, because it ensures the achievement of all outcomes sought, through a balanced and targeted approach. In particular, it seeks to provide for increased residential density within Character Areas than is currently the case, contributing to the overall provision of a range of housing types and size, but in a way that is consistent with the features that make Character Areas special.
Risk of acting/not acting The approach proposed is based on the most up-to-date technical evaluations. It also takes into account the effectiveness of the current approach based on assessments undertaken. As such, the risk of acting in the manner proposed is considered to be low.

6.24.47 **The most appropriate option**

6.24.48 Option 3 above is the preferred option. It is considered to be the most appropriate way to achieve the outcomes sought, as it is effective at achieving all outcomes sought.

Appendix 1

Series D Planning Maps - Christchurch City Council

Appendix 2

Proposed Qualifying Matters Provisions - Christchurch City Council

Proposed provisions associated with qualifying matters

The following table sets out the proposed provisions in association with each proposed qualifying matter and the identification as either an:

I. operative provision with no amendment;
II. operative provision with amendment;
III. proposed new provision;

and specific to the type of qualifying matter listed under 77I and 77O of the RMA, including:

IV. section 6 matter of national importance
V. a matter in order to give effect to a national policy statement (other than the NPS-UD) or the New Zealand Coastal Policy Statement 2010
VI. a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure
VII. open space provided for public use, but only in relation to open space
VIII. the need to give effect to a designation or heritage order, but only in relation to land that is subject to the designation or heritage order
IX. a matter necessary to implement, or ensure consistency with, iwi participation legislation
X. the requirement in the NPS-UD to provide sufficient business land suitable for low density uses to meet expected demand
XI. any other matter that makes higher density, as provided for by the MDRS or policy 3, inappropriate in an area but only if section 77L is satisfied.

WRITE A NOTE SIMILAR TO: 'Where there are inconsistencies in numbering with the rainbow documents the numbering in the rainbow documents shall prevail.' (Need proper reference to rainbow docs/provisions)

DISTRICT PLAN TEXT AMENDMENTS

Key:

For the purposes of this plan change, any unchanged text is shown as normal text or in **bold**, any text proposed to be added by the plan change is shown as **bold underlined** and text to be deleted as ~~**bold strikethrough**~~.

Text in **bold red underlined** is that from Schedule 3A of the Resource Management Act and must be included.

Text in green font identifies existing terms in Chapter 2 – Definitions. Where the proposed change contains a term defined in Chapter 2 – Definitions, the term is shown as **bold underlined text in green** and that to be deleted as ~~**bold strikethrough in green**~~. New definition in a proposed rule is **bold green text underlined in black.**

Text in purple shaded in grey with an underline or ~~strikethrough~~ is a Plan Change Council Decision.

Text in ~~**Bold light blue strikethrough with purple underline and shaded in grey**~~ is a Council decision that is proposed to be deleted by this Plan Change.

Text in black shaded in grey is a Council Decision subject to appeal.

Text in blue font indicates links to other provisions in the District Plan and/or external documents.

<table>
<tr><th>Qualifying Matter</th><th>Qualifying Matter Type</th><th>Proposed provisions that may impact the level of enablement of Medium Density Residential Standards and/or intensification enabled under Policy 3</th></tr>
<tr><td>Sites of Ecological Significance</td><td>Existing – s77I(a) and s77K</td><td>

9.1.4 Rules

9.1.4.1 Activity status tables

9.1.4.1.1 Permitted activities

a. The activities listed below are permitted activities if they meet the activity specific standards set out in this table.

b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 9.1.4.1.2, 9.1.4.1.3, 9.1.4.1.4, 9.1.4.1.5 and 9.1.4.1.6 below.

c. Exemptions relating to this rule can be found in Rule 9.1.3 (h).

<table>
<tr><th></th><th>Activity</th><th>Activity specific standards</th></tr>
<tr><td>P1</td><td>Indigenous vegetation clearance:
a. within a Site of Ecological Significance listed in Schedule A of Appendix 9.1.6.1; or
b. of vegetation listed in Appendix 9.1.6.6.</td><td>a. Any indigenous vegetation clearance shall be limited to clearance for one or more of the following:
i. the operation, maintenance and repair, within 2 metres either side, of fences, access tracks, buildings, fire ponds, gates, stock yards, troughs and water tanks;
ii. clearance necessary for the removal of pest plants and pest animals</td></tr>
</table>

</td></tr>
</table>

					in accordance with any regional pest management plan or the Biosecurity Act 1993; iii. for the purpose of maintaining improved pasture outside the coastal environment; iv. conservation activities; v. to implement a conservation covenant established under the Conservation Act 1987 or any other Act specified in the First Schedule of the Conservation Act 1987; vi. clearance of any understory of indigenous vegetation as a result of harvesting an existing forestry area or maintenance of forestry access or firebreaks.	
			P2	Planting and seed gathering: a. within a Site of Ecological Significance listed in Schedule A of Appendix 9.1.6.1; or b. within indigenous vegetation listed in Appendix 9.1.6.6.	a. Planting shall utilise indigenous species that are naturally occurring and sourced from within the relevant ecological district within which the planting is to take place. Advice note: 1. Ecological districts are identified in Appendix 9.1.6.4.	

					2. Vegetation to be planted in the vicinity of any electricity infrastructure should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.	
			P3	Customary harvesting of: a. any species grown specifically for that purpose; or b. any other taonga species with the written permission of the relevant rununga: that is: i. within a Site of Ecological Significance listed in Schedule A of Appendix 9.1.6.1; or ii. indigenous vegetation listed in Appendix 9.1.6.6. Advice note: 1. This rule does not override the requirements to obtain permission of the landowner or administrator for	a. Any felling of trees shall be limited to Māori land in a Pāpakianga/Kāinga Nohoanga Zone and only where the felling of the tree is ancillary to a permitted activity or has been provided for by resource consent granted under any rule of that zone.	

			any customary harvesting of taonga species	
		P4	Any indigenous vegetation clearance: a. outside a Site of Ecological Significance listed in Schedule A of Appendix 9.1.6.1; and b. that: i. is not vegetation listed in Appendix 9.1.6.6 and is not provided by P5.	Nil
		P5	Any indigenous vegetation clearance within an area of improved pasture within the coastal environment that is of vegetation listed in Appendix 9.1.6.6 below the specified thresholds.	Nil

(Proposed Plan Change 7)

9.1.4.1.2 Controlled activities

a. There are no controlled activities.

9.1.4.1.3 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 the following table.

c. Exemptions relating to this rule can be found in Rule 9.1.3 (h).

Activity		The Council's discretion shall be limited to the
RD 1	a. Any customary harvesting listed in Rule 9.1.4.1.1 P3 that does not meet any one or more of the activity specific standards in Rule 9.1.4.1.1 P3. b. Any resource consent application shall not be limited or publicly notified.	a. Planting and customary harvesting - Rule 9.1.5.1
RD 2	a. Any planting and seed gathering activity listed in Rule 9.1.4.1.1 P2 that does not meet any one or more of the activity specific standards in Rule 9.1.4.1.1 P2. b. Any resource consent application shall not be limited or publicly notified.	a. Planting and customary harvesting - Rule 9.1.5.1

		RD 3	a. Indigenous vegetation clearance, not provided for by Rule 9.1.4.1.1 P1 or P3, for the purposes of new, or upgrades (except minor upgrades under Rule 11.4.1 P9 - P15) to, utilities or network infrastructure operated by network utility operators, including associated access tracks: i. within a Site of Ecological Significance listed in Schedule A of Appendix 9.1.6.1; or ii. of vegetation listed in Appendix 9.1.6.6; or iii. consisting of the vegetation described in Rule 9.1.4.1.5 NC3. Advice Note: 1. This rule does not apply to customary harvesting	a. Indigenous biodiversity and ecosystems - Rule 9.1.5.2	
		RD 4	a. Indigenous vegetation clearance of vegetation listed in Appendix 9.1.6.6, that: i. is not provided for by Rule 9.1.4.1.1 P1 or P3; and	a. Farm Biodiversity Plans - Rule 9.1.5.3	

			ii. is undertaken in accordance with a Farm Biodiversity Plan which has been prepared in accordance with the requirements of Appendix 9.1.6.7. b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to the Department of Conservation (absent its written approval). Advice note: 1. The rule does not apply to customary harvesting.		
		RD 5	a. Indigenous vegetation clearance within a Site of Ecological Significance listed in Schedule A of Appendix 9.1.6.1 that: i. is not provided for by Rule 9.1.4.1.1 P1 or P3; and ii. is undertaken in accordance with a Farm Biodiversity Plan which has been prepared in	a. Indigenous biodiversity and ecosystems - Rule 9.1.5.2 b. Farm Biodiversity Plans - Rule 9.1.5.3	

				accordance with the requirements of Appendix 9.1.6.7. b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to the Department of Conservation (absent its written approval). Advice Note: 1. This rule does not apply to customary harvesting.		
			RD 6	a. Indigenous vegetation clearance within a Site of Ecological Significance listed in Schedule A of Appendix 9.1.6.1 that: i. is not provided for by Rule 9.1.4.1.1 P1 or P3; and ii. is located within a Landing Overlay as shown on the Ōtākaro Avon River Corridor Development Plan in Appendix 13.14.6.1. Advice note:	a. Indigenous biodiversity and ecosystems - Rule 9.1.5.2	

			1. Reference should also be made to the rules in Chapter 13.14 pertaining to indigenous vegetation clearance.		
		RD 7	a. Indigenous vegetation clearance of vegetation listed in Appendix 9.1.6.6, that: i. is not provided for by Rule 9.1.4.1.1 P5; and b. is undertaken in accordance with a Farm Biodiversity Plan which has been prepared in accordance with the requirements of Appendix 9.1.6.7.	a. Indigenous biodiversity and ecosystems – Rule 9.1.5.2. b. Farm Biodiversity Plans – Rule 9.1.5.3; c. Effects of activities on the coastal environment – Rule 9.6.3.1.	
		(Proposed Plan Change 7)			

9.1.4.1.5 Non-complying activities

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

b. Exemptions relating to this rule can be found in Rule 9.1.3 (h).

	Activity
NC 1	Indigenous vegetation clearance, that is not provided for by Rule 9.1.4.1.1 P1 or P3, or Rule 9.1.4.1.3 RD3 - ~~RD6~~ RD7: a. within a Site of Ecological Significance listed in Schedule A of Appendix 9.1.6.1 or b. of vegetation listed in Appendix 9.1.6.6. Advice note: 1. This rule does not apply to customary harvesting.
NC 2	Plantation forestry in a Site of Ecological Significance listed in Schedule A of Appendix 9.1.6.1.

		NC 3	On Banks Peninsula and the Port Hills, indigenous vegetation clearance involving the clearance of: a. Any old-growth podocarp/hardwood forest which contains kahikatea (*Dacrycarpus dacrydioides*), totara (*Podocarpus totara* , *Podocarpus laetus*) matai (*Prumnopitys taxifolia*), miro (*Prumnopitys ferruginea*), or kaikawaka (*Libocedrus bidwillii*) trees, or beech forest which contains *Fuscospora* spp trees; or any mature individual trees of these species; or b. A contiguous area of 0.5ha or more of regenerating podocarp/hardwood forest or beech forest or mixed hardwood forest dominated by native trees such as mahoe (*Melicytus ramiflorus*), fivefinger (*Pseudopanax arboreus*), lemonwood (*Pittosporum eugenioides*), tree fuchsia (*Fuchsia excorticata*), narrow-leaved lacebark (*Hoheria angustifolia*), ribbonwood (*Plagianthus regius*), kaikomako (*Pennantia corymbosa*), kowhai (*Sophora microphylla*), pigeonwood (*Hedycarya arborea*), or ngaio (*Myoporum laetum*). Advice note: 1. This rule does not apply to customary harvesting or to indigenous vegetation (Proposed Plan Change 7)
Outstanding Nature Features and Landscapes	Existing – s77I(a), s77O(a), s77K, and s77Q	**8.4.1.1 Restricted discretionary activities** a. The activities listed below are restricted discretionary activities if they meet the relevant standards set out in the following table. b. Discretion to grant or decline consent is restricted to the matters of discretion set out in Rule 8.8, as set out in the following table. c. Discretion to impose conditions is restricted to the matters set out in Rule 8.7 (whose matters of control are to be treated as matters of discretion) and Rule 8.8, as set out in the following table.	

			Activity	Relevant standards	Matters of discretion for the purpose of imposing conditions	Matters of discretion for the purpose of granting or declining consent and imposing conditions
		…	…	…	…	…
		RD11	a. Subdivision of land within, or partly within: i. … ii. an Outstanding Natural Landscape identified in Appendix 9.2.9.2.2; iii. an Outstanding Natural Feature identified in Appendix 9.2.9.2.1; iv. … v. … vi. … vii. … b. Any application arising from Rule 8.5.1.3 RD11 (a)(vii) need not be publicly notified, but shall be limited notified to the relevant rūnanga, and Heritage	a. An identified building area shall be identified on any allotment created.	a. Rule 8.7.4**;** and, b. where relevant, Rules 8.7.5 - 8.7.11	a. Rule 8.8.12, and b. for rural zones, Rule 8.8.13 also applies.

	New Zealand Pouhere Taonga in respect of sites on the Heritage New Zealand List / Rārangi Korero, (absent their written approval).				

8.9.2 Activity status tables

8.9.2.1 Permitted activities - earthworks

a. The activities listed below are permitted activities if they meet the activity standards set out in the following table.

b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 8.9.2.2, 8.9.2.3, 8.9.2.4, 8.9.2.5 and 8.9.2.6.

Activity		Activity Standard
P 1	Earthworks: a. not for the purpose of the repair of land used for residential purposes and damaged by earthquakes; and b. if in the Industrial General Zone (North Belfast), greater than 20 metres from:	a. Earthworks shall not exceed the volumes in Table 9 over any 12 month time period. b. Earthworks in zones listed in Table 9 shall not exceed a maximum depth of 0.6m, other than in relation to farming, quarrying activities or permitted education activities. c. Earthworks shall not occur on land which has a gradient that is steeper than 1 in 6.

				i. the surveyed point of the spring identified on the Outline Development Plan in Appendix 16.8.5; or ii. any spring not identified on the Outline Development Plan in Appendix 16.8.5, and which is within the area identified as Stormwater Management Area 1 on the outline development plan but not within Lots 5, 6 and 7 DP 71209, in which case the setback shall be measured from the head or heads of the spring where visible. Advice note: 1. Chapter 5 contains additional requirements for earthworks within Flood Management Areas and Flood Ponding Management Areas. 2. Refer to P2 for earthworks for the purpose of the repair of	d. Earthworks involving soil compaction methods which create vibration shall comply with DIN 4150 1999-02 and compliance shall be certified through a statement of professional opinion provided to the Council from a suitably qualified and experienced chartered or registered engineer. e. Earthworks involving mechanical or illuminating equipment shall not be undertaken outside the hours of 07:00 – 19:00 in a Residential Zone. i. Advice note: ii. 1. Between the hours 07:00 and 19:00, the noise standards in Chapter 6 Rule 6.1.5.2 and the light spill standards at Chapter 6 Rule 6.3.6 both apply. f. Earthworks involving mechanical equipment, other than in residential zones, shall not occur outside the hours of 07:00 and 22:00 except where compliant with NZS6803:1999. iii. Advice note: iv. 1. Between the hours of 07:00 and 22:00, the noise standards in Chapter 6 Rule 6.1.5.2 apply except where NZS6803.1999 is complied with, and the light spill standards in Chapter 6 Rule 6.3.6 apply. g. Filling shall consist of clean fill. h. The activity standards listed in Rule 8.9.2.1 P3, P4 and P5.	

				land used for residential purposes and damaged by earthquakes	i. Earthworks shall not occur within 5 metres of a heritage item, or above the volumes contained in Table 9 within a heritage setting listed in Appendix 9.3.7.2. j. In the Industrial General Zone (North Belfast): Activity Standards in Rule 8.6.14. **Advice notes:** 1. The Erosion and Sediment Control Guidelines (prepared by Environment Canterbury) may be of assistance in terms of the design and location of any filter. 2. The Natural Resources Regional Plan and Land and Water Regional Plan include provisions for earthworks in riparian margins and the Port Hills respectively and provisions in relation to dust control. 3. The Council's Water Supply, Wastewater and Stormwater Bylaw 2014 applies.
			P 2	1. …	a. …

Table 9: Maximum volumes – earthworks

a. The volume thresholds contained in Table 9 apply to both the amount of filling and the amount of excavation.

b. Where a volume threshold in Table 9 is stated in m^3/ha, this shall be applied as a ratio.

c. Where zone and overlay thresholds differ, the lower volume threshold shall apply.

Zone / Overlay		Volume
…	…	…
j. Overlays	i. Outstanding Natural Landscapes identified in Appendix 9.2.9.2.2	25m³/h a
	ii. Outstanding Natural Features identified in Appendix 9.2.9.2.1	Nil
	iii. …	…
	iv. …	…
	v. …	…
	vi. …	…

9.2.4 Rules - Landscape overlays - outstanding natural features and landscapes

9.2.4.1 Activity status table

a. The activities listed in Table 1 below have the activity status listed within each feature and landscape overlay area (as shown on the planning maps and listed in the schedules of outstanding natural features and outstanding natural landscapes in Appendix 9.2.9.2).

b. Any building listed as a permitted activity in Table 1 shall meet the built form standards in Rule 9.2.7.

c. The activities are also subject to compliance with any activity status, rules and standards specified elsewhere in the Plan for that activity.

d. Z means Rule 9.2.4 - Landscape overlays - outstanding natural features and landscapes - does not apply to the activity listed. Instead, the rules in the relevant zone chapters, and the activity status tables and standards in the chapters listed in 9.2.3 e. apply.

Table 1: Rules - Landscape overlays - outstanding natural features and landscapes

Activities		**ONF 31.0 Kaitōrete Spit 31.2 Te Waihora/ Lake Ellesmere Wairewa/ Lake Forsyth**	**ONF 32.0 Brooklands Lagoon and Spit/Te Riu o Te Aika Kawa 36.0 Te Ihutai/Avon-Heathcote Estuary 37.0 South Brighton Spit/Te Kōrero and Estuary entrance**	**ONF 33.0 Waimakariri River**	**ONF 34.0 Travis Wetland/ Ōruapaeroa**	**ONF 35.0 Riccarton Bush/ Pūtarikamotu**	**ONL 1.0 to 30.0 Banks Peninsula**
a.	Any building, except as listed below or where specified as "Z" below.	NC1	NC2	D1	D2	D3	D4

		b.	Any residential unit, except as listed below or where specified as "Z" below.	NC4	NC5	NC6	D5	Z	NC7	NC8 except as listed in p.
		c.	A residential unit (including additions of 40m² or greater) within an identified building area.	RD1	NC9	RD2	D6	Z	RD3	RD4
		d.	A residential unit for caretaker and site management purposes only. Limited to one per site.	D7	NC10	NC11	D8	Z	D9	D10

		e.	A farm building with a footprint ≤100m². Limited to one per site.	P1	Z	P2	Z	Z	P3	P 4
		f.	A recreation facility or park management facility building with a footprint ≤100m². Limited to one per site.	RD5	RD6	P5	P6	Z	P7	RD7 except as listed in q.
		g.	A tramping hut with a footprint ≤100m². Limited to one per site	RD8	Z	Z	Z	Z	P8	Z
		h.	A building for public amenities with a footprint ≤ 100m².	P9	P10	P11	P12	Z	P13	P 1 4

			Limited to one per site.							
		i.	An addition to an existing building, where the ground floor area is increased by less than 40m².	P15	P16	P17	P18	P19	P20	P21
		j.	New access tracks that have a formed width of 5 m or greater.	RD9	RD10	RD11	RD12	RD13	RD14	RD15
		k.	Construction of a new road.	D11	D12	D13	Z	Z	D14	Z
		l.	Plantation forestry.	NC12	NC13	NC14 except as listed in r.	NC15	NC16	NC17	NC18
		m.	Quarrying activity.	NC19	NC20	D15 except as listed in s.	NC21	NC22	NC23	NC24

		n.	Fences	Z	Z	Z	Z	D16	Z	Z
		o.	Any building listed as a permitted activity in Table 1 which does not meet the built form standard in Rule 9.2.7.1	RD16	RD17	RD18	RD19	RD20	RD21	RD22
		Geographic specific rules								
		p.	ONL 38.2 Port Hills – Montgomery Spur One additional residential unit on 315 Port Hills Road (Lots 2 and 5 DP2409)							RD23

		q.	ONL 38.2 Port Hills – Christchurch Gondola Where a rural tourism facility is co-located with the Christchurch Gondola on Mount Cavendish Lot 3 DP 619776 or Lot 2 DP 57455, a new building with a footprint ≤100m²							RD24
		r.	ONF 33.0 Waimakariri River Plantation forestry located west of Crossbank Road for Waimakairi River			P22				

				management purposes.						
		s.	ONF 33.0 Waimakariri River Quarrying activity located in the bed of the Waimakairi River for river management purposes.			P23				

Key: P = Permitted; RD = Restricted Discretionary; D = Discretionary; NC = Non-complying.

<table>
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<tr><td>Sites of Cultural Significance</td><td>Existing – s77I(a), s77I(h) and s77K</td><td>

9.5.4.1.3 Restricted discretionary activities - Wāhi Tapu / Wāhi Taonga

a. The activities listed below are restricted discretionary activities within any site of Ngāi Tahu cultural significance identified in Schedule 9.5.6.1.

b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion in Rule 9.5.5, as set out in the following table.

<table>
<tr><th>Activity</th><th></th><th>The Council's discretion shall be limited to the following matters</th></tr>
<tr><td>RD1</td><td>b. Any building.</td><td>a. Wāhi Tapu / Wāhi Taonga – Rule 9.5.5.1</td></tr>
</table>

c. Any resource consent application arising from Rule 9.5.4.1.3 RD1 need not be publicly notified, but shall be notified to the relevant rūnanga, and Heritage New Zealand Pouhere Taonga in respect of sites on the New Zealand Heritage List / Rārangi Korero (absent their written approval).

Advice note:

1. For rules that apply within any site of Ngāi Tahu cultural significance identified in Schedule 9.5.6.1, reference should also be made to:

   a. Chapter 8 Subdivision Rule 8.5.1.3 RD11;

   b. Chapter 8 Earthworks Rule 8.9.2.3 RD5; and

   c. Chapter 11 Utilities and Energy Rules 11.4.1 P1 and 11.4.3 RD5, Rules 11.5.1 P1 and 11.5.3 RD1 and Rules 11.6.1 P1 and 11.6.3 RD1.

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		## 9.5.5 Rules — Matters of discretion ### 9.5.5.1 Wāhi Tapu / Wāhi Taonga, Mahaanui Iwi Management Plan Silent Files and Kaitōrete Spit. a. The potential adverse effects, including on sensitive tangible and/or intangible Ngāi Tahu values as identified by engagement with the relevant Papatipu Rūnanga; b. Effects on sites of archaeological value including consideration of the need to impose an accidental discovery protocol or have a cultural monitor present; c. The extent to which sites of Ngāi Tahu cultural significance are protected; d. Whether a cultural impact assessment has been undertaken and the proposal's consistency with values identified; e. The effects of the proposed activity on Ngāi Tahu values and the appropriateness of any mitigation measures, including cultural monitoring; f. Whether a protocol has been agreed with the Rūnanga for managing accidental discovery; g. Whether the relevant Papatipu Rūnanga has been consulted, the outcome of that consultation, and whether the development or activity responds to, or incorporates the outcome of that consultation; h. In respect of sites on the New Zealand Heritage List / Rārangi Korero whether Heritage New Zealand Pouhere Taonga has been consulted and the outcome of that consultation; and i. In respect of utilities, the extent to which the proposed utility has technical or operational needs for its location. ### 9.5.5.2 Ngā Tūranga Tūpuna a. The effects of the proposed activity on Ngāi Tahu values and the appropriateness of any mitigation measures;

		b. Effects on sites of archaeological value including consideration of the need to impose an accidental discovery protocol or have a cultural monitor present; c. The extent to which the proposed development or activity recognises and incorporates Ngāi Tahu history, identity and values into development or redevelopment within these areas; d. Whether the proposal maintains or restores natural features with cultural values within these areas; e. Whether the relevant Papatipu Rūnanga has been consulted, the outcome of that consultation and whether the development or activity responds to, or incorporates the outcome of that consultation; f. Whether the proposal provides an opportunity to recognise Ngāi Tahu culture, history and identity associated with specific places and affirms connection between Manawhenua and place; g. Whether any site of historic Ngāi Tahu occupation will be disturbed; h. The provision of information on Ngāi Tahu history and association with the area; i. The effect of removing indigenous vegetation on mahinga kai and other customary uses; and j. In respect of utilities, the extent to which the proposed utility has technical or operational needs for its location. **9.5.5.3 Ngā Wai** a. Whether the relevant Papatipu Rūnanga has been consulted, the outcome of that consultation and whether the development or activity responds to, or incorporates the outcome of that consultation; b. Effects on sites of archaeological value including consideration of the need to impose an Accidental Discovery Protocol or have a cultural monitor present; c. The effects of the proposed activity on Ngāi Tahu values and the appropriateness of any mitigation measures including new planting and improved access for customary use; d. Whether the proposal will remove indigenous vegetation and any effects on mahinga kai and other customary uses;

e. The extent to which the proposed activity will affect the natural character of the waterbody and its margins, or Te Tai o Mahaanui / the coastal environment.

f. The provision of information on Ngāi Tahu history and association with the area;

g. Whether wastewater disposal and stormwater management systems recognise the cultural significance of ngā wai, and do not create additional demand to discharge directly; and

h. In respect of utilities, the extent to which the proposed utility has technical or operational needs for its location.

Advice note:
With respect to Ngā Wai Te Tai o Mahaanui / the coastal environment reference should also be made to Chapter 9.6.2.1 Objectives, Policy 9.6.2.2.3 Extent of the coastal environment, and the matters of discretion in Rules 9.6.3.1 a, b, c, and d.

8.4.1.2 Restricted discretionary activities

a. The activities listed below are restricted discretionary activities if they meet the relevant standards set out in the following table.

b. Discretion to grant or decline consent is restricted to the matters of discretion set out in Rule 8.8, as set out in the following table.

c. Discretion to impose conditions is restricted to the matters set out in Rule 8.7 (whose matters of control are to be treated as matters of discretion) and Rule 8.8, as set out in the following table.

	Activity	Relevant standards	Matters of discretion for the purpose of imposing conditions	Matters of discretion for the purpose of granting or declining consent and imposing conditions
RD1	Boundary adjustments that do not meet any one	Nil	a. Rule 8.7.1	a. Rule 8.8.1

				or more of the relevant standards listed in Rule 8.5.1.2 C1.			
			RD2	a. Subdivision in any zone that does not meet any one or more of the relevant standards in: i. Rule 8.5.1.2 C5, C6 or C8; or ii. Rule 8.5.1.3 RD7; except as otherwise specified in; i. Rule 8.5.1.4 D1 to D5; and ii. Rule 8.5.1.5 NC1 to NC8. b. For subdivision in the Residential New Neighbourhood Zone that does not meet Rule 8.6.11.a outline development plan or Rule 8.6.11.b Residential net density, Rule 8.4.1.1.a.i. does not apply.	Nil	a. Rule 8.7.4; and, b. where relevant, Rules 8.7.5 - 8.7.11 (except that in the Industrial General Zone (North Belfast), Rule 8.7.4.1 (r) and Rule 8.7.4.6 (a)-(i) & (k) shall not apply). In addition to the matters above, te following shall also apply to Area 5 in Appendix 8.10.30 East Papanui Outline Devleopment Plan:	a. As relevant to the activity standard that is not met: i. for Rule 8.6.1 - Minimum net site area and dimension: Rule 8.8.11; ii. for Rule 8.6.3 – Access: Rule 8.8.2; iii. for Rule 8.6.4 - Roads: Rule 8.8.3; iv. for Rule 8.6.5 – Service lanes, cycle ways and pedestrian access ways: Rule 8.8.4; v. for Rule 8.6.6 – Esplanade reserve, strip or additional land: Rule 8.9.5; vi. for Rule 8.6.7 – Water supply: Rule 8.8.6;	

				c. In the instance of non-compliance with RD2 b., written approvals and either limited or public notification may apply.		c. The matters set out in Appendix 8.1.30.C	vii. for Rule 8.6.8 – Wastewater disposal: Rule 8.8.6; ix. for Rule 8.6.12– Radiocommunications: Rule 8.8.6.i; x. in the Industrial Heavy Zone (South West Hornby), for Rule 8.6.10 - Rule 8.8.3. xi. In the Residential New Neighbourhood Zone, for Rule 8.6.11.a (outline development plan) and Rule 8.6.11.b (Residential net density): Rule 8.8.8 and 8.8.9. xii. In the Residential New Neighbourhood Zone, for Rules 8.6.11.c to i: The matters referred to in clauses i to ix	

							above as applicable, and also those in Rule 8.8.9. b. In an area shown on an outline development plan, Rule 8.8.8 and 8.8.9 where applicable. c. In the Industrial Park Zone (Awatea), in relation to the disposal of wastewater: Rule 8.8.6. d. In the Rural Banks Peninsula Zone, in relation to the relevant standards for Rule 8.5.1.2 C6: Rule 8.8.13. e. In the Residential Central City Zone: Rule 8.8.11(g) f. In the Industrial General Zone (North Belfast), for Rule 8.6.14 – Wāhi	

							taonga, wāhi tapu and urupā – North Belfast: Rule 8.8.14. g. Where the site is within the Akaroa Heritage Area, Rule 9.3.6.3. h. In addition to the matters above, within Area 5 in Appendix 8.10.30 East Papanui Outline Development Plan: i. Whether the subdivision is exemplary, including whether it: A. Provides for neighbourhood design that supports the principls of universal access; and B. Demonstrates innovation in the neighbourhood	

						layout.	
		RD3	Conversion of tenure for the repair and rebuild of multi-unit residential complexes that does not meet any one or more of the relevant standards listed in Rule 8.5.1.2 C2.	Nil	a. Rule 8.7.2	a. Rule 8.8.10 and Rule 8.8.11	
		RD4	a. Subdivision in a Flood Management Area except as otherwise specified in: i. Rule 8.5.1.4 D1 to D5; and ii. Rule 8.5.1.5 NC1 to NC6 and NC8.	Nil	a. Rule 8.7.4**;** and, b. where relevant, Rules 8.7.5 - 8.7.11	a. Rule 8.8.7	

			RD5	Subdivision of any site (other than an allotment to provide for a network utility, refer to Rule 8.5.1.2 C4) located within the following corridors: a. 37 metres of the centre line of a 220kV National grid transmission line as shown on planning maps; or b. 32 metres of the centre line of a 66kV or 110kV National grid transmission line as shown on planning maps; except as otherwise specified in: i. Rule 8.5.1.4 D1 to D5; and ii. Rule 8.5.1.5 NC1 to NC6 and NC8.	a. A building platform for the principal building shall be identified on each allotment that is: i. greater than 12 metres from the centre line of a 220kV or 110kV National grid transmission line and greater than 12 metres from an associated support structure; or ii. greater than 10 metres from the centre line of a 66kV National grid transmission line and greater than 10 metres from an associated support structure.	a. Rule 8.7.4**;** and, b. where relevant, Rules 8.7.5 - 8.7.11	i. a. Rule 8.8.6.i	

		RD6	Subdivision of any site (other than an allotment to provide for a network utility, refer Rule 8.5.1.2 C4) located within the following corridors: a. 32 metres of the centre line of a 66kV electricity distribution line as shown on planning maps; or b. 24 metres of the centre line of a 33kV electricity distribution line as shown on planning maps; except as otherwise specified in: i. Rule 8.5.1.4 D1 to D5; and ii. Rule 8.5.1.5 NC1 to NC6 and NC8.	a. A building platform for the principal building shall be identified on each allotment that is: i. greater than 10 metres from the centre line of a 66kV electricity distribution line or a foundation of an associated support structure; or ii. greater than 5 metres from the centre line of a 33kV electricity distribution line or a foundation of an associated support structure.	a. Rule 8.7.4; and b. where relevant, Rules 8.7.5 - 8.7.11	a. Rule 8.8.6.i	
		RD7	In the Rural Banks Peninsula Zone, subdivision of any site creating more than one residential allotment with a net site area between	a. The standards in Rule 8.5.1.2 C7, other than Standard c.	a. Rules 8.7.4, 8.7.6 and 8.7.7	a. Rule 8.8.13	

				1ha and 4ha (plus balance), that is otherwise in accordance with Rule 8.5.1.2 C7.			
			RD8	Subdivision within a Site of Ecological Significance listed in Schedule A of Appendix 9.1.6.1 (except in the Avon River Precinct Te Papa Ōtākaro Zone).	a. Subdivision shall not create any allotment where a permitted activity cannot occur outside the Site of Ecological Significance, unless the sole purpose of that allotment is to protect that Site of Ecological Significance. b. Any land to be set aside for the preservation of conservation values shall have a consent notice registered against the title requiring the continual preservation of the values on the allotment.	a. Rule 8.7.4; and, b. where relevant, Rules 8.7.5 - 8.7.11	a. Rule 8.8.12, and b. for rural zones, Rule 8.8.13 also applies.	

		RD9	Subdivision of land which includes a significant tree listed in Appendix 9.4.7.1.	a. No new allotment boundary shall be within the dripline of a significant tree.	a. Rule 8.7.4; and, b. where relevant, Rules 8.7.5 - 8.7.11	a. Rule 8.8.12, and b. for rural zones, Rule 8.8.13 also applies.	
		RD10	Any subdivision of land which includes a heritage item or heritage setting listed in Appendix 9.3.7.2.	a. This rule shall not apply where the Council has granted consent for the removal of heritage item or heritage setting. b. Where there is an application for subdivision at the same time as an application for the removal of the heritage item or heritage setting, the Council will not grant the subdivision consent prior to considering the application for removal. Advice note: 1. There are further obligations under	a. Rule 8.7.4; and, b. where relevant, Rules 8.7.5 - 8.7.11	a. Rule 8.8.12, and b. for rural zones, Rule 8.8.13 also applies.	

					the Heritage New Zealand Pouhere Taonga Act 2014 that must be met before work can commence.		
		RD11	b. Subdivision of land within, or partly within: viii. a Rural Amenity Landscape (other than in Banks Peninsula) identified in Appendix 9.2.9.2.4; ix. an Outstanding Natural Landscape identified in Appendix 9.2.9.2.2; x. an Outstanding Natural Feature identified in Appendix 9.2.9.2.1; xi. an Area of Outstanding Natural Character in the Coastal Environment	b. An identified building area shall be identified on any allotment created.	c. Rule 8.7.4**;** and, d. where relevant, Rules 8.7.5 - 8.7.11	c. Rule 8.8.12, and d. for rural zones, Rule 8.8.13 also applies.	

				identified in Appendix 9.2.9.2.7; xii. Area of High and Very High Natural Character in the Coastal Environment identified in Appendix 9.2.9.2.8; xiii. an Important Ridgeline identified on the planning maps; or xiv. a Site of Ngāi Tahu Cultural Significance identified in Schedule 9.5.6.1. b. Any application arising from Rule 8.5.1.3 RD11 (a)(vii) need not be publicly notified, but shall be limited notified to the relevant rūnanga, and Heritage New Zealand Pouhere Taonga in respect of sites on the Heritage New Zealand List / Rārangi Korero, (absent their written approval).				

8.9.2.3 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 8.9.4, as set out in the following table.

Activity		Matters of discretion
RD1	Any activity listed in Rule 8.9.2.1 P1 or Rule 8.9.2.2 C1 that does not meet any one or more of the activity standards.	a. Rule 8.9.4; b. Except that in the Industrial General Zone (North Belfast), Rule 8.9.4.9; shall not apply, and Rule 8.8.14 shall apply.
RD2	a. Any activity listed in Rule 8.9.2.1 P2 that does not meet any one or more of the activity standards. b. Any applications arising from this rule shall not be publicly or limited notified.	a. Rule 8.9.4, b. Rule 8.9.4.3, and c. Ruel 8.9.4.9.
RD3	Earthworks within the Stormwater Capacity Constraint Overlay	a. Rule 8.9.4.1. b. Rule 8.9.4.3, and c. Rule 8.9.4.9

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<tr><td>RD4</td><td>Earthworks within 20m of coastal hazard mitigation works</td><td>a. Rule 8.9.4.1
b. Rule 8.9.4.3,
c. Rule 8.9.4.4,
d. Rule 8.9.4.5, and
e. Rule 8.9.4.9.</td></tr>
<tr><td>RD5</td><td>c. Earthworks within:
i. a Site of Ngāi Tahu Cultural Significance identified in Schedule 9.5.6.1; or
ii. Kaitōrete Spit (ID 64) identified in Schedule 9.5.6.2;
b. except where listed as an exemption in Rule 8.9.3 b.
c. RD5 does not apply to land in the Industrial General Zone (North Belfast).
d. Any application arising from this rule need not be publicly notified, but shall be limited notified to the relevant rūnanga, and Heritage New Zealand Pouhere Taonga in respect of sites on the Heritage New Zealand List / Rārangi Korero (absent their written approval).</td><td>a. Rule 9.5.5.1</td></tr>
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<tr>
<td>Styx River</td>
<td>Existing – s77O(a), s77O(b), and s77Q</td>
<td>15.4.3.2 Area-specific built form standards - <s>Commercial Core</s> <u>Town Centre</u> Zone (Belfast/ Northwood) Outline Development Plan area

<u>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</u></td>
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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.

15.4.3.1.3 Area-specific 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 Rules 15.1~~4~~3.4.1, 15.1~~4~~3.1 and 15.1~~4~~3.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Any activity or building in the ~~Commercial Core~~ **Town Centre** Zone (Belfast/ Northwood) that meets the built form standards in Rules 15.4.2 (excluding Rule 15.4.2.1) and 15.4.3.2.	a. Matters of discretion for Belfast/ Northwood Outline Development Plan area – Rule 15.1~~4~~3.4.1 b. The extent to which development is in general accordance with the outline development plan in Appendix 15.15.1 c. Urban design - Rule 15.1~~4~~3.1
RD2	a. Any activity or building that does not meet one or more of the built form standards in 15.4.3.2, unless otherwise specified in Rule 15.4.3.1.4 D1 or Rule 15.4.3.1.5 NC1. Advice note: 1. Refer to relevant built form standard for provisions regarding notification.	b. As relevant to the standard that is not met: a. Maximum building height – Rule 15.1~~4~~3.3.1 b. Landscaping – Rule 15.1~~4~~3.4.1.3 c. Roading, access and parking – Rule 15.1~~4~~3.4.1.4 d. Maximum total number of vehicles exiting the site – Rule 15.1~~4~~3.4.1.6 c. and e. Matters of discretion for Belfast/ Northwood Outline Development Plan area – Rule 15. 1~~4~~3.4.1 f. The extent to which development is in general accordance with the outline development plan in Appendix 15.15.1

				g. Urban design – Rule 15.1~~3~~4.1 h. Maximum retail ~~/ office thresholds~~ – Rule 15.1~~3~~4.4.1.5 d. (Plan Change 5B Council Decision)

15.4.3.2.1 Maximum building height

a. The maximum height of any building shall be as follows:

	Applicable to	Standard
i.	Land within area identified as 'Special Area A' on the outline development plan in Appendix 15.15.1.	12 metres
ii.	Land within area identified as 'Special Area B' on the outline development plan in Appendix 15.15.1.	5 metres

b. Any application arising from this rule shall not be publicly notified.

~~15.13.3.1~~15.14.3.1 Maximum building height

c. The extent to which an increase in height of the **building** ~~**development**~~:

i. Is visually mitigated through the design and appearance of the building, and the quality and scale of any landscaping and tree planting proposed;

ii. ~~**May a**~~**A**llows ~~**better**~~ **more efficient** use of ~~**the**~~ sites **with limited street frontage or small sites which are an irregular shape** ~~**and the efficient use of land in the centre**~~;

		iii. Enables the long term protection of sites of Ngāi Tahu cultural significance identified in Schedule 9.5.6.1, significant trees listed in Appendix 9.4.7.1, or natural features on the balance of the site through more intensive development; iv. Improves the legibility of a centre **with**in the **wider** context of the **anticipated urban form for the city** ~~**wider area**~~; v. Contributes to variety in the scale of buildings in a centre, and creates landmarks on corner sites; vi. Reflects functional requirements of the activity; vii. Results in adverse effects on adjoining residential zones or on the character, quality and use of public open space; viii. ~~**Contributes to the visual dominance of the building when viewed from the surrounding area, having regard to the anticipated scale and form of buildings in the surrounding environment.**~~**Is visually dominant within the streetscape and public realm, and in the context of the anticipated built form;** ix. If in New Brighton, provides for residential activity above ground floor, promoting a mix of uses and greater levels of activity in the centre. x. Would maintain a scale of development consistent with the anticipated role of the commercial centre, as set out in Policy 15.2.2.1, Table 15.1; and xi. Would cause adverse effects on the function and recovery of the ~~Central City~~ **City Centre** or the role and function of ~~District~~ **Town** and ~~Neighbourhood~~ **Local** Centres as a result of enabling any additional gross leasable floor area; **i. xii. Is demonstrated to support the financial feasibility of the development;** **ii. xiii. Detracts from the anticipated urban form of the centre and city;** **iii. xiv. Causes adverse effects on the anticipated amenity of adjoining sites and activities, particularly where they are subject to lower maximum height controls.** **iv.** (Plan Change 5B Council Decision)
Heritage Items and Settings	Existing with amendment – S77I(a), s77O(a), s77J, s77K,	**Chapter 2 Abbreviations and definitions** **Alteration** ~~**of a heritage item**~~

	s77P, and s77Q	in relation to Sub-chapter 9.3 Historic Heritage of Chapter 9 Natural and Cultural Heritage, means any **change**, modification or addition to a heritage item, **heritage setting or heritage fabric, or a building in a heritage area** ~~**which impacts on heritage fabric**~~. Alteration ~~**of a heritage item**~~ includes: **a.** permanent modification of, addition to, or permanent removal of~~**, exterior or interior**~~ heritage fabric which is not decayed or damaged~~**; and**~~ **b.** ~~**includes**~~ partial demolition of a heritage item; c. ~~**b.**~~changes to the existing surface finish and/or materials; and d. ~~**c.**~~ permanent addition of fabric **to** ~~**the**~~ **a heritage item or heritage fabric** ~~**exterior or interior.**~~ In relation to a ~~**building, structure or feature which forms part of**~~ **heritage item which is** an open space ~~**heritage item**~~, alteration includes: e. ~~**d.**~~ **removal of, or** modifications or additions to buildings, structures or features **which are not individually scheduled as a heritage item**; f. ~~**e.**~~permanent modification or addition to garden or landscaping layout, paths, paving, circulation or on-site access, walkways or cycle ways; g. ~~**f.**~~earthworks which change the profile of the landform (other than earthworks approved by subdivision consent); h. ~~**g.**~~ removal or transplanting of **a** mature tree~~**s**~~ unless the tree is dead~~**;**~~**, in a state of irreversible decline, or is structurally unsound.** ~~**h. in relation to cemeteries scheduled in Appendix 9.3.7.2, new planting on, or immediately adjoining, plots; and.**~~ ~~**i. new buildings, structures or features.**~~ Alteration of a heritage item excludes: i. ~~**j.**~~ maintenance; j. ~~**k.**~~ repairs; k. ~~**l.**~~ restoration **or reconstruction**; l. ~~**m.**~~ **heritage ~~upgrade~~ Building Code works**; m. ~~**n.**~~ heritage investigative and temporary works~~**; . and**~~ ~~**o. reconstruction of new or replacement headstones, plaques or panels in church graveyards and cemeteries other than closed cemeteries.**~~

		Contributory building **In relation to a heritage area, means the buildings identified in Appendix 9.3.7.3 as being contributory buildings. These buildings support and are consistent with the heritage values and significance of the heritage area, but are not defining buildings.** **Defining building** **In relation to a heritage area, means the buildings identified in Appendix 9.3.7.3 as being defining buildings. These are buildings that are of primary importance to the heritage area and establish its heritage values and significance.** **Demolition** in relation to a heritage item**, heritage setting, or a building in a heritage area**, means permanent destruction, in whole or ~~**of a substantial**~~ part, which results in the complete or significant loss of the heritage fabric ~~**and**~~ **or** form**.** **Heritage fabric** in relation to Sub-chapter 9.3 Historic Heritage of Chapter 9 Natural and Cultural Heritage, means any physical aspect of a heritage item**,** ~~**or**~~ heritage setting**, or heritage area** which contributes to its heritage values. In the case of the interior of a heritage item, it includes only that heritage fabric which is **protected by** ~~**in**~~ Appendix 9.3.7.2 Schedule of significant historic heritage for that heritage item. Heritage fabric **may** include~~s~~: a. original and later material and detailing which forms part of, or is attached to, the interior or exterior of a building, structure or feature; **b. later fabric introduced as part of repairs, restoration or reconstruction;**

		c. ~~b~~ the patina of age resulting from the weathering and wear of construction material over time; d. ~~c.~~ fixtures and fittings that form part of the design or significance of a heritage item, but excludes inbuilt museum and artwork exhibitions and displays; and e. ~~d.~~ for ~~open space~~ **a** heritage item~~s~~ **which is an open space**, built or ~~nonbuilt~~ **other** elements independent of buildings, structures or features, such as historic paths, paving, **trees,** and garden layout. Heritage fabric excludes fabric certified in accordance with Appendix 9.3.7.6 ~~Certification~~ **Certificate** of non-heritage fabric. **Heritage investigative and temporary works** in relation to a heritage item, means temporary removal, recording, storage and reinstatement of undamaged heritage fabric where necessary for associated works to the heritage item. It may include: a. temporary removal for investigation of building condition and determining the scope of works; and b. temporary removal of heritage fabric where the heritage fabric cannot be satisfactorily protected in situ; and c. core drilling. It excludes the following activities where they are undertaken as part of **heritage ~~upgrade~~ Building Code works**: d. core drilling; e. temporary lifting and/ or temporary moving off foundations; and f. temporary lifting and/or temporary moving of a heritage item to allow for ground, foundation and retaining wall remediation. **Heritage item** means an entry in Appendix 9.3.7.2 Schedule of significant historic heritage which has met the significance threshold for ~~listing~~ **scheduling** in the District Plan. Heritage items can be: a. a building, buildings or group of interrelated buildings; b. a structure or feature, such as a bridge, monument, gun emplacement, whale pot or lamp stand; and c. **land which is** an open space, such as a square, park, garden or cemetery.

		Heritage items exclude entries in Appendix 9.3.7.2 Schedule of significant historic heritage where the heritage item has been demolished or relocated from the setting. **Heritage professional** in relation to Rule 9.3.4 Historic heritage, Appendix 9.3.7.5 Heritage works plan and Appendix 9.3.7.6 Certificate of non-heritage fabric, means **a person who has been certified by Council as having**: **~~a. a registered architect with a recognised post-graduate qualification in a field related to heritage conservation or management and at least three years of experience, including experience on at least three projects where he/she has acted as the principal heritage advisor for works involving a heritage building listed by Heritage New Zealand and/or in a district plan; and/or~~** a. **~~b. a person with~~** a degree or **~~with~~**a recognised post-graduate qualification in a field related to heritage conservation or management**,** and b. at least five years of experience **working** in heritage conservation or management, **and ~~including~~** c. experience on at least **~~five~~ three** projects where **~~he/she has~~ they have** acted as **~~a~~ the ~~principal~~** heritage advisor for **conservation** works involving a heritage **~~building~~ place** listed by Heritage New Zealand **Pouhere Taonga** and/or **scheduled** in a district plan**, or of documented district level or higher significance, where the works have aligned with the principles of the ICOMOS New Zealand Charter 2010, and** d. **membership of an organisation for heritage professionals such as ICOMOS New Zealand, New Zealand Archaeological Association, or Pū Manaaki Kahurangi New Zealand Conservators of Cultural Materials.** **Heritage setting** means an **area surrounding a heritage item, and shown on the Heritage Aerial Map for that item, which is integral to its contextual heritage values and ~~entry in Appendix 9.3.7.2 Schedule of significant historic heritage which, together with the associated heritage item, has met the significance threshold for listing in the District Plan. A heritage setting is the area around and adjacent to a heritage item that is integral to~~** its function, meaning and relationships. **Heritage settings have not been**

		assessed as meeting the significance threshold for scheduling as ~~**and may include**~~ individuall~~y~~ ~~**listed**~~ heritage items. Heritage settings **may** include: a. buildings; **b. multiple heritage items** c. ~~**b.**~~ structures or features, such as fences, walls and gates, bridges, monuments, gun emplacements, whale pots, lamp stands and public artworks; d. ~~**c.**~~ gardens, lawns, mature trees and landscaping, water features, historic landforms; e. ~~**d.**~~ access, walkways and cycle ways, circulation, paths and paving; f. ~~**e.**~~ **land which is** open space; and g. ~~**f.**~~ spatial relationships. **Heritage settings exclude entries in Appendix 9.3.7.2 Schedule of significant historic heritage where the associated heritage item has been demolished or relocated from the setting.** **Heritage ~~upgrade~~ Building Code works** in relation to a heritage item ~~**or heritage setting**~~, means works undertaken to satisfy or increase compliance with Building Act 2004 and Building Code requirements. It may include: a. structural seismic upgrades, **foundation works,** core drilling, temporary lifting and/or moving off foundations or permanent realignment of foundations; b. fire protection; c. provision of **safe** access; and ~~**d. temporary lifting and/or temporary moving of a heritage item to allow for ground, foundation and retaining wall remediation.**~~ **d. insulation and glazing upgrades.** It excludes Building Code ~~**upgrade**~~ works undertaken as part of ~~**repairs,**~~ reconstruction or restoration.

		Heritage values means the following tangible and intangible attributes which contribute to the significance of a heritage item **or heritage area** ~~**and its heritage setting**~~: a. historical and social values; b. cultural and spiritual values; c. architectural and aesthetic values; d. contextual values; e. technological and craftsmanship values; and f. archaeological and scientific values. **Intrusive building or site** **In relation to a heritage area, means the buildings and sites identified in Appendix 9.3.7.3 as being intrusive buildings or sites. These are buildings or sites which detract from and are inconsistent with the heritage values and significance of the heritage area. Vacant lots are also included as intrusive within the streetscape of the heritage area.** **Maintenance** in relation to a heritage item or heritage setting, **or heritage area** means regular and ongoing protective care ~~**of the item or setting**~~ to prevent deterioration and to retain its heritage value. It includes the following, where there is no permanent damage or loss of heritage fabric: a. cleaning **or** ~~**,**~~ washing ~~**or repainting**~~ **of** exterior or interior fabric using a method which does not damage the surface of the heritage fabric; b. reinstating existing exterior or interior surface treatments~~,~~, **including repainting**; c. temporary erection of freestanding scaffolding; d. laying underground services and relaying ~~**paved**~~ **existing** surfaces to the same footprint;

		e. upkeep of gardens, including pruning of trees, pruning or removal of shrubs and planting of new trees or shrubs **~~(except planting within, or adjoining, plots within cemeteries));~~** and f. in relation to **church graveyards,** crematoria and cemeteries, maintenance also includes: i. protective care and routine works to enable their ordinary functioning, such as temporary and reversible modifications or additions to buildings; **~~ii. installation of plaques;~~** **ii. ~~iii.~~ ~~restoration, repair~~ ~~and~~ protective care ~~and reinstatement~~** of **~~monuments~~** heritage fabric**~~; and~~** ~~iv.~~ **iii.** disturbance of soil for burials and interment of ashes. **Neutral building or site** **In relation to a heritage area, means the buildings and sites identified in Appendix 9.3.7.3 as being neutral buildings or sites. These buildings or sites do not establish, support or detract from the heritage values and significance of the heritage area.** **Reconstruction** in relation to a heritage item **~~or heritage setting~~**, means to rebuild **~~part of a building, structure or feature~~ an element** which has been lost or damaged, as closely as possible to a documented earlier form**, appearance and profile** ~~**and**~~ using mainly new materials. It includes: a. deconstruction for the purposes of reconstruction; ~~**and**~~ **b. rebuilding architectural features such as windows, parapets and chimneys** c. ~~**b. Building Code upgrades**~~ **works** ~~**which may be**~~ needed to meet relevant **Building Code** standards as part of the reconstruction. **Relocation ~~of a heritage item~~**

		in relation to a heritage item**, ~~or~~** heritage setting**, or heritage area,** means permanently moving part or all of a structure either within or beyond the heritage setting **of a heritage item, or within or beyond the site in a heritage area**. **~~It excludes:~~** **~~a. temporary lifting and/or temporary moving of a heritage item off its foundations; or~~** **~~b. permanent realignment of foundations of a heritage item where this is required for heritage upgrade works.~~** **Repairs** in relation to a heritage item **, ~~or~~** heritage setting, **or heritage area,** means to **~~replace or~~** mend **~~in situ~~** decayed or damaged heritage fabric**~~using materials (including identical, closely similar or otherwise appropriate material) which resemble~~ so that** the form, appearance**, ~~and~~** profile **and materials** of the heritage fabric **are reinstated** as closely as possible. It includes: **a. mending heritage fabric in situ** **b. replacement of heritage fabric which cannot be mended in situ** **c. temporary removal of heritage fabric where necessary for mending or temporary protection** d. **~~a. temporary securing of heritage fabric for purposes such as~~** making a structure safe or weathertight **for temporary protection**; and **e. mending heritage fabric in church graveyards and cemeteries scheduled in Appendix 9.3.7.2.** f. **~~b. Building Code upgrades which may be needed to meet relevant standards, as part of the repairs.~~** **Restoration** in relation to a heritage item **~~or heritage setting~~**, means to return the item **~~or setting~~** to a known earlier form, using mainly existing materials, by reassembly and reinstatement. It includes deconstruction for the purposes of restoration. It may also include removal of heritage fabric that detracts from its heritage value and **works to meet** Building Code **requirements ~~upgrades which may be needed to meet relevant standards,~~** as part of the restored area. **6.8 Signs** **6.8.4.1.1 Permitted activities**

		P13	Signage in association with public walking and cycling tracks or areas of public open space that is for track marking, entrance identification, warning, direction, or interpretation of the natural or cultural environment. **Advice note:** **This rule does not apply to signage in heritage settings or in open spaces which are heritage items identified in Appendix 9.3.7.2, or to signage in heritage areas identified in Appendix 9.3.7.3, which are subject to the signage built form standards in 6.8.4.2.**	a. Each sign shall be less than 0.25m² in area where used for track marking; b. Each sign shall be less than 2m² in area where used for track entrance identifi interpretation.

6.8.4.2.4 Signs attached to buildings

a. For signage on heritage items**, on buildings in heritage items which are open spaces, ~~and~~** in heritage settings**, and in heritage areas, the signage activity standard ~~rules~~** in **~~Chapter 9~~ 9.3.4.1.1 P4a** ~~Chapter 9~~ also **~~apply~~ applies.**

		6.8.4.2.6 Free-standing signs ~~**a. Any free-standing sign located within a heritage setting identified in Sub-chapter 9.3 is subject to Rule 9.3.4.1 P6 and Rule 9.3.4.3 RD7 and the below table does not apply.**~~ a. ~~**b.**~~ The maximum number, area, width and height of free-standing signs shall be as follows: ***6.8.5 Rules - Matters of Discretion*** ***6.8.5.1 All signs and ancillary support structures*** a. Whether the scale, design, colour, location and nature of the signage will have impacts on the architectural integrity, amenity values, character, visual coherence, and heritage values of: i. the building and the veranda on which the signage is displayed and its ability to accommodate the signage; ii. the surrounding area (including anticipated changes in the area); iii. residential activities; and iv. heritage items or heritage settings, **heritage areas,** open spaces, protected trees or areas possessing significant natural values. … h. Where the site is within the Akaroa **Township** Heritage Area, the matters set out in Rule 9.3.6.3**.** i. For temporary election or referendum signage that does not comply with Rule 6.8.4.2.7(g) the following matters of discretion also apply: i. Significant Trees – Rule 9.4.6(a)-(g) (Proposed Plan Change 5I treated as operative under s86F)

		j. **Where the sign is located on or in a heritage item or in a heritage setting or heritage area, excluding Akaroa Township Heritage Area, the relevant matters set out in Rule 9.3.6.1n also apply.** **Chapter 8 Subdivision, Development and Earthworks** 8.6.1 Minimum net site area and dimension Table 1. Minimum net site area – residential zones **Additional standards** **In Residential Heritage Areas, the minimum net site area shall be:** **In the Heaton Street, Wayside Avenue and RNZAF Station Wigram Staff Housing Residential Heritage Areas 800m2** **In the Church Property Trustees North St Albans Subdivision (1923) Residential Heritage Area 600m2** **In the Piko/Shand (Riccarton Block) State Housing Residential Heritage Area 700m2** **In the Shelley/Forbes Street, Englefield Avonville, Chester Street East/Dawson Street, Inner City West and Lyttelton Residential Heritage Areas 450m2** **Residential Hills Overlay** **In the Macmillan Avenue Residential Heritage Area, the minimum net site area shall be: 800m2** **8.8.12 Natural and cultural heritage**

a. …

b. Where the subdivision is of land which includes a heritage item or heritage setting listed in Appendix 9.3.7.2:

i. The extent to which the subdivision has regard to, or is likely to detract from, the heritage values of the heritage item or heritage setting, or adversely affect the likely retention **and use or adaptive reuse** of the heritage item;

ii. …

iii. ~~**Any measures relevant to the subdivision included in a conservation plan: and**~~ **whether the proposal is supported by an expert heritage report(s) which provides for the ongoing retention, use or adaptive reuse, conservation and maintenance of the heritage item and heritage setting.**

iv. Any relevant matters of discretion set out in Rule 9.3.6.1.

8.9 Earthworks

8.9.2.1 Permitted activities – earthworks

P1 Activity Standard

Activity		Activity Standard
P1	Earthworks: d. not for the purpose of the repair of land used for residential purposes and damaged by earthquakes; and e. if in the Industrial General Zone (North Belfast), greater than 20 metres from: iii. the surveyed point of the spring identified on the Outline Development Plan in	f. Earthworks shall not exceed the volumes in Table 9 over any 12 month time period. g. Earthworks in zones listed in Table 9 shall not exceed a maximum depth of 0.6m, other than in relation to farming, quarrying activities or permitted education activities. h. Earthworks shall not occur on land which has a gradient that is steeper than 1 in 6. i. Earthworks involving soil compaction methods which create vibration shall comply with DIN 4150 1999-02 and compliance shall be certified through a statement of professional opinion provided to the

				Appendix 16.8.5; or iv. any spring not identified on the Outline Development Plan in Appendix 16.8.5, and which is within the area identified as Stormwater Management Area 1 on the outline development plan but not within Lots 5, 6 and 7 DP 71209, in which case the setback shall be measured from the head or heads of the spring where visible. Advice note: 1. Chapter 5 contains additional requirements for earthworks within Flood Management Areas and Flood Ponding Management Areas. 2. Refer to P2 for earthworks for the purpose of the repair of land used for residential purposes and	Council from a suitably qualified and experienced chartered or registered engineer. j. Earthworks involving mechanical or illuminating equipment shall not be undertaken outside the hours of 07:00 – 19:00 in a Residential Zone. Advice note: 1. Between the hours 07:00 and 19:00, the noise standards in Chapter 6 Rule 6.1.5.2 and the light spill standards at Chapter 6 Rule 6.3.6 both apply. g. Earthworks involving mechanical equipment, other than in residential zones, shall not occur outside the hours of 07:00 and 22:00 except where compliant with NZS6803:1999. Advice note: 1. Between the hours of 07:00 and 22:00, the noise standards in Chapter 6 Rule 6.1.5.2 apply except where NZS6803.1999 is complied with, and the light spill standards in Chapter 6 Rule 6.3.6 apply. k. Filling shall consist of clean fill. l. The activity standards listed in Rule 8.9.2.1 P3, P4 and P5. m. **Where** ~~**E**~~earthworks ~~**shall not**~~ occur within 5 metres of a heritage item **scheduled in Appendix 9.3.7.2, or within the footprint of the heritage building which is otherwise subject to exemption 8.9.3 a. iv.,** or above the volumes contained in Table 9 within a heritage setting, ~~**listed in Appendix 9.3.7.2**~~,	

			damaged by earthquakes	**details of temporary protection measures to be put in place to mitigate potential effects including vibration and impact damage on the heritage item must be provided to Council's Heritage team for comment at least 5 working days prior to the works commencing.** n. In the Industrial General Zone (North Belfast): Activity Standards in Rule 8.6.14. **Advice notes:** 4. The Erosion and Sediment Control Guidelines (prepared by Environment Canterbury) may be of assistance in terms of the design and location of any filter. 5. The Natural Resources Regional Plan and Land and Water Regional Plan include provisions for earthworks in riparian margins and the Port Hills respectively and provisions in relation to dust control. 6. The Council's Water Supply, Wastewater and Stormwater Bylaw 2014 applies.	
		…	…	…	

8.9.3 Exemptions

a. The following earthworks are exempt from the activity standards set out in Rule 8.9.2.1 P1 and P2:

…

		iv. Any earthworks subject to an approved building consent where they occur wholly within the footprint of the building. For the purposes of this rule, the footprint of the building extends 1.8m from the outer edge of the wall. This exemption does not apply to earthworks associated with retaining walls/structures which are not required for the structural support of the principal building on the site or adjoining site. **Where the building is a heritage item, the activity standard in 8.9.2.1 P1 i. applies.** **…** xii. Earthworks undertaken by Council or Canterbury Regional Council to maintain or upgrade their own parks and reserves. **This exemption does not apply to earthworks within 5 metres of a heritage item or above the volumes contained in Table 9 in a heritage setting which are subject to activity standard 8.9.2.1 P1 i.** ***8.9.4.6 Amenity*** a. The level of alteration to existing ground levels and the degree to which the resultant levels are consistent with the surrounding environment. b. The ~~**resultant**~~ effects that result from the earthworks in terms of visual amenity, landscape context and character, **heritage values,** views, outlook, overlooking and privacy. **Chapter 9.3 Historic heritage** 9.3.2.2.1 Policy – Identification**,** ~~**and**~~ assessment **and scheduling** of ~~**historic**~~ heritage **items** ~~**for scheduling in the District Plan**~~ a. Identify historic heritage throughout the Christchurch District which represents cultural and historic themes and activities of importance to the Christchurch District, and assess their heritage values for significance in accordance with the criteria set out in Appendix 9.3.7.1. b. Assess the identified historic heritage in order to determine whether each qualifies as **a** 'Significant' or 'Highly Significant' **heritage item** according to the following: i. to be categorised as meeting the level of 'Significant' ~~**(Group 2)**~~, the historic heritage shall: A. meet at least one of the heritage values in Appendix 9.3.7.1 at a significant or highly significant level; and B. be of significance to the Christchurch District (and may also be of significance nationally or internationally), because it conveys aspects of the Christchurch District's cultural and historical themes and activities, and thereby contributes to the Christchurch District's sense of place and identity; and

		C. have a moderate degree of authenticity (based on physical and documentary evidence) to justify that it is of significance to the Christchurch District; and D. have a moderate degree of integrity (based on how whole or intact it is) to clearly demonstrate that it is of significance to the Christchurch District. ii. to be categorised as meeting the level of 'Highly Significant' ~~**(Group 1)**~~, the historic heritage shall: A. meet at least one of the heritage values in Appendix 9.3.7.1 at a highly significant level; and B. be of high overall significance to the Christchurch District (and may also be of significance nationally or internationally), because it conveys important aspects of the Christchurch District's cultural and historical themes and activities, and thereby makes a strong contribution to the Christchurch District's sense of place and identity; and C. have a high degree of authenticity (based on physical and documentary evidence); and D. have a high degree of integrity (particularly whole or intact heritage fabric and heritage values). c. Schedule significant historic heritage as heritage items and heritage settings where each of the following are met: i. the thresholds for Significant ~~**(Group 2)**~~ or Highly Significant ~~**(Group 1)**~~ as outlined in Policy 9.3.2.2.1 b(i) or (ii) are met; and ii. in the case of interior heritage fabric, ~~**it is specifically**~~ **the extent of protection is** identified in the schedule; unless iii. the physical condition of the heritage item, and any restoration, reconstruction, maintenance, repair or upgrade work would result in the heritage values and integrity of the heritage item being compromised to the extent that it would no longer retain its heritage significance; and/or iv. there are engineering and financial factors related to the physical condition of the heritage item that would make it unreasonable or inappropriate to schedule the heritage item. **9.3.2.2.2 Policy – Identification, assessment and scheduling of heritage areas** a. Identify **heritage areas** ~~**groups of related historic heritage within a geographical area**~~ which represent important aspects of the Christchurch District's cultural and historic themes and activities and assess them for significance **to the Christchurch District** ~~**and their relationship to one another**~~ according to: i. ~~**the matters set out in Policy 9.3.2.2.1**~~ **whether the heritage area meets at least one of the heritage values in Appendix 9.3.7.1 at a significant or higher level**; and

		v. ii. the extent to which the **heritage area and its heritage values contributes to Christchurch District's sense of place and identity; has at least a moderate degree of integrity and authenticity;** is a comprehensive, collective and integrated place, **and contains a majority of buildings or features that are of defining or contributory importance to the heritage area**. b. Schedule historic heritage areas that have been assessed as significant in accordance with Policy 9.3.2.2.2 (a). **9.3.2.2.3 Policy - Management of scheduled historic heritage** a. Manage the effects of subdivision, use and development on the heritage items, heritage settings and heritage areas scheduled in Appendix 9.3.7.2 and 9.3.7.3 in a way that: i. provides for the ongoing use and adaptive reuse of scheduled historic heritage, in a manner that is sensitive to their heritage values while recognising the need for works to be undertaken to accommodate their long term retention, use and sensitive ~~**modernisation**~~ **change** and the associated engineering and financial factors; ii. recognises the need for a flexible approach to heritage management, with particular regard to enabling repairs, heritage investigative and temporary works, **heritage ~~upgrade~~ Building Code works** to meet building code requirements, **and** restoration and reconstruction, in a manner which is sensitive to the heritage values of the scheduled historic heritage, **and retains the current level of significance of heritage items and heritage areas on the schedule**, iii. subject to i., and ii., protects their particular heritage values from inappropriate subdivision, use and development. b. Undertake any work on heritage items and heritage settings scheduled in Appendix 9.3.7.2 **and defining buildings and contributory buildings in heritage areas** scheduled in Appendix 9.3.7.3 in accordance with the following principles: i. focus any changes to those parts of the heritage items or heritage settings, or **defining building or contributory building** which have more potential to accommodate change (other than where works are undertaken as a result of damage)**.~~, recognising that heritage settings and Significant (Group 2) heritage~~**

		~~items are potentially capable of accommodating a greater degree of change than Highly Significant (Group 1) heritage items;~~ ii. conserve, and wherever possible enhance, the authenticity and integrity of heritage items and heritage settings, **and heritage area,** particularly in the case of Highly Significant ~~(Group 1)~~ heritage items and heritage settings; iii. identify, minimise and manage risks or threats to the structural integrity of the heritage item and the heritage values of the heritage item, **or heritage area,** including from natural hazards; iv. document the material changes to the heritage item and heritage setting **or heritage area**; v. be reversible wherever practicable (other than where works are undertaken as a result of damage); and vi. distinguish between new work and existing heritage fabric in a manner that is sensitive to the heritage values. **9.3.2.2.5 Policy - Ongoing use of scheduled historic heritage ~~heritage items and heritage settings~~** a. Provide for the ongoing use and adaptive re-use of heritage items and heritage settings scheduled in Appendix 9.3.7.2 **and defining buildings and contributory buildings in heritage areas scheduled in Appendix 9.3.7.3** (in accordance with Policy 9.3.2.2.3), including the following: i. repairs and maintenance; ii. temporary activities; iii. specific exemptions to zone and transport rules to provide for the establishment of a wider range of activities; iv. alterations, restoration, reconstruction and **heritage ~~upgrade~~ Building Code works** to heritage items, including seismic, fire and access upgrades; v. signs on heritage items and within heritage settings; **~~and~~** vi. **~~new buildings in heritage settings.;~~Subdivision and new development which maintains or enhances access to heritage items, defining buildings and contributory buildings.** **9.3.2.2.8 Policy - Demolition** of **scheduled historic heritage ~~of heritage items~~** a. When considering the appropriateness of the demolition of a heritage item scheduled in Appendix 9.3.7.2 **or a defining building or contributory building in a heritage area scheduled in Appendix 9.3.7.3**, have regard to the following matters:

		i. whether there is a threat to life and/or property for which interim protection measures would not remove that threat; **ii.** whether the extent of the work required to retain and/or repair the heritage item **or building** is of such a scale that the heritage values and integrity of the heritage item **or building** would be significantly compromised, **and the heritage item would no longer meet the criteria for scheduling in Policy 9.3.2.2.1.** iii. whether the costs to retain the heritage item **or building** (particularly as a result of damage) would be unreasonable; iv. the ability to retain the overall heritage values and significance of the heritage item **or building** through a reduced degree of demolition; and v. the level of significance of the heritage item. **9.3.3 How to interpret and apply the rules** a. These rules apply to heritage items and heritage settings scheduled in Appendix 9.3.7.2 - Schedule of Significant Historic Heritage as Highly Significant **~~(Group 1)~~** and Significant **~~(Group 2)~~**, and heritage areas. b. The planning maps identify sites that contain a heritage item and heritage setting, and heritage areas. Reference should also be made to: i. Appendix 9.3.7.2 - Schedule of Significant Historic Heritage **which includes links to the Statement of Significance, Heritage Aerial Map and Planning Map for each heritage item**; ii. Appendix 9.3.7.3 - Schedule of Heritage Areas**, which includes links to the Residential Heritage Area Record Forms, Heritage Aerial Map, Contributions Map and Planning Map for each heritage area**; iii. **~~Appendix 9.3.7.7 - The Heritage Aerial Maps.~~ Appendix 9.3.7.4 – Heritage item and heritage setting exemptions from zone and transport rules** **iv. Appendix 9.3.7.5 – Heritage Works Plan** **v. Appendix 9.3.7.6 - Certificate of Non-Heritage Fabric** c. Appendix 9.3.7.2 - Schedule of Significant Historic Heritage contains the heritage item(s) which have met the significance **~~threshold~~ criteria** in **Policy 9.3.2.2.1** and their associated heritage setting. **~~Where the heritage item is an area of open space, this is stated in the schedule in Appendix 9.3.7.2. Where the interior of a heritage item is specifically scheduled this is stated in Appendix 9.3.7.2, with the specific interior heritage fabric protected for that heritage item described in the Register of Interior Heritage Fabric which is a document incorporated by reference in this District Plan.~~ Heritage**

		settings **do not have a status in the Plan which is independent of the heritage item. Some open spaces have met the criteria to be heritage items in their own right and may also contain other heritage items and heritage settings, or other structures and features which are not separately scheduled. Where scheduled heritage items are located together and have related heritage values they are grouped together as a "place" with a collective name in the schedule in Appendix 9.3.7.2.** d. **Scheduled Interiors – Where interior heritage fabric of a heritage item is protected by the rules in Chapter 9.3 this is shown in the Scheduled Interior column in Appendix 9.3.7.2.** **e. The Heritage Statement of Significance for each scheduled item and the Residential Heritage Area Record Form and Site Record Forms for each heritage area can be accessed from a link in the ~~Group~~ schedules in Appendix 9.3.7.2 and Appendix 9.3.7.3. Statements of Significance and Residential Heritage Area Record Forms do not form part of the Plan, and are simply a ready reference tool for recording information known to the Council that supported scheduling under Policy 9.3.2.2.1 and Policy 9.3.2.2.2. Statements of Significance and Residential Heritage Area Record Forms may be updated by the Council from time to time if further information becomes available.** ~~**d.**~~ **f.** The Heritage Aerial Maps ~~**– Heritage Items and Heritage Settings**~~ **can be accessed via Appendix 9.3.7.2 by clicking the link in the Heritage Aerial Map Number column ~~next to the~~ for the relevant heritage item in the schedule. The Heritage Aerial Maps** show an outline of each heritage item **and heritage setting**. The heritage item outline (solid **black** line) shows the extent of the roofline and the footprint of the parts or whole of the features contained within the heritage item. The Heritage Aerial Maps also show the extent of the ~~**associated**~~ **heritage setting** (dotted **white** line), **associated with heritage items**. **Heritage settings often, ~~which do~~ but** not always**,** follow cadastral boundaries. ~~**Some open spaces contain multiple individual heritage items and settings and have status as a heritage item in their own right. Where scheduled heritage items are located together and have related heritage values they are grouped with a collective name in Appendix 9.3.7.2 – Schedule of Significant Historic Heritage.**~~ g. ~~**e.**~~ The rules that apply to heritage items and heritage settings scheduled in Appendix 9.3.7.2 **and heritage areas scheduled in Appendix 9.3.7.3** are contained in the activity status tables (including activity specific standards) in Rules 9.3.4.1.1 to 9.3.4.1.6. **These rules do not apply to Akaroa Township Heritage Area (HA1). The matters of discretion for the Akaroa Township Heritage Area in Rule 9.3.6.3 apply when a rule in the Plan is breached.** h. ~~**f.**~~ Activities within heritage items, heritage settings and heritage areas scheduled in Appendix 9.3.7.2 and 9.3.7.3 are also subject to the: i. rules contained in other sub-chapters of Chapter 9 Natural and Cultural Heritage; ii. rules in the relevant zone chapters; and iii. activity status tables, rules and standards in the following chapters (unless stated otherwise below): 4 Hazardous Substances and Contaminated Land; 5 Natural Hazards;

		6 General Rules and Procedures **including signs**; 7 Transport; 8 Subdivision, Development and Earthworks; 10 Designations and Heritage Orders; and 11 Utilities and Energy. **~~g.~~ i.** Specific exemptions to zone and transport rules to enable a wider range of activities to establish within scheduled heritage items and heritage settings are identified in Appendix 9.3.7.4. **~~These specific exemptions only apply where:~~** **~~i. the heritage item is retained in situ; or~~** **~~ii. resource consent has been granted for relocation of the heritage item within its heritage setting.~~** **j. ~~h.~~** For signage **in or** on heritage items and in heritage settings scheduled in Appendix 9.3.7.2 the rules **and Matters of Discretion** in Chapter 6**.8 apply, as well as those in ~~and~~ Chapter 9.3 ~~apply, except as expressly stated under Rule 9.3.4.1.1 P6 and Rule 9.3.4.1.3 RD7~~.** **k. ~~i.~~** Activities **~~are permitted~~** in heritage settings **~~scheduled~~ identified** in Appendix 9.3.7.2 **~~(subject to other rules in this Plan), except for~~ are subject to rules for** new buildings in heritage settings (Rule 9.3.4.1.3 RD2)**, ~~and~~** temporary structures and signage in heritage settings (Rule 9.3.4.1.1 **and Rule 9.3.4.1.3 ~~P4, P5 and P6)~~**, **and earthworks and subdivision (Chapter 8).** l. **~~j.~~** The rules that relate to utilities within or on heritage items or heritage settings can be found in Chapter 11 Utilities and Energy. The rules in Sub-chapter 9.3 do not apply to utilities, other than the matters of discretion in Rule 9.3.6. m. **~~k.~~** The rules in Chapter 11 that relate to heritage items or heritage settings shall not apply to works undertaken to electrical equipment located within heritage items in the Appendix 9.3.7.2 -Schedule of Significant Historic Heritage as heritage item number**~~s~~ ~~(HIDs)~~** 201, 207, 489, 544, 600 and 624, where such works are associated with the replacement, repair, maintenance and minor upgrading of the electricity distribution network. **~~l. The rules in Chapter 11 that relate to heritage items shall not apply to the Hagley Park heritage item (1395), other than to heritage items and heritage settings individually scheduled in the Schedule of Significant Historic Heritage in Appendix 9.3.7.2.~~** n. **~~m.~~** The following exemptions apply in relation to Rule 9.3.4.1 - Activity Status Tables i. For the Annandale **~~Woodshed~~ Woolshed** heritage setting (12 Starvation Gully Road, **Heritage Setting Number 535),** Rule 9.3.4.1.3 RD1 and RD2 shall not apply to the modification of, or new stockyards within, the heritage setting shown on Heritage Aerial Map 476. ii. For the Elmwood Park heritage item **(Heritage Item Number 243)**, the rules for heritage items shall not apply to the hatched area shown on the Heritage Aerial Map 672.

		iii. For the Hagley Park heritage item **(~~HID~~ Heritage Item Number** 1395) ~~**as identified on the planning maps and in Appendix 9.3.7.2**~~, the rules for heritage items shall not apply to Hagley Park other than to heritage items and heritage settings within Hagley Park individually scheduled in Appendix 9.3.7.2. iv. For the Hagley Oval Cricket Pavilion Setting (~~**HID**~~ **Heritage Setting Number** 242) as identified in Appendix 9.3.7.2 and Heritage Aerial Map ~~**No**~~. 93, the rules for heritage settings shall not apply to activities that are permitted by Rule 18.4.1.1 P25 and P26. **However Rule 18.4.2.8 requires protection of the heritage setting during construction works.** ~~**n. The matters of discretion for the Akaroa Heritage Area (HA1) in Rule 9.3.6.3 apply when triggered by a rule in the zone chapter.**~~ ~~**o. The Council maintains a record of information held in relation to scheduled historic heritage in the form of a Heritage Statement of Significance (HSOS). A copy of the relevant HSOS can be accessed via the electronic plan though a link from the group column in Appendix 9.3.7.2 Schedule of Significant Historic Heritage or a hard copy can be requested from the Council. The HSOS does not form part of the plan, and is simply a ready reference tool recording information known to the Council that supported the RMA s32 evaluation for the Chapter. The HSOS may be updated by the Council from time to time, if further information becomes available.**~~ Advice note: 1. Reference should also be made to other applicable legislation and requirements including the following: a. The Building Act and Building Code; b. The Heritage New Zealand Pouhere Taonga Act 2014 in relation to any modification or destruction of archaeological sites; c. In relation to ~~**crematoria and**~~ **Council-administered** cemeteries, work involving monuments **will also require a permit for** ~~**M**~~**m**onumental ~~**W**~~**w**orks ~~**Permit**~~ from the Council; and d. Any work affecting heritage items and heritage settings scheduled in Appendix 9.3.7.2 which may be subject to heritage orders **in Chapter 10** are required to comply with the separate procedures specified in Part 8 of the Resource Management Act 1991.

9.3.4.1 Activity Status Tables
9.3.4.1.1 Permitted activities

a. The following rules apply to heritage items**, ~~and~~** heritage settings**, and heritage areas** scheduled in Appendix 9.3.7.2 **or Appendix 9.3.7.3, (excluding the Akaroa Township-Heritage Area),** and identified on the Planning Maps.

b. The activities listed below are permitted activities if they meet the activity specific standards set out in this table.

c. Activities may also be controlled, restricted discretionary, discretionary, non-complying, or prohibited as specified in Rules 9.3.4.1.2 to 9.3.4.1.6.

d. **In the Lyttelton Residential Heritage Area, until site by site assessments can be completed and notified, buildings constructed prior to 1930 and heritage items scheduled in Appendix 9.3.7.2 will be assessed as defining buildings; buildings constructed between 1930 and 1959 will be assessed as contributory buildings; and buildings constructed from 1960 onwards will be assessed as neutral buildings or intrusive buildings. Refer to Building Age map in Appendix 9.3.7.3.2.**

e. ~~**d.**~~ The rules in the table below include restrictions on what may be done with heritage fabric. Confirmation that particular fabric is not heritage fabric, and therefore is not subject to those rules/standards, can be obtained by obtaining a certificate in accordance with Appendix 9.3.7.6 - ~~**Certification**~~ **Certificate** of non-heritage fabric.

f. ~~**e.**~~ Exemptions relating to this rule can be found in Rule 9.3.3 **n.**~~**m**~~.

Activity		**Activity specific standards**
P1	Maintenance of a heritage item **or a building in a heritage area.**	a. Any temporary scaffolding must be erected: i. without fixing to the heritage item (except where this would breach health and safety requirements) and **ii.** protective material must be used to prevent damaging the surface of the heritage fabric~~**; or**~~ ~~**ii. in accordance with the design and/or supervision of a heritage professional. and, where the works involve structural changes and**~~

				~~the heritage professional is not also a registered architect, a registered architect~~.
		P2	Repairs to a heritage item **or to a building in a heritage area, and heritage investigative and temporary works.**	**a. A scope of works and proposed temporary protection measures are to be submitted to Council's Heritage team for comment at least 10 working days prior to the work commencing.** b. ~~a.~~ The heritage fabric removed ~~is~~ **shall be** limited to the amount necessary to carry out the **works** ~~repairs~~. c. **Undamaged heritage fabric (excluding core drilling samples), being temporarily removed, shall be recorded, stored and reinstated on completion of the works.** ~~b. b. Any repairs shall be undertaken:~~ ~~c. i. in accordance with the following:~~ d. **d.** ~~A.~~ any temporary scaffolding must be erected without fixing to the heritage item (except where this would breach health and safety requirements) and protective material must be used to prevent damaging the surface of the heritage fabric; **e.** ~~B.~~ introduced or new materials and new work shall be identifiable by use of a recognized conservation technique such as date stamping; ~~and~~ **f.** ~~C. the~~ **any** area the heritage fabric has been removed from shall be made weathertight**; and** **g. a photographic record taken prior to, during the course of the works and on completion, shall be submitted to Council's Heritage team within three months of the completion of the work.** ~~Or~~ ~~in accordance with the design and/or supervision of a heritage professional, and where the works involve structural changes and the heritage professional is not also a registered architect, a~~

				registered architect.	
		~~P3~~	~~Heritage investigative and temporary works.~~	~~a. Heritage fabric removed is limited to the amount necessary to carry out the associated work.~~ ~~b. Any heritage investigative and temporary works shall be undertaken:~~ ~~i. in accordance with the following:~~ ~~A. removed heritage fabric (excluding core drilling samples) shall be recorded, stored, and reinstated on completion of the works; and~~ ~~B. the area the heritage fabric is removed from shall be made weathertight.~~ ~~Or~~ ~~ii. in accordance with the design and/or supervision of a heritage professional, and where the works involve structural changes and the heritage professional is not also a registered architect, a registered architect.~~	
		~~P4~~ P3	Temporary buildings or structures for events in a heritage item which is an open space **or in a heritage setting or heritage area**.	~~a. The building or structure is removed within one month after the event.~~ **b. a. The temporary building(s) or structures must not be erected more than two weeks before or remain on the site for more than two weeks after the event.** **c. There is no permanent change to the heritage item, heritage setting, or heritage area.**	
		~~P5~~	~~Temporary buildings or structures for events in a heritage setting.~~	~~a. The building or structure is removed within one month after the event.~~	

		~~P6~~P4	b. a. ~~Sign/Signage .~~ Signs attached to buildings which are: i. heritage items, ii. located in heritage items which are open spaces, iii. located in heritage settings, or iv. located in heritage areas. c. b. ~~Advice note 1.~~ This rule applies to heritage items ~~and heritage settings~~ and heritage areas, in addition to the rules for signage in Chapter 6. ~~Where the rules in each chapter conflict, this rule will prevail.~~	~~a. For signs on heritage items:~~ ~~i. protective material must be used to prevent damaging the surface of the heritage fabric, or~~ a. where fixing signs to ~~the heritage item~~ heritage fabric is necessary, the number of fixing points must be limited to the minimum necessary to secure the sign. ~~b. For signs in heritage settings:~~ ~~i. any sign which is for the purposes of interpretation shall not exceed 1.2 m² in size; and~~ ~~ii. where the road frontage exceeds 50 metres, the maximum sign area shall be 0.5 m² per 50 metres of road frontage or part thereof, and the maximum area of any individual sign shall be 2 m². Any sign exceeding 0.5 m² in area shall be separated from other signs by a minimum of 10 metres.~~ ~~c. Signs must not flash or move.~~	
		~~P7~~P5	Development (i.e. buildings and earthworks) on sites located above **Second World War Bunkers/Cracroft Caverns (HID 634)** Moncks Cave (HID 1367), Moa Bone Point Cave (HID351), and the Lyttelton Rail Tunnel (HID 760).	~~a. Any building or earthworks must avoid direct or indirect (i.e. vibration) impact on the underground heritage item.~~ ~~b.~~ a. Details of temporary protection measures to be put in place to mitigate potential vibration impact on the underground heritage item must be provided to Council's Heritage team for comment at least 5 working days prior to the works commencing.	
		~~P8~~ P6	Regardless of any other rule, ~~D~~demolition, partial demolition or deconstruction works in relation to ~~of a~~ heritage item authorised by legislation or	~~a. Regardless of any other rule, demolition or deconstruction works carried out under section 38 of the Canterbury Earthquake Recovery Act 2011.~~ b. Nil	

			regulations that respond to a natural disaster or a State of Emergency.	c.	
		P7	Regardless of any other rule, demolition or partial demolition or deconstruction of a bach at Boulder Bay or Taylors Mistake Bay scheduled in Appendix 9.3.7.2, where the licence to occupy is cancelled.	Nil	
		~~P9~~ P8	~~Replacement of buildings, structures or features (which are not listed separately as a heritage item) in a heritage setting or a heritage item which is an open space, where the replacement building, structure or feature is required as a result of damage sustained in the Canterbury earthquakes of 2010 and 2011.~~ a. Alteration , relocation or demolition of a building, structure or feature in a heritage setting, where the building, structure or feature is not individually scheduled as a heritage item. b. This rule does not apply to works subject to rules 9.3.4.1.3 RD1 and RD2.	~~Nil.~~ Nil	

		~~P10~~ P9	Heritage ~~upgrade~~ **Building Code** works, **reconstruction** **or** **restoration** ~~for:~~ ~~a. Highly Significant (Group 1) heritage items, where the works are required as a result of damage; or~~ a. ~~Significant (Group 2) heritage items.~~	a. The works shall be undertaken in accordance with the certified ~~h~~**H**eritage ~~w~~**W**orks ~~p~~**P**lan prepared, and certified by the Council, in accordance with Appendix 9.3.7.5.	
		~~P11~~	~~Reconstruction or restoration for:~~ ~~a. Highly Significant (Group 1) heritage items, where the works are required as a result of damage; or~~ ~~b. Significant (Group 2) heritage items.~~	~~a. The works shall be undertaken in accordance with the certified heritage works plan prepared, and certified by the Council, in accordance with Appendix 9.3.7.5~~	
		~~P12~~	~~Temporary lifting of a damaged heritage item for the purposes of heritage investigative and temporary works or repair.~~	~~a. The heritage item shall not be lifted to a height exceeding 3 metres above any relevant recession plane in the applicable zone.~~ ~~b. The heritage item must be lowered back to its original position within 12 weeks of the lifting works having first commenced.~~ ~~c. The lifting and lowering shall be undertaken in accordance with the design and/or supervision of a heritage professional and, where the works involve structural changes and the heritage professional is not also a registered architect, a registered architect.~~ ~~d. If the heritage item is located in a residential zone, the owners/occupiers of land adjoining the site shall be informed of the work at least seven days prior to the lifting of the heritage item occurring. The information provided shall include details of a contact person, details of the lift, and the duration of the lift.~~ ~~e. The Council shall be notified at least seven days prior to the lift occurring. The notification must include details of the lift, property address, contact details and intended start date.~~	

		~~**P13**~~ **P10**	Installation, modification or removal of electrical, plumbing**,** heating, cooling, ventilation, lighting, audio-visual, cooking, hot or cold water, security and/or other service systems and **associated** fixtures which form part of heritage items.	a. Where the works affect heritage fabric, they must be undertaken in accordance with ~~**the**~~ **a** design **which has been reviewed by** ~~**and/or supervision of**~~ a heritage professional ~~**and where the works involve structural changes and the heritage professional is not also a registered architect, a registered architect**~~. **b. The heritage professional must submit the design of the works to Council's Heritage team for comment at least 5 working days prior to the works commencing.**	
		P11	**Works to monuments in church graveyards, and** in **cemeteries scheduled in Appendix 9.3.7.2.** **Advice Note: In relation to Council-administered cemeteries, works involving monuments will require a permit for monumental works from the Council.**	a. Nil	
		P12	**In a Residential Heritage Area, demolition or relocation of a neutral building or intrusive building.**	a. Nil	
		P13	**In a Residential Heritage Area, new road boundary fences or walls of up to 1.5m in height.**	**a. Nil**	
		P14	**In relation to a heritage item which is an open space, transplanting of a mature tree, or removal of a mature tree which**	**a. The need for removal has been certified by a technician arborist, in accordance with Appendix 9.4.7.3 Tree removal certificate *[link]*.**	

			is dead, in a state of irreversible decline, or structurally unsound.	

9.3.4.1.2 Controlled activities

a. The following rules apply to heritage items and heritage settings scheduled in Appendix 9.3.7.2 and identified on the Planning Maps.

b. The activities listed below are controlled activities.

c. Discretion to impose conditions is restricted to the matters over which control is reserved in Rule 9.3.5, as set out in the following table.

~~**d. The rules in the table below include restrictions on what may be done with heritage fabric. Confirmation that particular fabric is not heritage fabric, and therefore is not subject to those rules/standards, can be obtained by obtaining a certificate in accordance with Appendix 9.3.7.6 – Certification of non-heritage fabric.**~~

d. ~~**e.**~~ d. Exemptions relating to this rule can be found in Rule 9.3.3 **n.**~~**m.**~~

e. ~~**f.**~~ e. Any resource consent application arising from Rule~~s~~ 9.3.4.1.2 C1 ~~**C2, C3, C4 and C5**~~ shall not be limited or publicly notified.

f.

Activity		~~**b.**~~ The Council's control shall be limited to the following matters:
~~**C1**~~	~~**Heritage upgrade works for:**~~ ~~**a. Highly Significant (Group 1) heritage items where either the works do not meet the**~~	~~**a. Heritage upgrade works, reconstruction and restoration – Rule 9.3.5.1.**~~

			~~activity specific standards in Rule 9.3.4.1.1 P10, or are not as a result of damage; or~~ ~~b. Significant (Group 2) heritage items which do not meet the activity specific standards in Rule 9.3.4.1.1 P10.~~		
		~~C2~~	~~Reconstruction or restoration for:~~ ~~a. Highly Significant (Group 1) heritage items where either the works do not meet the activity specific standards in Rule 9.3.4.1.1 P11, or are not as a result of damage; or~~ ~~b. Significant (Group 2) heritage items which do not meet the activity specific standards in Rule 9.3.4.1.1 P11.~~	~~ii. Heritage upgrade works, reconstruction and restoration – Rule 9.3.5.1~~	
		~~C3~~ C1	~~a. Demolition, partial demolition or deconstruction of the Cathedral of the Blessed Sacrament (H46), other than where provided in Rule 9.3.4.1.1 P8.~~ ~~b.~~ Works to ~~Demolition or partial demolition of~~ Christ Church Cathedral (H106), or the Citizens' War Memorial (HID107) which fall within the scope of the Christ Church Cathedral Reinstatement Order 2020. ~~other than provided for in Rule 9.3.4.1.1 P8, for the purposes of restoration and/or reconstruction and where the resource consent application for this activity (C3) is made in conjunction with:~~ ~~i. a resource consent application for restoration and/or reconstruction in~~	~~a. Demolition, partial demolition or deconstruction of the Cathedral of the Blessed Sacrament and Christchurch Cathedral – Rule 9.3.5.2.~~ a. Matters of Control contained in the Christ Church Cathedral Reinstatement Order 2020. *[link]*	

			~~accordance with Rule 9.3.4.1.2 C2; or~~ ~~ii. the restoration and/or reconstruction activity provided for in a heritage works plan certified in accordance with Rule 9.3.4.1.1 P11~~ **Advice note:** 1. ~~Deconstruction for b. is included within reconstruction and restoration.~~ **Rules 15.10.1.2 C2 and 15.10.1.3 RD9 in Chapter 15 on urban design are also relevant to works at 100 Cathedral Square.**	
		~~C4~~	~~a. Temporary lifting of a damaged heritage item for the purposes of heritage investigative and temporary works or repair which does not meet one or more of the activity specific standards in Rule 9.3.4.1.1 P12.~~	~~a. Temporary lifting or temporary moving – Rule 9.3.5.3~~
		~~C5~~	~~a. Temporary moving of a damaged heritage item for the purposes of heritage investigative and temporary works or repairs.~~	~~a. Temporary lifting or temporary moving – Rule 9.3.5.3~~
			9.3.4.1.3 Restricted discretionary activities a. The following rules apply to heritage items~~,~~ ~~and~~ heritage settings**, and heritage areas** scheduled in Appendix 9.3.7.2 **or Appendix 9.3.7.3 (excluding the Akaroa Township Heritage Area)**, and identified on the Planning Maps.	

b. The activities listed below are restricted discretionary activities.

c. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion in Rule 9.3.6, as set out in the following table.

~~d. The rules in the table below include restrictions on what may be done with heritage fabric. Confirmation that particular fabric is not heritage fabric, and therefore is not subject to those rules/standards, can be obtained by obtaining a certificate in accordance with Appendix 9.3.7.6 - Certification of non-heritage fabric.~~

~~e.~~ **d.** Exemptions relating to this rule can be found in Rule 9.3.3 **n.**~~m~~.

Activity		The Council's discretion shall be limited to the following matters
RD1	~~a.~~ Alteration of a heritage item **or heritage fabric**~~, other than provided in:~~ ~~i. Rule 9.3.4.1.1 P8 and P13; and~~ ii. ~~Rule 9.3.4.1.2 C3.~~	a. **Heritage items and heritage settings** ~~– Alterations, relocation, temporary event structures, signage and replacement of buildings~~ - Rule 9.3.6.1 ~~a. Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings – Rule 9.3.6.1~~ ~~a. Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings – Rule 9.3.6.1~~
RD2	a. New buildings in a heritage setting; **new buildings, structures or features in a** heritage item **which is an open space** ~~other than provided for in Rule 9.3.4.1.1 P9.~~	
~~**RD3**~~	~~a. New buildings, structures or features located within an open space which is a heritage item other than provided for in Rule 9.3.4.1.1 P9.~~	
~~**RD4**~~**RD3**	a. Relocation of a heritage item within its heritage setting.	
~~**RD5**~~**RD4**	a. Any activity listed in Rule 9.3.4.1.1 **Permitted Activities** ~~P1, P2, P3, or P7~~ that does not meet one or more of the activity specific standards.	

			~~b.~~ Any application arising from non-compliance with an activity specific standard in Rule 9.3.4.1.1 P1, P2, P4, or P5 ~~this rule~~ shall not be limited or publicly notified~~.~~	~~a. Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings – Heritage items and Settings – Rule 9.3.6.1~~ ~~a. Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings – Rule 9.3.6.1~~ ~~a. Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings – Rule 9.3.6.1~~ ~~a. Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings – Rule 9.3.6.1 (o).~~	
		~~RD6~~	~~a. Any activity listed in Rule 9.3.4.1.1 P4 or P5 that does not meet the activity specific standard.~~ b. ~~Any application arising from this rule shall not be limited or publicly notified.~~		
		~~RD7~~	~~c. Any activity listed in Rule 9.3.4.1.1 P6 that does not meet one or more of the activity specific standards.~~		
		~~RD8~~ RD5	d. Demolition of ~~Christchurch~~ Christ Church Cathedral (H106), other than provided for in Rule 9.3.4.1.1 P6~~P8~~ and Rule 9.3.4.1.2 ~~C3~~ C1.	a. Demolition of ~~Christchurch~~ Christ Church Cathedral - Rule 9.3.6.2	
		RD6	a. In a Residential Heritage Area i. new buildings and alteration to building exteriors ii. new road boundary fences and walls over 1.5m in height and alteration to road boundary fences and walls which are or will be over 1.5m in height.	a. Matters of discretion for Residential Heritage Areas (excluding Akaroa Township Heritage Area) - Rule 9.3.6.4. b. Where the site is also located in a Character	

			e. b. Where the building is a heritage item scheduled in Appendix 9.3.7.2, Rule 9.3.4.1.3 RD1 or RD2 will apply instead. c. This rule does not apply to: i. buildings that are located to the rear of the main residential unit on the site and are less than 5 metres in height; ii. alteration to exteriors of neutral buildings or intrusive buildings where the alteration is not visible from the street; iii. fences and walls on side or rear boundaries; Advice note: New buildings in Residential Heritage Areas in RD6 a.i., including those located in heritage settings, are also subject to the Built Form Standards for Residential Heritage Areas in Rule 14.5.3.2.	Area, the Matters of discretion for Character Areas in Rule 14.15.23.	
		RD7	In a Residential Heritage Area Demolition or relocation of a defining building or contributory building, except where the building is also a heritage item scheduled in Appendix 9.3.7.2, in which case Rule 9.3.4.1.3 RD3, 9.3.4.1.4 D1, D2 or 9.3.4.1.5 NC1 will apply instead.	a. Matters of discretion for demolition in Residential Heritage Areas (excluding Akaroa Township Heritage Area) - Rule 9.3.6.5. b. Where the site is also located in a Character Area, the Matters of	

				discretion for Character Areas in Rule 14.15.23.
		RD8	**Any new building (except buildings of less than 5m in height) on a site in the High Density Residential zone, Central City Mixed Use zone or Mixed Use zone which is located outside a Residential Heritage Area but shares a boundary with a site or sites in a Residential Heritage Area.** **Advice note: The Heritage Aerial Maps for Residential Heritage Areas in Appendix 9.3.7.3 identify the sites which are subject to this rule.**	**a. Matters of discretion for HDRZ, CCMU and MU zone sites sharing a boundary with a Residential Heritage Area - Rule 9.3.6.6.**

9.3.4.1.4Discretionary activities

a. The following rules apply to heritage items and heritage settings scheduled in Appendix 9.3.7.2 and identified on the Planning Maps.

b. The activities listed below are discretionary activities.

c. Exemptions relating to this rule can be found in Rule 9.3.3 **n.~~m~~**.

Activity	
D1	Relocation of a heritage item beyond its heritage setting.

D2	Demolition of a Significant ~~**(Group 2)**~~ heritage item.	

9.3.4.1.5 Non-complying activities

a. The following rules apply to heritage items and heritage settings scheduled in Appendix 9.3.7.2 and identified on the Planning Maps.

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

c. Exemptions relating to this rule can be found in Rule 9.3.3 **n.**~~**m**~~.

Activity	
NC1	a. Demolition of a Highly Significant ~~**(Group 1)**~~ heritage item. b. This rule does not apply to the demolition of the following: ~~**i. Cathedral of the Blessed Sacrament (H46) (see Rule 9.3.4.1.1 P8 and Rule 9.3.4.1.2 C3); and**~~ i. ~~**ii. Christchurch**~~ **Christ Church** Cathedral (H106) (see Rule 9.3.4.1.1 ~~**P8**~~**P6**, Rule 9.3.4.1.2 ~~**C3**~~**C1**, and Rule 9.3.4.1.3 ~~**RD8**~~**RD5**).

~~**9.3.5 Rules – Matters of control**~~

~~**9.3.5.1 Heritage upgrade works, reconstruction and restoration**~~

~~**a. The form, materials, and methodologies to be used to maintain heritage values, including integration with, and connection to other parts of the heritage item;**~~

~~**b. The methodologies to be used to protect the heritage item during heritage upgrade works, reconstruction and restoration;**~~

~~**c. Documentation of change during the course of works, and on completion of work by such means as photographic recording; and**~~

		~~d. Whether Heritage New Zealand Pouhere Taonga has been consulted and the outcome of that consultation.~~ **g.** ~~**9.3.5.2 Demolition, partial demolition or deconstruction - Cathedral of the Blessed Sacrament and Christchurch Cathedral**~~ ~~**a. The methodology for deconstruction in the case of the Cathedral of the Blessed Sacrament, and for partial demolition and demolition, including the phasing of the works, any heritage fabric which is to be retained, and how any heritage fabric to be retained is to be stored.**~~ ~~**b. A photographic record of the heritage item, including prior to, during the course of the works and on completion.**~~ ~~**c. Any mitigation measures, such as installation of interpretative panels on the site that identify the history and significance of the heritage item, and may include photographs, text and architectural plans of the building.**~~ ~~**d. In the case of Christchurch Cathedral, conditions to ensure that the demolition or partial demolition is undertaken in conjunction with reconstruction and/or restoration.**~~ **h.** ~~**9.3.5.3 Temporary lifting or temporary moving of a damaged heritage item for the purposes of heritage investigative works or repair**~~ ~~**a. Measures to avoid or mitigate damage to the heritage item during temporary lifting or moving;**~~ ~~**b. The duration of time that the item is to be lifted or moved; and**~~ ~~**c. Measures to avoid or mitigate the effects of the temporary lifting or moving on neighbouring properties.**~~ **9.3.6 Rules – Matters of discretion** **9.3.6.1 <u>Heritage items and settings</u> ~~Alterations, new buildings, relocations, temporary event structures, signage and replacement of buildings~~** **<u>For all activities</u>**

		~~a. The nature and extent of damage incurred as a result of the Canterbury earthquakes of 2010 and 2011 including the costs of repair and reconstruction.~~ ~~b.~~ **a.** The level of ~~**intervention necessary to carry**~~ **change involved in carrying** out the works, including to meet the requirements of the Building Act and Building Code, and alternative solutions considered. ~~c.~~ **b.** Whether the proposal will provide for ongoing and viable uses, including adaptive reuse, of the heritage item. ~~d.~~ **c.** Whether the proposal, including the form, materials and methodologies are consistent with maintaining the heritage values **and level of significance** of heritage items, **and the heritage values** of heritage settings, **which are on the site or an adjoining site,** and whether the proposal will enhance heritage values, particularly in the case of Highly Significant ~~**(Group 1)**~~ heritage items and heritage settings and ~~**in particular**~~ **will** have regard to: i. the form, scale, mass**,** materials, colour, design (including the ratio of solid to void), detailing (including the appearance and profile of materials used), and location of the heritage item; ii. the ~~**use**~~ **retention and integration** of existing heritage fabric; iii. the **purpose and** extent of earthworks necessary as part of the proposal **including area, depth and location of, and methodology for earthworks;** iv. the **options for retaining mature trees, or the** necessity of the removal or transplanting of mature trees; v. the impact on public places; and vi. within a heritage setting, **or heritage item which is an open space,** the relationship between elements, such as layout and orientation, form and materials. i. **d.** ~~**e.**~~ The extent to which the works are in accordance with the principles in Policy 9.3.2.2.3 b., and whether the proposal: i. is supported by a conservation plan or expert heritage report **which provides for the ongoing retention, use or adaptive reuse, conservation and maintenance of the** heritage item and heritage setting; and ii. the extent to which it is consistent with the Heritage Statement of Significance and Conservation Plan and the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value (ICOMOS New Zealand Charter 2010). e. ~~**f.**~~ Whether the proposed work will have a temporary or permanent adverse effect on heritage fabric, layout, form**,** ~~**or**~~ heritage values **or significance of heritage items or settings on the site or an adjoining site,** and the scale of that effect, and any positive effects on heritage fabric, ~~**fabric,**~~ form or values. f. ~~**g.**~~ The extent to which the heritage fabric **or heritage values** ~~**has**~~ **have** been damaged by natural events, weather and environmental factors and the necessity **and practicality** of work to prevent further deterioration.

		g. ~~h.~~ Whether Heritage New Zealand Pouhere Taonga has been consulted and the outcome of that consultation. h. ~~i.~~ Whether the site has cultural or spiritual significance to ~~Tangata Whenua~~ **mana whenua** and the outcome of any consultation undertaken with ~~Te Rūnanga o Ngāi Tahu and~~ Papatipu Rūnanga. i. ~~j.~~ The extent to which mitigation measures are proposed to be implemented to protect the heritage item **and heritage setting**. Such mitigation measures include but are not limited to the use of ~~a~~ temporary protection ~~plan~~ **measures**. j. ~~k.~~ The extent of photographic recording which is necessary to document changes, including prior to, during the course of the works and on completion. ~~particularly~~ In the case of Highly Significant (Group 1) heritage items, **particularly,** the need for a high level of photographic recording throughout the process of the works, including prior to the works commencing. k. **~~l.~~ Additional matters of discretion for new buildings in heritage settings and ~~For~~** new buildings, structures ~~and/~~or features in heritage items which are open spaces~~,~~ ~~w~~**W**hether the building, structure or feature will: i. be compatible with, the heritage fabric, values and significance of the heritage item including design, detailing and location of heritage item(s) within the open space **or heritage setting**; ii. impact on views to or from the heritage item(s), ~~and~~ iii. **impact on public places and historic street form, or** reduce the visibility of heritage item(s) from public places; and iv. **impact on** the relationship between elements, such as the layout and orientation, form, **spaces** and materials within the open space **or heritage setting**; **and** v. **provide for access and use or adaptive reuse of the heritage item** **i. l. ~~m.~~ Additional matters of discretion for ~~For~~** the relocation of a heritage item~~s~~**:** i. whether the new location and orientation of the heritage item will maintain the heritage values **and significance** of the heritage item; ii. whether alternative solutions have been considered, including repairs, reconstruction, heritage ~~upgrade~~ **Building Code** works, and restoration in situ; and iii. the potential damage to heritage fabric during relocation and whether repairs will be required, and what mitigation measures are proposed, including the use of temporary protection ~~plan~~ **measures**. **j. m ~~n.For~~ Additional matters of discretion** for temporary event structures in **heritage items** which are open spaces and in **heritage settings~~:~~** i. the duration the temporary event structure will remain within the heritage item or heritage setting; and

		ii. ~~**whether the temporary event structures will**~~ impact**s** on **heritage fabric or on** views to or from the heritage item(s) or heritage setting, and ~~**reduce the**~~ on the visibility of heritage item(s) from public places. **i. n. ~~o.~~ Additional matters of discretion for ~~For~~ signage** on **or in** heritage items and in heritage setting**s~~:~~** i. whether the sign (including its supporting structure and methods of attachment to the heritage item) is compatible with the architectural form, features, fabric and heritage values of the heritage item or heritage setting; ~~**ii. the extent to which any moving or flashing signs detract from the heritage values of the heritage item and/or heritage setting; and**~~ ~~**iii.**~~ **ii.** whether the sign is temporary or permanent, and if temporary, the duration of the signage~~.~~ **and** ~~**iv.**~~ **iii. benefits of appropriate interpretation signage which records the history of the site.** k. **o. ~~p.~~ Additional matters of discretion for ~~For~~ utilities** i. the functional need to be located in or in proximity to heritage items and heritage settings~~.~~ **and** ii. **how the location of the proposed utility provides for heritage values.** l. m. **p. Additional matters of discretion for heritage items located within a Residential Heritage Area** i. **9.3.6.4 and 9.3.6.5 Residential Heritage Areas.**
Residential Heritage Area and Residential Heritage Area Interface	New – s77I(a), and s77J	**I. 9.3.6.4 Residential Heritage Areas (excluding Akaroa Township Heritage Area) - new buildings, fences and walls, and exterior alterations to buildings** **a. Whether the proposal is consistent with maintaining or enhancing the heritage values of the building, fence or wall, and the collective heritage values and significance of the heritage area, and in particular having regard to the following matters of discretion where applicable:** **i. the scale, form, mass, rooflines, materials, colour, design, and detailing of the defining buildings and contributory buildings within the heritage area;** **ii. the relationship between elements in the heritage area including the existing pattern of subdivision, pattern of buildings and fencing including height, materials and permeability of fencing and walls, layout and orientation on sites, and setbacks from streets;** **iii. the purpose and extent of earthworks necessary as part of the proposal;**

		iv. the extent and scale of vegetation removed, retained or provided; v. the impact on public places and the street scene, including avoiding the location of parking areas and garaging within the front yard. vi. the impact of the proposal on views to and from the Residential Heritage Area. vii. the provision of access and use or adaptive reuse of defining buildings and contributory buildings. Additional matters of discretion for alteration to building exteriors viii. retention, and integration of existing building fabric, form, appearance, and heritage values; ix. the methodologies to be used in undertaking the works including temporary protection measures; x. the heritage values of the building and whether the building is a defining building, contributory building, neutral building or intrusive building. b. The extent to which the proposal is consistent with the Council's heritage report for the Residential Heritage Area concerned, and the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value (ICOMOS New Zealand Charter 2010). *[link]* c. Whether the proposal will provide for retention of a building or ongoing and viable use, including adaptive reuse. d. Whether Heritage New Zealand Pouhere Taonga has been consulted and the outcome of that consultation. e. Whether the site has cultural or spiritual significance to mana whenua and the outcome of any consultation undertaken with Papatipu Rūnanga. m. 9.3.6.5 Residential Heritage Areas (excluding Akaroa Township Heritage Area) – demolition or relocation of a defining building or contributory building a. The effect of the works on the heritage values of the building or site and the collective heritage values and significance of the heritage area, including the overall integrity and coherence of the heritage area. b. Whether the building is a defining building or contributory building. c. The extent to which the heritage fabric or heritage values have been damaged by natural events, weather and environmental factors, and the necessity and practicality of work to prevent further deterioration.

d. Whether the costs to retain the building on site would be unreasonable.

e. The ability to retain the overall heritage values of the building through an alternative proposal.

f. The extent of photographic documentation that will occur prior to, during and on completion of the works.

n.

o. 9.3.6.6 Sites in the High Density Residential Zone, Central City Mixed Use Zone, and Mixed Use Zone Sharing a boundary with a Residential Heritage Area

a. Whether the proposed building's location, design, scale and form will impact on the heritage values of the site(s) within the Residential Heritage Area, and of the Area as a whole;

b. Whether the proposed building would visually dominate the site(s) within the Residential Heritage Area or reduce the visibility of the site(s) or sites to or from a road or other public space.

Activity Status Tables

14.5.3.1.1 Area-specific permitted activities

Activity		Activity Specific Standards
P6	Minor residential unit in the Lyttelton Residential Heritage Area where the minor unit is a detached building and the existing site it is to be built on contains only one residential unit.	a. The existing site containing both units shall have a minimum net site area of 450m². b. The minor residential unit shall have a minimum gross floor area of 35m² and a maximum gross floor area of 80m².

				c. The parking areas of both units shall be accessed from the same access. d. There shall be a total outdoor living space on the existing site (containing both units) with a minimum area of 90m² and a minimum dimension of 5 metres. This total space can be provided as: i. a single continuous area; or ii. be divided into two separate spaces, provided that each unit is provided with an outdoor living space that is directly accessible from that unit and is a minimum of 30m² in area with a minimum dimension of 5 metres. Advice note: 1. For minor residential units within the Lyttelton Port Influences Overlay refer to area specific Rule 14.8.3.

14.5.3.1.3 Area-specific restricted discretionary activities

Activity		The Council's discretion shall be limited to the following matters:
…	…	…
RD16	a. Activities that do not meet one or more of the built form standards for Residential Heritage Areas in Rule 14.5.3.2.	a. The relevant Matters of Discretion for built form standards in Chapter 14:

				i. 14.15.1 Residential design principles ii. 14.15.2 Site density and site coverage iii. 14.15.3 Impacts on neighbouring property iv. 14.15.17 Street scene – road boundary building setback, fencing and planting v. 14.15.18 Minimum building, window and balcony setbacks vi. 14.15.20 Outdoor living space. b. Matters of Discretion for the Character Area Overlay in Rule 14.15.23, where the site is also located in the Character Area Overlay. c. Matters of Discretion for new buildings in Residential Heritage Areas – Rule 9.3.6.4.
		RD17	a. Activities that do not meet one or more of the Activity Specific Standards in Rule 14.5.3.1.1 P6 for minor residential units in the Lyttelton Residential Heritage Area.	a. Matters of Discretion for Minor Residential Units – Rule 14.15.22. b. Matters of Discretion for new buildings in Residential Heritage Areas – Rule 9.3.6.4.

14.5.3.2.3 Area specific Built Form Standards

			14.5.3.2.3 Building height	**b.v. In Residential Heritage Areas the maximum height of any building shall be:** **In Heaton Street, Wayside Avenue, RNZAF Station Wigram Staff Housing and Macmillan Avenue Residential Heritage Areas**	**7m plus 2m for roof form**	
				In Church Property Trustees North St Albans Subdivision (1923) and Piko/Shand (Riccarton Block) State Housing Residential Heritage Areas	**5.5m**	
				In Shelley/Forbes Street and Englefield Avonville Residential Heritage Areas **Side boundary**	**5m**	
				In Lyttelton Residential Heritage Area **Buildings except accessory buildings** **Accessory buildings**	**7m plus 2m for roof form** **5m**	
				In Chester Street East/Dawson Street and Inner City West Residential Heritage Areas	**11m**	

			14.5.3.2.7 Number of Residential Units Per Site	**b. In Residential Heritage Areas there must be no more than 2 residential units per site, except that within the Lyttelton Residential Heritage Area there must be no more than one residential unit per site and no more than one minor residential unit per site.**		
			14.5.3.2.8 Setbacks	**b. In Residential Heritage Areas the minimum road boundary building setback shall be:**		
			i.	**In Heaton Street, Wayside Avenue, RNZAF Station Wigram Staff Housing, Church Property Trustees North St Albans Subdivision (1923) and Piko/Shand (Riccarton Block) State Housing Residential Heritage Areas**	**6m, where existing house is relocated forward on the site** **8m, where existing house not retained**	
			ii.	**In Shelley/Forbes Street, Englefield Avonville, Chester Street East/Dawson Street and Inner City West Residential Heritage Areas**	**Minimum 3m** **Maximum 5m**	

			iii.	**In Lyttelton Residential Heritage Area**	**No setback required**
			iv.	**In Macmillan Avenue Residential Heritage Area**	**5m**
			14.5.3.2.8 Setbacks **i.**	**c. In Residential Heritage Areas the minimum building setback from internal boundaries shall be:** **In Heaton Street, Wayside Avenue and RNZAF Station Wigram Staff Housing Residential Heritage Areas**	**3m**
			ii.	**In Church Property Trustees North St Albans Subdivision (1923) and Piko/Shand (Riccarton Block) State Housing Residential Heritage Areas** **Side boundary** **Rear boundary**	**2m and 3m** **3m**
			iii.	**In Shelley/Forbes Street, Englefield Avonville, Chester Street East/Dawson Street and Inner City West Residential Heritage Areas**	**1m and 3m**

				Side boundary **Rear boundary**	**3m**
			iv.	**In Lyttelton Residential Heritage Area** **Side boundary** **Rear boundary**	**1.5m and 3m** **2m**
			v.	**In Macmillan Avenue Residential Heritage Area** **Side boundary** **Rear boundary**	**3m** **3m**
			14.5.3.2.9 Building Coverage	**d. In Residential Heritage Areas, the maximum percentage of the net site area covered by buildings shall be as follows:** **i. In all Residential Heritage Areas except Lyttelton and Englefield Residential Heritage Areas**	**40%** **35%** **60%**

				ii. In Englefield Residential Heritage Area **iii. In Lyttelton Residential Heritage Area**	
			14.5.3.2.10 Outdoor Living Space	**d. In Residential Heritage Areas each residential unit shall be provided with an outdoor living space in a continuous area, contained within the net site area with a minimum area as follows:**	
			i.	**In Heaton Street, Wayside Avenue and RNZAF Station Wigram Staff Housing Residential Heritage Areas**	**80m2**
			ii.	**In Church Property Trustees North St Albans Subdivision (1923), Piko/Shand (Riccarton Block) State Housing, Macmillan Avenue, Shelley/Forbes Street, Englefield Avonville, Chester Street East/Dawson Street and Inner City West Residential Heritage Areas**	**50m2**

Chapter 15 Commercial

a. Activity Status Tables

15.11.1.3 Restricted Discretionary Activities

	Activity	**The Council's discretion shall be limited to the following matters:**
RD11	**Any building that does not meet Rule 15.11.2.11 (a)(ii), (iii), and (vi) in respect to all buildings on New Regent Street, the Arts Centre, and in the Central City Heritage Qualifying Matter and Precinct.**	**a. The impact on the heritage values of the Arts Centre or New Regent Street heritage items and heritage setting, and the extent to which the increase in building height would be mitigated by the building's form, design, or location on the site.** **b. Whether the proposed building would visually dominate the Arts Centre or New Regent Street heritage items and heritage setting or reduce views of those sites to or from a road or other public space.** **The Matters of Discretion for maximum building height – Rule 15.14.3.1.**
15.11.2.11 Built form standards – City Centre zone		
a. i. … ii. All buildings in New Regent Street		The minimum and maximum height shall be 8 metres.
iii. All buildings at the Arts Centre, being land bordered by Montreal Street, Worcester Street, Rolleston Avenue and Hereford Street.		The maximum height shall be 16 metres.

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<td><u>…vi. All buildings in the Central City Heritage Qualifying Matter and Precinct, including the following areas:</u>

a. <u>Land on the east side of Montreal Street between Worcester Boulevard and Hereford Street</u>
b. <u>145 Gloucester Street and 156 Armagh Street to the west of New Regent Street</u>
c. <u>all sites in the block bounded by Armagh Street, Manchester Street, Gloucester Street and New Regent Street (but excluding New Regent Street)</u>
d. <u>sites with road boundaries on the north side of Armagh Street at 129, 131, 133, 137 and 143 Armagh Street, and,</u>
e. <u>sites with road boundaries on the south side of Gloucester Street at 158, 160, and 162 Gloucester Street, 113C Worcester Street, and the units at 166 Gloucester Street</u></td>
<td><u>The maximum height shall be 28 metres.</u></td>
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<td>Central City Heritage Interface</td>
<td>New – s77O(a),and s77P</td>
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<s>15.10.1.3</s> 15.11.1.3 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 15.1<u>4</u><s>3</s>, as set out in the following table.
<table>
<tr><th></th><th>Activity</th><th>Council’s discretion shall be limited to the following matters:</th></tr>
<tr><td><u>RD11</u></td><td><u>Any building that does not meet Rule 15.11.2.11(a)(ii), (iii), and (vi) in respect to all new buildings on New Regent Street, the Arts Centre and in the Central City Heritage Qualifying Matter and Precinct.</u></td><td>c. <u>The impact on the heritage values of the Arts Centre or New Regent Street heritage items and heritage setting, and the extent to which the increase in building height would</u></td></tr>
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					be mitigated by the building's form, design, or location on the site. **d. Whether the proposed building would visually dominate the Arts Centre or New Regent Street heritage items and heritage setting or reduce views of those sites to or from a road or other public space.** **e. The Matters of Discretion for maximum building height – Rule 15.14.3.1**

~~15.10.2.11~~ 15.11.2.11 Building height

a. The maximum and minimum height of any building shall be as follows:

	Applicable to	Standard
i.	All buildings, except as provided for in ii**,** ~~**and**~~ iii **and iv** below.	**a.** The maximum height shall be **90 metres.** **b. The maximum height of the building base shall be 28 metres.** ~~**in accordance with the Central City Maximum Building Height planning map**~~
…	…	…
vi.	**All buildings in the Central City Heritage Qualifying Matter and Precinct, including the following areas:** **a. Land on the east side of Montreal Street between Worcester Boulevard and Hereford Street** **b. 145 Gloucester Street and 156 Armagh Street to the west of New Regent Street**	**The maximum height shall be 28 metres.**

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<tr><td></td><td>c. <u>all sites in the block bounded by Armagh Street, Manchester Street, Gloucester Street and New Regent Street (but excluding New Regent Street)</u>
d. <u>sites with road boundaries on the north side of Armagh Street at 129, 131, 133, 137 and 143 Armagh Street, and</u>
e. <u>sites with road boundaries on the south side of Gloucester Street at 158, 160, and 162 Gloucester Street, 113C Worcester Street, and the units at 166 Gloucester Street</u></td><td></td></tr>
<tr><td colspan="3">c. <u>This rule does not apply to new buildings and alterations permitted by Rule 15.11.1.1 P18.</u></td></tr>
</table>
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<tr><td>New Regent Street Height</td><td>New – s77O(a), and s77P</td><td>
<h3><s>15.10.1.3</s> 15.11.1.3 Restricted discretionary activities</h3>
d. The activities listed below are restricted discretionary activities.
e. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 15.1<s>13</s>, as set out in the following table.
<table>
<tr><th></th><th>Activity</th><th>Council’s discretion shall be limited to the following matters:</th></tr>
<tr><td><u>RD11</u></td><td><u>Any building that does not meet Rule 15.11.2.11(a)(ii), (iii), and (vi) in respect to all new buildings on New Regent Street, the Arts Centre and in the Central City Heritage Qualifying Matter and Precinct.</u></td><td>f. <u>The impact on the heritage values of the Arts Centre or New Regent Street heritage items and heritage setting, and the extent to which the increase in building height would be mitigated by the building’s form, design, or location on the site.</u>
g. <u>Whether the proposed building would visually dominate the Arts Centre or New</u></td></tr>
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				Regent Street heritage items and heritage setting or reduce views of those sites to or from a road or other public space. **h. The Matters of Discretion for maximum building height – Rule 15.14.3.1**

~~15.10.2.11~~ 15.11.2.11 Building height

a. The maximum and minimum height of any building shall be as follows:

	Applicable to	Standard
i.	All buildings, except as provided for in ii**,** ~~**and**~~ iii **and iv** below.	**f.** The maximum height shall be **90 metres.** **c. The maximum height of the building base shall be 28 metres.** ~~**in accordance with the Central City Maximum Building Height planning map**~~
ii.	All buildings in New Regent Street	The minimum and maximum height shall be 8 metres.
…	…	…
f. This rule does not apply to new buildings and alterations permitted by Rule 15.11.1.1 P18.		

Arts Centre Height	New – s77O(a), and s77P	**~~15.10.1.3~~ 15.11.1.3 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 15.1~~43~~, as set out in the following table.

	Activity	Council's discretion shall be limited to the following matters:
RD11	**Any building that does not meet Rule 15.11.2.11(a)(ii), (iii), and (vi) in respect to all new buildings on New Regent Street, the Arts Centre and in the Central City Heritage Qualifying Matter and Precinct.**	**a. The impact on the heritage values of the Arts Centre or New Regent Street heritage items and heritage setting, and the extent to which the increase in building height would be mitigated by the building's form, design, or location on the site.** **b. Whether the proposed building would visually dominate the Arts Centre or New Regent Street heritage items and heritage setting or reduce views of those sites to or from a road or other public space.** **c. The Matters of Discretion for maximum building height – Rule 15.14.3.1**

~~15.10.2.11~~ 15.11.2.11 Building height

a. The maximum and minimum height of any building shall be as follows:

	Applicable to	Standard
i.	All buildings, except as provided for in ii**,** ~~**and**~~ iii **and iv** below.	**a.** The maximum height shall be **90 metres.** **b. The maximum height of the building base shall be 28 metres.** ~~**in accordance with the Central City Maximum Building Height planning map**~~
…	…	…

<table>
<tr>
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<table>
<tr><td>iii.</td><td>All buildings at the Arts Centre, being land bordered by Montreal Street, Worcester Street, Rolleston Avenue and Hereford Street.</td><td>The maximum height shall be 16 metres.</td></tr>
<tr><td>…</td><td>…</td><td>…</td></tr>
<tr><td colspan="3">b. <u>This rule does not apply to new buildings and alterations permitted by Rule 15.11.1.1 P18.</u></td></tr>
</table>
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<tr>
<td>Cathedral Square Height</td>
<td>New – s77O(a), and s77P</td>
<td>
<h3><s>15.10.1.3</s> <u>15.11.1.3</u> Restricted discretionary activities</h3>
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 15.11<s>3</s>, as set out in the following table.
<table>
<tr><th></th><th>Activity</th><th>Council's discretion shall be limited to the following matters:</th></tr>
<tr><td><u>RD11</u></td><td><u>Any building that does not meet Rule 15.11.2.11(a)(ii), (iii), and (vi) in respect to all new buildings on New Regent Street, the Arts Centre and in the Central City Heritage Qualifying Matter and Precinct.</u></td><td>d. <u>The impact on the heritage values of the Arts Centre or New Regent Street heritage items and heritage setting, and the extent to which the increase in building height would be mitigated by the building's form, design, or location on the site.</u>
e. <u>Whether the proposed building would visually dominate the Arts Centre or New Regent Street heritage items and heritage setting or reduce views of those sites to or from a road or other public space.</u>
f. <u>The Matters of Discretion for maximum building height – Rule 15.14.3.1</u></td></tr>
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</table>

~~15.10.2.11~~ 15.11.2.11 Building height

a. The maximum and minimum height of any building shall be as follows:

	Applicable to	Standard
i.	All buildings, except as provided for in ii, ~~and~~ iii **and iv** below.	**a.** The maximum height shall be **90 metres.** **b. The maximum height of the building base shall be 28 metres.** ~~**in accordance with the Central City Maximum Building Height planning map**~~
…	…	…
iv	**All buildings within the Cathedral Square Height Precinct**	**A. The maximum height shall be 45 metres:** **B. The maximum height of the building base shall be 28 metres.**
…	…	…
b. This rule does not apply to new buildings and alterations permitted by Rule 15.11.1.1 P18.		

<table>
<tr>
<td>High Flood Hazard Management Area</td>
<td>Existing – s77I(a), and s77K</td>
<td>

5.4.6 Activities in the High Flood Hazard Management Area

5.4.6.1 Permitted activities

a. The activities listed below are permitted activities where the activity is located in the area shown on the planning maps as High Flood Hazard Management Area, if they meet the activity specific standards set out in this table.

b. Activities may also be restricted discretionary or non-complying as specified in Rules 5.4.6.2 and 5.4.6.3.

<table>
<tr><th colspan="2">Activity</th><th>Activity specific standards</th></tr>
<tr><td>P1</td><td>The replacement or repair of buildings.</td><td>a. The ground floor area of the replaced or repaired building is not greater than the ground floor area of the existing building.
b. The replaced or repaired building is located in a position on the site that is no lower than the existing building.</td></tr>
<tr><td>P2</td><td>The replacement and repair of residential units existing as at 4 September 2010 on sites in the Residential Unit Overlay identified in Appendix 5.8.2.</td><td>a. The ground floor area of the replaced or repaired residential unit is not greater than the ground floor area of the residential unit that existed as at 4 September 2010.
b. The replaced or repaired residential unit is located in the same or similar position on the site as the residential unit that existed as at 4 September 2010.</td></tr>
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</table>

		P3	Utilities.	a. The ground floor area of the utility does not exceed 10m^2 (except where the utility is a lattice tower for electricity transmission or electricity distribution purposes).	
		P4	Repair, rebuild and maintenance of critical infrastructure and associated ancillary structures.	Nil	
		P5	Farm buildings without floors in rural zones.		
		P6	Accessory buildings without floors in rural zones.		
		P7	Farm buildings, or accessory buildings, with floors in rural zones.	a. The building is: i. on piles; or ii. has a maximum ground floor area of 200m^2. b. There is a maximum of one accessory building or farm building per site up to 20 hectares and a maximum of one accessory building or farm building per additional 20 hectares of site.	
		P8	Below-ground swimming pools in rural zones.	Nil.	
		P9	Above-ground swimming pools in rural zones.	a. The swimming pool is not larger than 200m^2.	

		b. There is no more than one swimming pool per 20 hectares of site.
P10	Public amenities within the Specific Purpose (Ōtākaro Avon River Corridor) Zone, excluding visitor information centres, public toilets and changing rooms.	Nil.

5.4.6.2 Restricted discretionary activities

a. The activities listed below are restricted discretionary activities where the activity is located in the area shown on the planning maps as High Flood Hazard Management Area.

b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion as set out in the following table.

Activity		**The Council's discretion shall be limited to the following matters:**
RD1	Subdivision within the area shown at Appendix 8.10.7d – Cashmere/Worsleys Development Plan Area for the following purposes: a. Roads;	a. The likely effects of the proposed subdivision on the High Flood Hazard Management Area. b. Any potential impacts of the subdivision on the rate, level or volume of flood within the High Flood Hazard Management Area. c. Whether the subdivision will increase the potential risk to people's safety, well-being and property.

				b. 'Land to Vest' areas as shown on Appendix 8.10.7d. This allotment will be transferred to the Council.		
			RD2	Residential units within the Residential Unit Overlay identified in Appendix 5.8.2, including: a. any new residential unit; or b. any replacement residential unit; or c. any addition to an existing residential unit. other than as provided for by Rule 5.4.6.1 P1 or P2. Any application arising from this rule shall not be limited or publicly notified.	a. The Council's discretion is limited to the following matters: i. Setting of minimum floor levels. ii. Design of buildings. iii. Mitigation of the effects of flooding. iv. Level of intensification. v. Safe ingress and egress. vi. Reducing the risk to people's safety, wellbeing and property resulting from the development. b. These restricted discretionary activities will be assessed against the following criteria: i. The type of foundation and structure proposed for the residential unit and the likely impact of the building with regard to flood storage and flow of water. ii. The frequency at which any proposed building or addition is predicted to be flooded, the extent of damage likely to occur in such an event and the potential for injury or risk to people's safety, well-being and property from such an event. iii. The ability to maintain safe access to and from	

				the residential unit from the transport network with respect to design of the access and engineering solutions.	
		RD3	Any new building within the Specific Purpose (Ōtākaro Avon River Corridor) Zone, othern than as provided for in 5.4.6.1 P1, P3, P4 and P	a. Whether, based on an evaluation prepared by suitably qualified and experienced professionals: i. The filling undertaken is adequate such that the building site no longer falls within the criteria contained in the definition of High Flood Hazard Management Area; ii. The proposal will avoid contributing to potential cumulative transfer of natural hazard risk to other people and property; and iii. functional access and egress will be maintained within and beyond the site during a hazard event; or b. Whether, based on an evaluation prepared by suitably qualified and experienced professionals: i. the structure proposed will maintain its sanitation, safety and functionality during an inundation hazard event or when there is a temporary loss of functionality it can be reinstated within a time appropriate to its use; ii. the proposal will avoid contributing to potential cumulative transfer of natural hazard risk to other people and property; iii. functional access and egress will be	

					maintained within and beyond the site during a hazard event; iv. back-up servicing that does not rely on the Council's reticulated network is provided and is able to be used in the event the primary servicing fails; v. the proposal will not result in an unacceptable risk to life or property, recognising that, over time, predictions around sea level rise will result in changes to risk and considering the ability for the relocation or removal of structures and any consent monitoring proposed; vi. the proposal will not exacerbate the effects of the natural hazard or generate the need for new mitigation works to protect the proposed structures; and vii. an adequate management plan is provided that includes where appropriate: A. information on the hazards advice system being used to monitor anticipated hazards; B. evidence of alternative accommodation options available; and C. instructions on using the proposed back-up servicing.	

5.4.6.3 Non-complying activities

a. The activities listed below are non-complying activities where the activity is located within the area shown on the planning maps as High Flood Hazard Management Area.

Activity	
NC1	Any subdivision which creates an additional vacant allotment or allotments from a site within a High Flood Hazard Management Area shown on the planning maps except where: a. the additional allotment or allotments is entirely within the Specific Purpose (Ōtākaro Avon River Corridor) Zone and is not intended for a habitable building or is intended for a building that has a resource consent under Rule 5.4.6.2 RD3; or b. the additional allotment or allotments is entirely outside the High Flood Hazard Management Area; or c. if the additional allotment or allotments is partially within the High Flood Hazard Management Area, the additional allotment or allotments contains a net site area capable of containing a complying residential unit entirely outside of the High Flood Hazard Management Area.
NC2	New buildings within a High Flood Hazard Management Area shown on the planning maps, unless specified in P1 – P7 or P9, or P10 in Rule 5.4.6.1, or RD2 – RD3 in Rule 5.4.6.2.
NC3	The replacement or repair of buildings that do not meet one or more of the activity specific standards in Rule 5.4.6.1, unless specified in RD2 in Rule 5.4.6.2.
NC4	Change in use of a site that increases the occupancy of the site, unless specified in P1 or P2 in Rule 5.4.6.1, or RD2, or RD3 in Rule 5.4.6.2.

<table>
<tr>
<td>Flood Ponding Management Area</td>
<td>Existing – s77I(a), and s77K</td>
<td>

5.4.5 Activities and earthworks in the Flood Ponding Management Area

5.4.5.1 Permitted activities

a. The activities listed below are permitted activities where the activity is located in the area shown on the planning maps as Flood Ponding Management Area, if they meet the activity standards set out in this table.

b. Activities may also be restricted discretionary or non-complying as specified in Rules 5.4.5.2 and 5.4.5.3.

Advice Note:
1. Consent may be required from Canterbury Regional Council for earthworks in a Flood Ponding Management Area.

<table>
<tr><th colspan="2">Activity</th><th>Activity specific standards</th></tr>
<tr><td>P1</td><td>Filling or excavation associated with the maintenance of flood protection and bank erosion protection works; and the maintenance of existing drains or ponds.</td><td rowspan="3">Nil</td></tr>
<tr><td>P2</td><td>Filling or excavation associated with utilities, or the replacement, repair or maintenance of existing utilities.</td></tr>
<tr><td>P3</td><td>Filling or excavation for post holes for fences, planting holes, and excavation for approved wells.</td></tr>
<tr><td>P4</td><td>Filling or excavation for the maintenance of existing farm tracks and farm yards, or the establishment of new farm tracks and farm yards.</td><td>a. Finished ground level shall be maintained to within 200mm of the natural ground level.</td></tr>
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		P5	Application of fertiliser, lime or other plant growth enhancers such as top soil, bark and trace elements. Advice Note: 1. Consent may be required from Canterbury Regional Council, pursuant to section 15 of the Act for the discharge of plant growth enhancers, including fertiliser, into or onto land.	a. Finished ground level shall be maintained to within 200mm of the natural ground level; and b. Filling is limited to a total volume of not more than 100m^3 per ha.; and c. For top soil, the maximum volume of filling shall be 100m^3 per site within any continuous period of 10 years.	
		P6	Filling or excavation for the purposes of establishing and maintaining access ways to a residential unit.	a. Finished ground level shall be maintained to within 200mm of the natural ground level, and b. Access ways shall be constructed so as not to impede the flow of surface water.	
		P7	Filling or excavation for the purposes of landscaping around a residential unit in association with domestic gardening.	c. The maximum volume of filling shall be 20m^3 per site per year and a maximum volume of filling of 100m^3 per site within any continuous period of 10 years.	
		P8	Filling and excavation for the maintenance or upgrade of existing roads on legal road.	a. The works shall not impede the flow of surface water.	
		P9	Filling that is not provided for under Rule 5.4.5.1 P 1-8 or P12.	a. Either the maximum depth of filling shall be 200mm, and	

					b. The maximum volume of filling shall be 100m^3 per site within any continuous period of 10 years, and c. Finished ground level shall not exceed the surrounding land; or d. The filling has consent approval.	
			P10	Excavation for farm purposes that is not provided for under Rule 5.4.5.1 P1-P4, P6-P8 or P12.	a. The excavated area is subsequently filled within the following year so that there is no net effect on flood storage.	
			P11	Utilities	a. The ground floor area of the utility does not exceed 10m^2 (except where the utility is a lattice tower for electricity transmission or electricity distribution purposes).	
			P12	Excavation and filling within the area identified in Appendix 8.10.7d – Cashmere/Worsleys Development Plan.	b. The excavation and filling will not result in the reduction in the existing potential storage volume of water that is able to be retained within the development plan area, prior to any residential zone development, in a 0.2% AEP (1 in 500 year) event up to the existing Worsleys Road minimum centreline level of 18.89m (Christchurch City Council Datum). The design shall also accommodate additional storage for any additional stormwater that could be discharged from the development of the	

					residential zones and roads in such a 0.2% AEP event. c. All roads are filled so that the crown of the road is no lower than RL 18.7m (Christchurch City Council Datum), except for the realigned Worsleys Road required in the Development Plan. The crown of Worsleys Road shall be no lower than RL 18.89m (Christchurch City Council Datum). d. The side slopes of all areas filled or excavated in accordance with a. and b. above shall not exceed an angle of 1 in 5.	
			P13	The replacement or repair of buildings.	a. The ground floor area of the replaced or repaired building is not greater than the ground floor area of the existing building. b. The replaced or repaired building is located in a position on the site that is no lower than the existing building.	
			P14	Residential unit.	a. The residential unit is either: i. on piles; or ii. has a maximum of 200m^2 ground floor area. b. There is a maximum of one residential unit per site.	

P15	Farm buildings without floors.	Nil		
P16	Accessory buildings without floors.			
P17	Farm buildings, or accessory buildings, with floors.	a. The building: i. is on piles; or ii. has a maximum ground floor area of 200m^2. b. There is a maximum of one accessory building or farm building per site up to 20 hectares and a maximum of one accessory building or farm building per additional 20 hectares of site.		
P18	Below-ground swimming pools.	Nil		
P19	Above-ground swimming pools.	a. The swimming pool is not larger than 200m^2. b. There is no more than one swimming pool per 20 hectares of site.		

5.4.5.2 Restricted discretionary activities

a. The activities listed below are restricted discretionary activities where the activity is located in the area shown on the planning maps as Flood Ponding Management Area.

b. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	Filling and excavation within Henderson Basin for the creation and enhancement of: a. Water bodies, wetlands or public access ways associated with the recreation values of the water bodies or wetlands within the Basin; and b. stormwater treatment systems including water quality treatment, attenuation and compensatory storage.	a. The likely effects of proposed filling, or excavation or subdivision on the functioning of the ponding area or floodplain during flood periods including any compensatory storage proposed. b. Any potential impacts of excavation or filling or subdivision on the rate, level or volume of flood discharges to the Avon, Heathcote and Styx Rivers and their tributary streams and margins. c. Any adverse effects on the natural qualities, amenity values or ecology of water bodies and wetland areas. d. In respect to the Lower Styx Ponding Area, any adverse effects likely on land as a result of tidal influences during flood periods including the potential for exacerbation of those effects with potential sea level rise. e. Any adverse effects on access for maintenance or flood protection works. f. The effectiveness and environmental impact of any measures that may be proposed to mitigate the effects of filling or excavation. g. Any beneficial effects, including the provision of public access, or the enhancement of the natural
RD2	Utilities that do not meet the activity specific standard in P11 of Rule 5.4.5.1.	
RD3	Subdivision within the area shown at Appendix 8.10.7d – Cashmere/Worsleys Development Plan Area for the following purposes: a. Roads; b. 'Land to Vest' areas as shown on Appendix 8.10.7d This allotment will be transferred to the Council.	

				qualities, amenity values or ecology of water bodies and wetland areas.

5.4.5.3 Non-complying activities

a. The activities listed below are non-complying activities where the activity is located in the area shown on the planning maps as Flood Ponding Management Area.

Activity	
NC1	Any filling or excavation activity listed in Rule 5.4.5.1 that does not meet one or more of the activity specific standards, or any filling or excavation activity not listed in Rules 5.4.5.1 or 5.4.5.2.
NC2	Any subdivision which creates an additional vacant allotment or allotments from a site within a Flood Ponding Management Area shown on the planning maps except where: a. the additional allotment or allotments is entirely outside the Flood Ponding Management Area; or b. if the additional allotment or allotments is partially within the Flood Ponding Management Area, the additional allotment or allotments contains a net site area capable of containing a complying residential unit entirely outside of the Flood Ponding Management Area.

<table>
<tr><td></td><td></td><td>
<table>
<tr><td>NC3</td><td>New buildings within a Flood Ponding Management Area shown on the planning maps, unless specified in P11, P13-17 and P19 in Rule 5.4.5.1 or RD2 in Rule 5.4.5.2.</td></tr>
<tr><td>NC4</td><td>The replacement or repair of buildings that do not meet one or more of the activity specific standards in Rule 5.4.5.1.</td></tr>
</table>
</td></tr>
<tr><td>Slope Hazard</td><td>Existing – s77I(a), and s77K</td><td>
<h1>5.6 Rules – Slope instability</h1>
<h2>5.6.1 Activity Status for Slope Instability Management Areas</h2>
<h3>5.6.1.1 Activity status for Slope Instability Management Areas excluding land within the Specific Purpose (Lyttelton Port) Zone</h3>
a. The activities listed below have the activity status listed within each Slope Instability Management Area, and are subject to any activity status, rules and any standards specified elsewhere in the District Plan for that activity.

b. In relation to controlled activities, discretion to impose conditions is restricted to the matters over which control is reserved as set out in Rule 5.6.1.4 and 5.6.1.5 as applicable.

c. In relation to restricted discretionary activities, discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 5.6.1.6.

d. Where subdivision is specified, a subdivision consent is also required under the provisions of Chapter 8.

Table 5.6.1.1a
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			Activity		**Cliff Collapse Mgmt Area 1**	**Cliff Collapse Mgmt Area 2. For exceptions, refer to Rule 5.6.1.2**	**Rockfall Mgmt Area 1. For exceptions, refer to Rule 5.6.1.2**	**Rockfall Mgmt Area 2. For exceptions, refer to Rule 5.6.1.2**	**Mass Mvmt Mgmt Area 1**	**Mass Mvmt Mgmt Areas 2 & 3**	**Remainder of Port Hills and Banks Peninsula Slope Instability Mgmt Area**	
			Key: P = Permitted; RD = Restricted Discretionary; D = Discretionary; NC = Non-complying; PR = Prohibited.									
			a.	Subdivision	PR1/NC1*	NC2	NC3	RD1	NC4	RD2	RD3	
			b.	Earthworks except where specifically provided below in Rule 5.6.1.1	PR2	NC5	NC6	RD4	NC7	RD5	Refer to relevant chapters within zone and/or district wide provisions applying to the sites within this area	
			c.	Hazard mitigation works or hazard removal works, including earthworks associated with those works, unless provided for in d	PR3	NC8	RD6	RD7	NC9	RD8	RD9	

		d.	Hazard mitigation works to protect infrastructure, including earthworks associated with those works	RD10	RD11	RD12	RD13	RD14	RD15	RD16	
		e.	Demolition of buildings	RD17	RD18	RD19	RD20	RD21	RD22	P1	
		f.	Repair and maintenance of existing infrastructure, including minor upgrading of the existing electricity network	P2	P3	P4	P5	P6	P7	P8	
		g.	Earthworks associated with activities listed in f. above	C1	C2	C3	C4	C5	C6	P9	
		h.	Upgrading of existing infrastructure or development of new infrastructure	RD23	RD24	RD25	RD26	RD27	RD28	Refer to relevant chapters within zone and/or district wide provisions applying to the	

			(where there is a functional need to locate in the overlay), including earthworks associated with these works.							sites within this area	
		i.	Retaining walls which are both less than 6 m^2 in area and less than 1.8 metres in height including earthworks associated with those works.	RD29	RD30	RD31	P10	RD32	P11	P12	
		j.	Signage and fencing for warning or excluding the public, including post holes associated with those works.	RD33	P13	P14	P15	P16	P17	Refer to relevant chapters within zone and/or district wide provisions applying to the sites within this area	
		k.	Hazard mitigation works and associated earthworks and	NC10	P18	P19	P20	NC11	P21	P22	

				planting in accordance with the Port Hills Parks and Tracks Reopening Process (dated 19 December 2012)							
			l.	Recreation activities within parks and reserves and associated park management activities, including grazing and track repair.	NC12	P23	P24	P25	NC13	P26	Refer to relevant chapters within zone and/or district wide provisions applying to the sites within this area
			m.	Farm buildings and farm tracks, including earthworks associated with these works.	NC14	NC15	RD34	RD35, except that farm tracks up to 2 metres wide shall be permitted.	NC16	RD36	Refer to relevant chapters within zone and/or district wide provisions applying to the sites within this area
			n.	Any building or structure not listed in activities a. to	PR4	NC17	NC18	RD37	NC19	RD38	Refer to relevant chapters within zone and/or district wide

	m. of Rule 5.6.1.1								provisions applying to the sites within this area
o.	Any other activity not otherwise listed in this table.	NC20	NC21	NC22	RD39	NC23	RD40	Refer to relevant chapters within zone and/or district wide provisions applying to the sites within this area	

e. Any resource consent application arising from C1-6, or RD1–RD40 set out in Rule 5.6.1.1 above shall not be limited or publicly notified.

* Prohibited where site subject to proposed subdivision is solely located within Cliff Collapse Management Area 1; non-complying activity where it is proposed to subdivide off land within Cliff Collapse Management Area 1 from an area of land not within Cliff Collapse Management Area 1.

5.6.1.2 Exceptions to Rule 5.6.1.1 – AIFR Certificate

a. The Council will issue an AIFR Certificate (which will be valid for 2 years from the date of issue) which specifies the calculated AIFR from i. and ii. below for an identified area of land in Rockfall Management Area 1, Rockfall Management Area 2 and/or Cliff Collapse Management Area 2 only, when the following procedure is undertaken and the requirements of the procedure are satisfied:

i. The Council has received a report, in respect of an identified area of land, prepared by a Chartered Professional Engineer with requisite experience in geotechnical engineering or a Professional Engineering Geologist (IPENZ registered), which calculates the AIFR from rockfall and/or cliff collapse for the identified land in the following

		manner:[1] A. If the land is in **Rockfall Management Area 1**: I. Apply the method for assessing the risk as set out in the *GNS Science Consultancy Report 2011/311 Port Hills Slope Stability: Pilot Study for assessing life-safety risk from rockfalls (boulder rolls),* and any subsequent updates to this report by GNS Science, using the parameters listed in the Table in Policy 5.2.2.4.1.a for Rockfall Management Area 1 along with any relevant site-specific information, and other parameters in the GNS Science report (calculation 1(a)). II. If the risk (AIFR) resulting from calculation 1(a) is less than that shown in the Table in Policy 5.2.2.4.1.a for Rockfall Management Area 1 ($\geq 10^{-4}$), then using the same method set out in the *GNS Science Consultancy Report 2011/311 Port Hills Slope Stability: Pilot Study for assessing life-safety risk from rockfalls (boulder rolls),* and any subsequent updates to this report by GNS Science, calculate the AIFR using the parameters listed in the Table in Policy 5.2.2.4.1.a for Rockfall Management Area 2 along with all relevant site-specific information, and other parameters listed in the GNS Science report (calculation 1(b)). B. If the land is in **Rockfall Management Area 2**: I. Apply the method for assessing the risk as set out in the *GNS Science Consultancy Report 2011/311 Port Hills Slope Stability: Pilot Study for assessing life-safety risk from rockfalls (boulder rolls),* and any subsequent updates to this report by GNS Science, using the parameters listed in the Table in Policy 5.2.2.4.1.a for Rockfall Management Area 2 along with all relevant site-specific information, and other parameters in the GNS Science report (calculation 2(a)). C. If the land is in **Cliff Collapse Management Area 2**: I. Apply the method for assessing the risk as set out in the GNS Science Consultancy Reports *2012/57 Port Hills Slope Stability: Pilot Study for assessing life-safety risk from cliff collapse* and *2012/124 Port Hills Slope Stability: Life-safety risk from cliff collapse in the Port Hills*, and any subsequent updates to those reports by GNS Science, using the parameters listed in the Table in Policy 5.2.2.4.1.a for Cliff Collapse Management Area 2 along with all relevant site-specific information, and other parameters in the GNS Science Consultancy Reports (calculation 3(a)).

[1] The calculation shall not take account of hazard mitigation works.

b. AND

ii. The Council has commissioned and received a peer review report from a Chartered Professional Engineer with requisite experience in geotechnical engineering or a Professional Engineering Geologist (IPENZ registered)**, which concurs with the application of the method required in i. above, and with the calculated AIFR(s) for the identified land.

c. **The peer reviewer must not, at the time of undertaking the review, be employed by either: a) the same company as the company that authored the report received in i. above, or b) the Council.

b. Where a valid AIFR Certificate has been issued by the Council for an identified area of land, in accordance with the procedure described in Rule 5.6.1.2a. above, the activity status (for activities listed in Table 5.6.1.1a) that applies to that land shall be that which applies to the Slope Instability Management Area specified in Table 5.6.1.2a. below. An AIFR Certificate is valid for 2 years from the date of issue. If the activity is commenced (in the case of a permitted activity) or a resource consent application is lodged within 2 years from the date of issue of the AIFR Certificate, no further Certificate is required after the 2 year term expires.

[7] The calculation shall not take account of hazard mitigation works.

Table 5.6.1.2a

Slope instability hazard management area applying to the land on the planning maps	**AIFR as specified in the site-specific AIFR Certificate**		**Slope Instability Management Area for the purpose of determining activity status for activities on the land (Table 5.6.1.1a)**
Rockfall Management Area 1	Result of calculation 1(a)	$\geq 10^{-4}$	Rockfall Management Area 1
	Result of calculation 1(b) where required	$\geq 10^{-4}$	Rockfall Management Area 2
		$< 10^{-4}$	Remainder of Port Hills and Banks Peninsula

Rockfall Management Area 2	Result of calculation 2(a)	$\geq 10^{-4}$	Rockfall Management Area 2
		$< 10^{-4}$	Remainder of Port Hills and Banks Peninsula
Cliff Collapse Management Area 2	Result of calculation 3(a)	$\geq 10^{-4}$	Cliff Collapse Management Area 2
		$< 10^{-4}$	Remainder of Port Hills and Banks Peninsula

Advice note:

1. Calculated AIFRs specified in issued, valid AIFR Certificates for identified areas of land, and valid certificates themselves, will be made freely available to the public, recorded in the Council's Geographical Information System and provided in Land Information Memoranda.

Changes to the District Plan will be regularly notified, as required, to change the planning maps, in order to reflect updated information regarding life-safety risk from rockfall and/or cliff collapse from issued AIFR Certificates.

5.6.1.3 Activity status for Slope Instability Management Areas within the Specific Purpose (Lyttelton Port) Zone

a. The activities listed below have the activity status listed within each Slope Instability Management Area.

b. In relation to controlled activities, discretion to impose conditions is restricted to the matters over which control is reserved as set out in Rule 5.6.1.4 and 5.6.1.5 as applicable.

c. In relation to restricted discretionary activities, discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 5.6.1.6.

d. Where subdivision is specified, a subdivision consent is also required under the provisions of Chapter 8.

d. Table 5.6.1.3a

			Activity	Cliff Collapse Mgmt Area 1	Cliff Collapse Mgmt Area 2	Rockfall Mgmt Area 1	Rockfall Mgmt Area 2	Remainder of Port Hills and Banks Peninsula Slope Instability Mgmt Area
		a.	Subdivision	C7	C8	C9	C10	Refer to relevant chapters within zone and/or district wide provisions applying to the sites within this area
		b.	Earthworks except as provided for below	NC24	RD41	C11	C12	Refer to relevant chapters within zone and/or district wide provisions applying to the sites within this area
		c.	Hazard mitigation works, including earthworks associated with those works	C13	C14	C15	C16	Refer to relevant chapters within zone and/or district wide provisions applying to the sites within this area
		d.	Demolition of buildings	C17	C18	C19	C20	Refer to relevant chapters within zone and/or district wide provisions applying to the sites within this area

		e.	Repair and maintenance of existing infrastructure, buildings, and access ways, including minor upgrading of the existing electricity network.	P1	P2	P3, includes earthworks associated with these works on flat land or where the earthworks are less than 10m^3 cut or fill on sloping land.	P4, includes earthworks associated with these works on flat land or where the earthworks are less than 10m^3 cut or fill on sloping land.	P	
		f.	Earthworks associated with the activities listed in e above unless identified as permitted.	C21	C22	C23	C24	P	

		g.	Upgrading of existing infrastructure, buildings, and access ways including associated earthworks, provided such upgrades are limited to an increase in capacity, efficiency or security of an existing structure or route	D1	RD42	RD43	RD44	Refer to relevant chapters within zone and/or district wide provisions applying to the sites within this area	
		h.	Construction of new non-habitable** buildings or structures used for storage or infrastructure	D2	RD45	RD46	RD47	Refer to relevant chapters within zone and/or district wide provisions applying to the sites within this area	
		i.	Construction of new retaining walls	RD48	C25	P5	P6	Refer to relevant chapters within zone and/or district wide provisions applying to the sites within this area	

		j.	Quarrying and associated haul road formation on land below Sumner Rd	Not applicable	Not applicable	C26	C27	Refer to relevant chapters within zone and/or district wide provisions applying to the sites within this area	
		k.	Bulk storage of cargo or construction material, outdoors on flat land	RD49	C28	P7	P8	Refer to relevant chapters within zone and/or district wide provisions applying to the sites within this area	
		l.	Signage and fencing for warning or excluding the public including postholes associated with those works	P9	P10	P11	P12	Refer to relevant chapters within zone and/or district wide provisions applying to the sites within this area	

		m.	Minor earthworks associated with tree planting, ecological restoration and the formation and maintenance of pedestrian walking and cycle tracks	D3	P13	P14	P15	Refer to relevant chapters within zone and/or district wide provisions applying to the sites within this area
		n.	Any activities not otherwise listed above, including buildings not otherwise provided for under h	NC25	NC26	NC27	D4	Refer to relevant chapters within zone and/or district wide provisions applying to the sites within this area
		e. Any resource consent application arising from any controlled or restricted discretionary activities set out in Rule 5.6.1.3 above shall not be limited or publicly notified. **Note: for the purpose of Rule 5.6.1.3h, 'non-habitable' buildings means those buildings or structures where the building is not designed for human occupation and will not be used for human occupancy. Examples of such buildings include bulk storage silos, tanks, plant rooms and electricity substations.						
Waterbody Setback	Existing – s77I(a), s77O(a),	**6.6.4 Rules - Activity status tables - City and Settlement Water Body Setbacks**						

<table>
<tr>
<td></td>
<td>s77K, and s77Q</td>
<td>
a. The rules for City and settlement area water body setbacks in Rule 6.6.4.1 apply within the following areas:
<table>
<tr><th></th><th>Water body classification</th><th>Water body setback width</th><th>Area of effect</th><th>Activities controlled</th></tr>
<tr><td>i.</td><td>Downstream waterway (except Mona Vale)</td><td>30 metres</td><td rowspan="5">Measured from the banks of waterways indicated on the Planning Maps (see Appendices 6.11.5.2 and 6.11.5.3 for interpretation of “bank”)</td><td rowspan="8">Earthworks; Buildings and other structures (including impervious surfaces); Maintenance and enhancement</td></tr>
<tr><td>ii.</td><td>Downstream waterway (Mona Vale)</td><td>15 metres</td></tr>
<tr><td>iii.</td><td>Downstream waterway (Christ’s College)</td><td>See Appendix 6.11.12.1</td></tr>
<tr><td>iv.</td><td>Upstream waterway</td><td>10 metres</td></tr>
<tr><td>v.</td><td>Environmental asset waterway</td><td>7 metres</td></tr>
<tr><td>vi.</td><td>Network waterway</td><td>5 metres</td><td>Measured from the banks of waterways falling under the definition of “network waterway”</td></tr>
<tr><td>vii.</td><td>Hill waterway</td><td>10 metres</td><td>Measured from the centreline of waterways falling under the definition of “hill waterway”</td></tr>
<tr><td>viii.</td><td>Environmental asset standing water body</td><td>7 metres</td><td>Measured from the banks of standing water bodies</td></tr>
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</tr>
</table>

				indicated on the Planning Maps (see Appendices 6.11.5.2 and 6.11.5.3 for interpretation of "bank")	

b. Where the water body setbacks from two different water body classifications overlap, the rules applying to the larger water body setback apply.

6.6.4.1 Permitted activities

a. Within the water body setback areas specified in Rule 6.6.4, the activities listed below are permitted activities if they meet the activity specific standards set out in the following table.

b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 6.6.4.2, 6.6.4.3, 6.6.4.4, 6.6.4.5 and 6.6.4.6.

Activity		Activity specific standards
Earthworks For the purposes of these rules "earthworks" excludes quarrying activity.		
P1	Test pits or boreholes necessary as part of a geotechnical assessment or contaminated land assessment.	a. Land subject to any such testing shall be reinstated within two working days of the conclusion of the testing period.
Buildings and other structures (including impervious surfaces) For the purposes of these rules "building" includes "accessory building". The definition of building includes decks.		
P2	Use, maintenance or repair of lawfully-established buildings, fences and impervious surfaces existing at the time of notification of the	Nil

			District Plan and for activities otherwise permitted by the District Plan.		
		P3	Extensions or alterations to existing buildings at least 1.8m above ground level.	a. Where any such extensions or alterations increase the floor area of any building, they shall have a maximum additional area of $10m^2$ within the water body setback. b. Shall not include any struts, supports or other structures that come within 1.8m of ground level.	
		P4	Removal or demolition of any building or part of a building including associated earthworks.	a. No lawfully established flood protection or erosion or bank stability control structures shall be removed. b. No parts of the structure shall remain in the water body setback that could catch debris or otherwise affect land drainage. Advice note: 1. The Council's Water Supply, Wastewater and Stormwater Bylaw 2014 applies. 2. The Canterbury regional plans include provisions for earthworks in riparian margins and provisions in relation to dust control. 3. Erosion and sediment control guidance is available from the Canterbury Regional Council and may be of	

				assistance.	
		P5	Impervious surfaces.	a. The total area of impervious surfaces shall not exceed 10% of the water body setback area within any site in any zone, except an open space zone or the Transport Zone where impervious surfaces are not restricted.	
		P6	Fences.	a. Shall not be built over any part of a water body. b. Shall allow access to the water body for maintenance purposes. c. Shall not be located closer to the water body bank than 3 metres or 1/3 of the normal water body setback distance, whichever is the greater. d. Shall consist of no greater than 20% solid structure. Exceptions: 1. Temporary fencing or construction hoarding remaining on a site for less than three months are exempt from the activity specific standards. 2. Where a legal road, esplanade reserve or esplanade strip exists between the water body and the fence, the activity specific standards shall not apply.	

		P7	Culvert crossings for network waterways.	e. Shall be designed in accordance with the Council's Waterways, Wetlands and Drainage Guide. Advice note: 1. Authorisation for culvert crossings is required from the Council's stormwater and land drainage assets unit.	
		Maintenance and enhancement works			
		P8	Water body bank maintenance or enhancement works where undertaken or authorised by any territorial or regional authority, the Department of Conservation or Te Rūnanga o Ngāi Tahu.	a. Works shall not prevent the passage of fish. b. Works shall not be undertaken in the flowing channel at spawning sites for trout and inanga. Advice note: 1. The Council's Water Supply, Wastewater and Stormwater Bylaw 2014 applies. 2. The Canterbury regional plans include provisions for earthworks in riparian margins and provisions in relation to dust control. 3. Erosion and sediment control guidance is available from the Canterbury Regional Council and may be of assistance.	

P9	Any works related to the operation, repair or maintenance of transport infrastructure.	a. A carriageway shall not be extended closer to the water body in such a way that it permanently removes or reduces vegetation between the existing paved area and the water body. Advice note: 1. The Council's Water Supply, Wastewater and Stormwater Bylaw 2014 applies. 2. The Canterbury regional plans include provisions for earthworks in riparian margins and provisions in relation to dust control. 3. Erosion and sediment control guidance is available from the Canterbury Regional Council and may be of assistance.		

6.6.4.2 Controlled activities

a. There are no controlled activities.

6.6.4.3 Restricted discretionary activities

c. Within the water body setback areas specified in Rule 6.6.4.1, 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 6.6.7, as set out in the following table.

Activity		**The Council's discretion shall be limited to the following matters:**
RD 1	Earthworks: a. not exempt by Rule 6.6.3 h. and not provided for by Rule 6.6.4.1 P1; and/or b. listed in Rule 6.6.4.1 P1 that do not meet one or more of the activity specific standards; other than earthworks provided for by Rule 6.6.4.4 D1 or D2.	All water body classifications a. Natural hazards – Rule 6.6.7.1 b. Natural values – Rule 6.6.7.2 c. Maintenance access – Rule 6.6.7.5 Additional for Downstream Waterways, Upstream Waterways, Ngā Wai and Environmental Asset Standing Water Bodies d. Amenity and character – Rule 6.6.7.3 e. Cultural values – Rule 6.6.7.4 f. Public / Recreational access – Rule 6.6.7.6 Additional for Environmental Asset Waterways g. Amenity and character – Rule 6.6.7.3 h. Cultural values – Rule 6.6.7.4 Additional for Hill Waterways

					i. Cultural values – Rule 6.6.7.4 Exception for sites adjoining Downstream Waterways with features intervening between the site and the waterway j. Where a: i. legal road; or ii. esplanade reserve; or iii. esplanade strip wider than 10 metres exists between a Downstream Waterway and a site being assessed, Council's discretion with respect to that part of the site separated from the water body is restricted to Natural hazards – Rule 6.6.7.1	
			RD 2	a. New buildings, other structures or impervious surfaces not provided for by Rule 6.6.4.1 P2 - P7; and/or b. Buildings, other structures or impervious surfaces listed in Rule 6.6.4.1 P2 - P7 that do not meet one or more of the activity specific standards; c. Other than activities provided for by Rule 6.6.4.4 D1 or D2. d. Any application arising from RD2 b., for activities listed in Rule 6.6.4.1 P5 - P7 in the water body setback of a network	All water body classifications a. Natural hazards – Rule 6.6.7.1 b. Natural values – Rule 6.6.7.2 c. Maintenance access – Rule 6.6.7.5 Additional for Downstream and Upstream Waterways, Ngā Wai and Environmental Asset Standing Water Bodies d. Amenity and character – Rule 6.6.7.3 e. Cultural values – Rule 6.6.7.4	

				waterway or hill waterway, shall not be limited or publicly notified.	f. Public/Recreational access – Rule 6.6.7.6 Additional for Environmental Asset Waterways g. Amenity and character – Rule 6.6.7.3 h. Cultural values – Rule 6.6.7.4 Additional for Hill Waterways i. Cultural values – Rule 6.6.7.4 Exception for sites adjoining Downstream Waterways with features intervening between the site and the waterway j. Where a: i. legal road; or ii. esplanade reserve; or iii. esplanade strip wider than 10 metres exists between a Downstream Waterway and a site being assessed, Council's discretion with respect to that part of the site separated from the water body is restricted to Natural hazards – Rule 6.6.7.1	
			RD 3	Water body bank maintenance or enhancement works listed in Rule 6.6.4.1 P8 that do not meet one or more of the activity specific standards; other than	a. Natural hazards – Rule 6.6.7.1 b. Natural values – Rule 6.6.7.2	

	activities provided for by Rule 6.6.4.4 D1 or D2.	

6.6.4.4 Discretionary activities

c. Within the water body setback areas specified in Rule 6.6.4, the activities listed below are discretionary activities.

Activity	
D1	Any activity listed in Rule 6.6.4.3, which is located adjacent to a water body identified as a Site of Ecological Significance listed in Schedule A of Appendix 9.1.6.1 (other than in the Central City).
D2	The extension or widening, except for maintenance purposes, of any existing roadway, adjacent footpath, or parking area directly adjoining the Open Space Water and Margins Zone along: c. the Avon River (Estuary – Fendalton Road), excluding the Central City; d. the Heathcote River (Estuary – Cashmere Stream Confluence) in a way that reduces the distance between the edge of the roadway, adjacent footpath, or parking area and the waterway.

Coastal Hazard High Risk Management Area and Coastal Hazard Medium Risk Management Area	New – s77I(a), s77O(a), s77I(b), s77O(b), s77J, and s77P	**5.2.2.5.1 Policy – Managing development in Qualifying Matter Coastal Hazard Management Areas** **a. Within the Qualifying Matter Coastal Hazard High Risk Management Area and the Qualifying Matter Coastal Hazard Medium Risk Management Area, development, subdivision and land use that would provide for commercial and residential intensification shall be avoided, unless it can achieve the requirements of clauses i, ii, and iii;** **b. Replacement residential and commercial buildings, accessory buildings and extensions/additions can be enabled where it can achieve the requirements of clauses i, ii, and iii:** **i. it can be designed, constructed and located to avoid an increased risk of harm from coastal hazards, or** **ii. where avoidance is not possible, effects are mitigated to an acceptable level, having regard to the level and timing of the hazard, by use of an appropriate risk based trigger when it will be necessary to undertake the following due to the risk of harm from coastal hazards:** **A. review of use of the site, or** **B. removal or relocation of the development or activity;** **and** **iii. appropriate remediation of the site is provided subsequent to the removal, relocation or cessation of the activity.** ## 5.4A Rules – Qualifying Matter Coastal Hazard Management Areas ### 5.4A.1 Permitted activities **a. There are no permitted activities related to residential and commercial intensification.** ### 5.4A.2 Controlled activities **a. The activities listed below are controlled activities.**

	Activity	The matters over which Council reserves its control
C1	a. The construction of replacement residential and commercial buildings located in the area shown on the planning maps as Qualifying Matter Coastal Hazard Medium Risk Management Area.	a. The i. number and size of buildings and structures; ii. siting of buildings and structures; iii. design; and iv. building materials with regard to the level of mitigation of the potential adverse effects from coastal hazards. b. Setting of minimum floor levels to mitigate the effects of inundation. c. The proposed stormwater management for the site to: i. take into account the effects of sea level rise; ii. mitigate the effects on water quality; iii. mitigate the effects of erosion; iv. mitigate increased run off to areas outside the site boundary to the greatest extent reasonable; and v. avoid the transfer of risk to another site. d. The i. timing, scale, duration, and location of earthworks; and ii. method of earthworks to mitigate the effects of coastal hazards and avoid the transfer of risk to another site.

5.4A.3 Restricted discretionary activities

a. The activities listed below are restricted discretionary activities.

				Activity	The Council's discretion shall be restricted to the following matters:	
			RD1	a. The construction of replacement residential and commercial buildings, accessory buildings, and extensions/additions located in the area shown on the planning maps as Qualifying Matter Coastal Hazard High Risk Management Area. b. The construction of accessory buildings and extensions/additions located in the area shown on the planning maps as Qualifying Matter Coastal Hazard Medium Risk Management Area.	a. Whether the development or use of the site can adequately mitigate the adverse effects of coastal hazards on people, property, infrastructure and the environment. b. Whether the: i. number and size of buildings and structures; ii. siting of buildings and structures; iii. design and iv. building materials are appropriate for the site considering the risk of coastal hazards, and provide appropriate mitigation to the potential adverse effects from coastal hazards. c. Whether the proposed floor levels will mitigate the effects of inundation including with sea level rise. d. Whether the proposed stormwater management for the site: i. can take into account the effects of sea level rise; ii. can mitigate the effects on water quality; and iii. can mitigate the effects of erosion; iv. can mitigate increased run off to areas outside the site boundary to the greatest extent reasonable. e. Whether the: i. timing, duration, scale and location of earthworks; and ii. method of earthworks	

				f. Whether there is adequate provision for the timely relocation or removal of buildings and structures, or cessation of activity, and remediation of the site and mechanisms to ensure this occurs.

5.4A.4 Discretionary activities

a. The activities listed below are discretionary activities.

	Activity
D1	a. The addition of a new residential unit to a site, other than the replacement of an existing residential unit located in the area shown on the planning maps as Qualifying Matter Coastal Hazard Medium Risk Management Area.
D2	a. All other residential and commercial buildings located in the area shown on the planning maps as Qualifying Matter Coastal Hazard Medium Risk Management Area.

5.4A.5 Non-complying activities

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

	Activity
NC1	a. The addition of a new residential unit to a site, other than the replacement of an existing residential unit, located in the area shown on the planning maps as Qualifying Matter Coastal Hazard High Risk Management Area.
NC2	a. Subdivision located in the area shown on the planning maps as Qualifying Matter Coastal Hazard Medium Risk Management Area and Qualifying Matter Coastal Hazard High Risk Management Area.

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<table>
<tr><td><u>NC3</u></td><td><u>a. All other residential and commercial buildings located in the area shown on the planning maps as Qualifying Matter Coastal Hazard High Risk Management Area.</u></td></tr>
</table>
<h2><u>5.4A.6 Prohibited activities</u></h2>
<u>a. There are no prohibited activities.</u>
</td>
</tr>
<tr>
<td>Lyttelton Port Influences</td>
<td>Existing – s77I(e), s77O(e), s77K, s77Q</td>
<td>
14.8.3.1.1 Area-specific permitted activities
a. The activities listed below are permitted activities if they meet the activity specific standards set out in this table; and the built form standards in Rule 14.8.2, unless specified otherwise.
b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 14.8.1.2, 14.8.1.3, 14.8.1.4, 14.8.1.5, or 14.8.1.6 (unless specified otherwise in area specific rules); and Rule 14.8.3.1.2, 14.8.3.1.3, 14.8.3.1.4, 14.8.3.1.5, or 14.8.3.1.6.
<table>
<tr><th></th><th>Activity/area</th><th>Area specific standards</th></tr>
<tr><td>P1</td><td>Extension to an existing habitable space or the erection of a new habitable space associated with an existing residential unit in the Lyttelton Port Influences Overlay where the combined gross floor area of the habitable space does not exceed 40m² within a 10 year continuous period</td><td>a. Compliance with Rule 14.8.3.2.1</td></tr>
<tr><td>P2</td><td>Replacement for an existing residential unit in the Lyttelton Port Influences Overlay where the combined gross floor area of the habitable space does not exceed the combined gross floor area of the habitable spaces contained in the previous residential unit by more than 40m² within a 10 year continuous period</td><td>a. Compliance with Rule 14.8.3.2.1</td></tr>
<tr><td>P3</td><td>Hosted visitor accommodation in the Lyttleton Port Influences Overlay</td><td>a. Compliance with Rule 14.8.3.2.1.</td></tr>
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				(Plan Change 4 Council Decision subject to appeal)	b. A maximum of six guests shall be accommodated at any one time. c. The Council shall be notified in writing prior to commencement. d. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request. e. The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures to the Council on request.
			P4	Visitor accommodation in a heritage item in the Lyttleton Port Influences Overlay (Plan Change 4 Council Decision subject to appeal)	a. Compliance with Rule 14.8.3.2.1. b. A permanent resident or manager/supervisor for the property shall be in residence on the site for the duration of any visitors' stays. c. A maximum of ten guests shall be accommodated at any one time. d. The Council shall be notified in writing prior to commencement.

				e. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request. f. The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures to the Council on request.

(Plan Change 4 Council Decision subject to appeal)

14.8.3.1.3 Area-specific 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 14.15.5, or as specified, as set out in the following table:

	Activity/area	**The Council's discretion shall be limited to the following matters**
RD1	c. Extension to an existing habitable space or the erection of a new habitable space associated with an existing residential unit in the Lyttelton Port Influences	

			Overlay where the combined gross floor area of the habitable space exceeds 40m² within a 10 year continuous period with a no complaints covenant, provided that the works meet Rule 14.8.3.2.1 d. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Lyttelton Port Company (absent its written approval).	a. Lyttelton Port Influences Overlay – Rule 14.15.14
		RD2	a. Replacement residential unit for an existing residential unit in the Lyttelton Port Influences Overlay where the combined gross floor area of the habitable space exceeds the combined gross floor area of the habitable space contained in the previous residential unit by more than 40m² within a 10 year continuous period with a no complaints covenant, provided that the works meet Rule 14.8.3.2.1 b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Lyttelton Port Company (absent its written approval).	
		…	…	…

14.8.3.1.4 Area-specific discretionary activities

~~There are no discretionary activities.~~

Activity	
D1	a. Hosted visitor accommodation that does not comply with activity specific standards in Rule 14.8.3.1.1 P3 and that does not exceed twelve guests per site at any one time. b. Any application arising from this rule shall not be publicly notified but may be limited notified. (Plan Change 4 Council Decision subject to appeal)
D2	a. Unhosted visitor accommodation that does not comply with Rule 14.8.3.1.4 C1 and that does not exceed twelve guests per site at any one time.

	b. Any application arising from this rule shall not be publicly notified but may be limited no c. tified. (Plan Change 4 Council Decision subject to appeal)
D3	a. Visitor accommodation in a heritage item that does not comply with activity specific standards (c) – (f) in Rule 14.8.3.1.1 P4 and that does not exceed twenty guests per site at any one time. b. Any application arising from this rule shall not be publicly notified but may be limited notified. (Plan Change 4 Council Decision subject to appeal)

14.8.3.1.5 Area-specific non-complying activities

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

NC1	a. Extension under Rule 14.8.3.1.1 (P1) in the Lyttelton Port Influences Overlay that does not meet Rule 14.8.3.2.1. b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Lyttelton Port Company (absent its written approval).
NC2	a. Replacement under Rule 14.8.3.1.1 (P2) in the Lyttelton Port Influences Overlay that does not meet Rule 14.8.3.2.1. b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Lyttelton Port Company (absent its written approval).
NC3	c. Extension to an existing habitable space or the erection of a new habitable space associated with an existing residential unit in the Lyttelton Port Influences Overlay where the combined gross floor area of the habitable space exceeds 40m² within a 10 year continuous period that: i. does not have a no complaints covenant; and/or ii. does not meet Rule 14.8.3.2.1.

			d. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Lyttelton Port Company (absent its written approval).
		NC4	e. Replacement residential unit for an existing residential unit in the Lyttelton Port Influences Overlay where the combined gross floor area of the habitable space exceeds the combined gross floor area of the habitable space contained in the previous residential unit by more than 40m² within a 10 year continuous period that: i. does not have a no complaints covenant; and/or ii. does not meet Rule 14.8.3.2.1. b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Lyttelton Port Company (absent its written approval).
		NC5	a. New noise sensitive activities in the Lyttelton Port Influences Overlay except for 14.8.3.1.1 P3 or P4, 14.8.3.1.2 C1 or C2, 14.8.3.1.4 D1, D2 or D3 and 14.8.3.1.5 NC6. b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Lyttelton Port Company (absent its written approval). (Plan Change 4 Council Decision subject to appeal)
		NC6	a. Visitor accommodation that is: i. not hosted visitor accommodation, unhosted visitor accommodation or visitor accommodation in a heritage item; ii. hosted visitor accommodation that exceeds the maximum number of guests in Rule 14.8.3.1.4 D1; iii. unhosted visitor accommodation that exceeds the maximum number of guests in Rule 14.8.3.1.4 D2; or iv. visitor accommodation in a heritage item that exceeds the maximum number of guests in Rule 14.8.3.1.4 D3. b. Any application arising from this rule shall not be publicly notified and shall be limited notified. (Plan Change 4 Council Decision subject to appeal)

<table>
<tr>
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<td>
14.8.3.2.1 Internal sound design level in the Lyttelton Port Influences Overlay
a. New habitable space or extensions to existing habitable space in the Lyttelton Port Influences Overlay shall have an internal sound design level of 40dB Ldn (5 day) with ventilating windows or with windows and doors closed and mechanical ventilation installed and operating.
b. For the purposes of this rule, the design shall achieve an internal design sound level of a habitable room, the external noise environment will be the modelled level of port noise taken from the predicted dB Ldn (5 day) contour closest to the habitable room, in accordance with the methodology of NZS 6809:1999 Port Noise Management and Land Use Planning.

~~15.6.1.5~~ 15.7.1.5 Non-complying activities
a. The activities listed below are non-complying activities.
<table>
<tr><td>NC1</td><td>Sensitive activities in the Lyttelton Port Influences Overlay Area defined on the planning maps.</td></tr>
</table>
</td>
</tr>
<tr>
<td>Railway Building Setback</td>
<td>Existing – s77I(e), s77O(e), s77K, s77Q</td>
<td>
<h2>14.5 Rules - ~~Residential~~ Medium Density Residential Zone</h2>
14.5.1.3 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 14.15, or as specified, as set out in the following table.
<table>
<tr><th colspan="2">Activity</th><th>The Council's discretion shall be limited to the following matters:</th></tr>
<tr><td>…</td><td>…</td><td>…</td></tr>
</table>
</td>
</tr>
</table>

RD12	Buildings that do not meet Rule 14.5.2.7(vi) relating to rail corridor boundary setbacks	a. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor.
…	…	…

(Proposed Plan Change 5D subject to Council Decision)

14.5.2.7 Minimum building setbacks ~~from internal boundaries and railway lines~~

a. The minimum building setback **~~from internal~~ ~~boundaries~~** shall be:

	Activity / area	**Standard**
…	…	…
~~vi.~~ v.	**Buildings, balconies and decks on sites adjacent to or abutting a designated rail corridor**	**4 metres from the rail corridor boundary**

14.8.1.3 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 14.15, or as specified, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
…	…	…
RD16	Activities and buildings that do not meet Rule 14.8.2.4(a.iii.) relating to rail corridor boundary setbacks.	a. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor.
…	…	…

14.8.2.4 Minimum building setback from side and rear internal boundaries and railway lines

a. The minimum building setback from side and rear internal boundaries shall be:

	Applicable to	Standard
…	…	…
	Buildings, balconies and decks on sites adjacent to or abutting a designated rail corridor	4 metres from the rail corridor boundary

b. There shall be no minimum setback from internal boundaries for accessory buildings where the length of any wall within the setbacks specified in a. is less than 6 metres.

c. For the purposes of this rule this excludes guttering up to 200mm in width from the wall of a building.

14.12.1.3 Restricted discretionary activities

b. The activities listed below are restricted discretionary activities.

c. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in 14.15, or as otherwise specified, as set out in the following table.

d. Within Area 5 in Appendix 8.10.30 East Papanui Outline Development Plan, any restricted discretionary activity shall also be subject to the matters of discretion specified under Rule 14.12.1.2 C7 (matters of control to be treated as matters of discretion).

Activity		**The Council's discretion shall be limited to the following matters:**
…	…	…
RD13	Buildings that do not meet Rule 14.12.2.5(vi) relating to rail corridor boundary setbacks.	a. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over or on the rail corridor.
…	…	…

14.12.2.5 Minimum building setbacks from internal boundaries and railway lines

a. The minimum building setback from internal boundaries shall be as follows:

	Activity / area	**Standard**
i.	All buildings not listed below	1 metre
…	…	…
vi.	Buildings, balconies and decks on sites adjacent or abutting a designated rail corridor,	4 metres from the rail corridor boundary
…	…	…

b. The above setbacks do not apply to the sites shown on an approved subdivision consent plan granted before 15 July 2016 in the Yaldhurst Outline Development Plan Appendix 8.10.28, unless a residential unit constructed on these sites is demolished and rebuilt.

c. For a retirement village or a comprehensive residential development, this rule applies only to the internal boundaries on the perimeter of the entire development.

d. For the purposes of this rule, this excludes guttering up to 200mm in width from the wall of a building.

15.4.1.3 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 Rules 15.1~~4~~3.1, 15.1~~4~~3.2 and 15.1~~4~~3.3, as set out in the following table.

	Activity	The Council's discretion shall be limited to the following matters:
RD1	a. …	**a.** …
RD2	Any activity listed in Rule 15.4.1.1 P1-P24 and Rule 15.4.1.3 RD3 to RD7, that do not meet one or more of the built form standards in Rule 15.4.2.1 c. and Rules 15.4.2.2 – 15.4.2.9, unless otherwise specified. Advice note: 1. Refer to relevant built form standard for provisions regarding notification.	a. a. As relevant to the built form standard that is not met: i. … xi. Minimum building setback from the railway corridor - Rule 15.1~~4~~3.3.10 xii. …
…	…	…

~~15.4.2.9~~15.5.2.9 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 and shall be limited notified only to KiwiRail (absent its written approval).

~~15.4.1.3~~15.5.1.3 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 Rules 15.1~~4~~3.1, 15.1~~4~~3.2 and 15.1~~4~~3.3, as set out in the following table.

	Activity	**The Council's discretion shall be limited to the following matters:**
…	**…**	**…**
RD2	Any activity listed in Rule 15.~~4~~5.1.1 P1-P24 and Rule 15.~~4~~5.1.3 RD3 to RD7, that do not meet one or more of the built form standards in Rule 15.~~4~~5.2.1 c. and Rules 15.~~4~~5.2.2 – 15.~~4~~5.2.9, unless otherwise specified. Advice note: 1. Refer to relevant built form standard for provisions regarding notification	b. As relevant to the built form standard that is not met: i. … ix. Minimum building setback from the railway corridor - Rule 15.1~~4~~3.3.10

...	...	...

~~15.4.2.9~~15.5.2.9 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 and shall be limited notified only to KiwiRail (absent its written approval).

~~15.7.1.3~~15.8.1.3 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 15.1~~3~~4.1, 15.1~~3~~4.2 and 15.1~~3~~4.3, as set out in the table below.

	Activity	**The Council's discretion shall be limited to the following matters:**
RD1	a. Activities listed in Rule 15.~~7~~8.1.1 P2 to P21, and Rule 15.~~7~~8.1.3 RD2 and RD3, that do not meet one or more of the built form standards in Rule 15.~~7~~8.2, unless otherwise specified. Advice note: 1. Refer to relevant built form standard for provisions regarding notification.	As relevant to the standard that is not met: a. ... h. Minimum building setback from the railway corridor - Rule 15.1~~3~~4.3.10.
...	...	...

~~15.7.2.8~~15.8.2.8 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 and shall be limited notified only to KiwiRail (absent its written approval).

~~15.8.1.3~~15.9.1.3 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.~~13~~14.3, as set out in the following table.

	Activity	**The Council's discretion shall be limited to the following matters:**
RD1	a. Activities listed in Rule 15.~~8~~9.1.1 P1 to P12 that do not meet one or more of the built form standards in Rule 15.~~8~~9.2. Advice note: 1. Refer to relevant built form standard for provisions regarding notification.	a. … i. Minimum building setback from the railway corridor - Rule 15.~~13~~14.3.10

		… | … | …

~~15.8.2.9~~15.9.2.9 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 and shall be limited notified only to KiwiRail (absent its written approval).

~~15.13.3.10~~15.14.3.10 Minimum building setback from the railway corridor

Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor.

Electricity Transmission Corridor and Infrastructure	Existing – s77I(b), s77O(b), s77I(e), s77O(e), s77K, and s77Q	**14.5.1.5 Non-complying activities** a. The activities listed below are non-complying activities. **Activity** ~~**NC1**~~ ~~**Activities and buildings that do not meet Rule 14.5.2.3 where the height is over 14 metres (unless otherwise specified in that rule)**~~ **NC~~2~~1** a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity): i. within 12 metres of the centre line of a 110kV or 220kV National Grid

				transmission line or within 12 metres of the foundation of an associated support structure; or ii. within 10 metres of the centre line of a 66kV National Grid transmission line or within 10 metres of a foundation of an associated support structure; or b. Fences within 5 metres of a National Grid transmission line support structure foundation. c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Transpower New Zealand Limited (absent its written approval). Advice note: 1. The National Grid transmission lines are shown on the planning maps. 2. Vegetation to be planted around the National Grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 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. Buildings and activity in the vicinity of National Grid transmission lines must comply with NZECP 34:2001.	
			NC~~3~~2	a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity): i. 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; or ii. within 5 metres of the centre line of a 33kV electricity distribution line or within 5 metres of a foundation of an associated support structure; or iii. within 5 metres of the centre line of the 11kV Heathcote to Lyttelton electricity distribution line or within 5 metres of a foundation of an associated support	

			structure. b. Fences within 5 metres of a 66kV or 33kV electricity distribution line support structure foundation. c. Fences within 5 metres of an 11kV Heathcote to Lyttelton electricity distribution line support structure foundation. d. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited or other electricity distribution network operator (absent written approval). Advice note: 1. The electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around 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.
			… …

(Plan Change 4 Council Decision subject to appeal)

15.4.1.5 Non-complying activities

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

	Activity
…	…
NC3	a. Sensitive activities

A. 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.

B. 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.

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.

c. Buildings, other than those in (b) above,

A. within 12 metres of the foundation of a 220kV National Grid transmission support structure.

B. within 10 metres of the foundation of an associated support structure.

d. Fences within 5 metres of a National Grid transmission line support structure foundation or a 66kV electricity distribution line support structure foundation.

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).

Advice notes:

1. The National Grid transmission lines and 66kV electricity distribution lines are shown on the planning maps.
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.
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.
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.

14.7.1.5 Non-complying activities

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

Activity	
…	…
NC2	a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity): i. 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; or ii. within 5 metres of the centre line of a 33kV electricity distribution line, or the 11kV Heathcote to Lyttelton electricity distribution line or within 5 metres of a foundation of an associated support structure. b. Fences within 5 metres of a 66kV electricity distribution line, a 33kV electricity distribution line, or the 11kV Heathcote to Lyttelton electricity distribution line. c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited or other electricity distribution network operator (absent written approval). Advice note: 1. The electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around 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. 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 electricity distribution lines. Buildings and activity in the vicinity of electricity

	distribution lines must comply with NZECP 34:2001.

14.12.1.5 Non-complying activities

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

Activity	
NC1	a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity): i. within 12 metres of the centre line of a 110kV or 220kV National Grid transmission line or within 12 metres of the foundation of an associated support structure; or ii. within 10 metres of the centre line of a 66kV National Grid transmission line or within 10 metres of a foundation of an associated support structure; or b. Fences within 5 metres of a National Grid transmission line support structure foundation. c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Transpower New Zealand Limited (absent written approval). Advice note: 1. The National Grid transmission lines are shown on the planning maps. 2. Vegetation to be planted around the National Grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 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. Buildings and activity in the vicinity of National Grid transmission lines must comply with NZECP 34:2001.

		NC2	a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity): i. 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; ii. within 5 metres of the centre line of a 33kV electricity distribution line or within 5 metres of a foundation of an associated support structure; or iii. within 5 metres of the centre line of the 11kV Heathcote to Lyttelton electricity distribution line (except that this shall not apply to any underground sections) or within 5 metres of a foundation of an associated support structure. b. Fences within 5 metres of a 66kV, 33kV and the 11kV Heathcote to Lyttelton electricity distribution line support structure foundation. c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited or other electricity distribution network operator (absent written approval). Advice note: 1. The electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around 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. 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 electricity distribution lines. Buildings and activity in the vicinity of electricity distribution lines must comply with NZECP 34:2001.	
		~~15.4.1.5~~ 15.5.1.5 Non-complying activities		

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

	Activity
...	...
NC3	a. Sensitive activities A. 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. B. 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. 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. c. Buildings, other than those in (b) above, A. within 12 metres of the foundation of a 220kV National Grid transmission support structure. B. within 10 metres of the foundation of an associated support structure. d. Fences within 5 metres of a National Grid transmission line support structure foundation or a 66kV electricity distribution line support structure foundation. 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). Advice notes: 1. The National Grid transmission lines and 66kV electricity distribution lines are shown on the planning maps. 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. 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. 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.

~~15.5.1.5~~ 15.6.1.5 Non-complying activities

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

	Activity
…	…
NC3	a. Sensitive activities i. 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. ii. within 5 metres of the centre line of a 33 kV electricity distribution line or within 5 metres of a foundation of an associated support structure. b. Buildings on greenfield sites: i. 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. ii. within 5 metres of the centre line of a 33 kV electricity distribution line or within 5 metres of a foundation of an associated support structure. c. Buildings, other than those in (b) above: i. within 10 metres of the foundation of a 66kV electricity distribution support structure. ii. Within 5 metres of the foundation of a 33kV electricity distribution support structure.

			d. Fences within 5 metres of a National Grid transmission line support structure foundation or 5 metres of a 66kV and 33 kV electricity distribution line support structure foundation. e. Any application arising from Rule NC3(a)-(d) shall not be publicly notified, and shall, absent written approval, be limited notified only to Transpower New Zealand Limited and/or Orion New Zealand Limited or other electricity distribution network operator. Advice note: 1. The National Grid transmission lines and 66kV and 33kV electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around the National Grid or 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. 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 the 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.
			NC4 | In the Central City, activities listed in Rule 15.~~5~~6.1.1 P3, P6, P7, P9, P10, P12 to P17 that do not meet one or more of the activity specific standards.

~~15.9.1.5~~ 15.10.1.5 Non-complying activities

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

…	…

		NC2 a. Sensitive activities within 10 metres of the centre line of a 66 kV electricity distribution line or within 10 metres of a foundation of an associated support structure. b. Buildings within 10 metres of the foundation of a 66 kV electricity distribution line support structure. c. Fences within 5 metres of a 66 kV electricity distribution line support structure foundation. Any application arising from this rule 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). Advice notes: 1. The 66 kV electricity distribution lines are shown on the planning maps. 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. 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 electricity distribution lines. Buildings and activity in the vicinity of electricity distribution lines must comply with the NZECP 34:2001.
Airport Noise Influence Area	Existing with amendments – S77I(e), s77J, s77K	**Chapter 14 Residential** **14.4 Rules - ~~Residential Suburban Zone and Residential Suburban Density Transition Zone~~ Low Density Residential Airport Influence Zone and Airport Influence Density Precinct** **14.4.1 Activity status tables** **14.4.1.1 Permitted activities** a. The activities listed below are permitted activities in the ~~Residential Suburban Zone~~ Low Density Residential Airport Influence Zone and ~~Residential Suburban Density Transition Zone~~ Airport Influence Density Precinct if they meet the

activity specific standards set out in this table, the built form standards in Rule 14.4.2, and the area specific rules in Rule 14.4.3.

b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 14.4.1.2, 14.4.1.3, 14.4.1.4, 14.4.1.5, and 14.4.1.6 or in the area specific rules in Rule 14.4.3

Activity		Activity specific standards
P1	Residential activity, except for residential units containing more than six bedrooms and boarding houses	a. No more than one heavy vehicle shall be stored on the site of the residential activity. b. Any motor vehicles and/or boats dismantled, repaired or stored on the site of the residential activity shall be owned by people who live on the same site.

			P2	Minor residential unit where the minor unit is a detached building and the existing site it is to be built on contains only one residential unit	a. The existing site containing both units shall have a minimum net site area of 450m². b. The minor residential unit shall have a minimum gross floor area of 35m² and a maximum gross floor area of 80m². c. The parking areas of both units shall be accessed from the same access. d. This requirement replaces the general outdoor living space requirements set out in Rule 14.4.2.5.There shall be a total outdoor living space on the existing site (containing both units) with a minimum area of 90m² and a minimum dimension of 5 metres. This total space can be provided as: i. a single continuous area; or ii. be divided into two separate spaces, provided that each unit is provided with an outdoor living space that is directly accessible from that unit and is a minimum of 30m² in area.	
			P3	Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing up to 6 bedrooms	Nil	

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<tr>
<td>P4</td>
<td>Multi-unit residential complexes within the ~~Residential Suburban Density Transition Zone~~ <u>Airport Influence Density Precinct</u> – up to and including four residential units.</td>
<td rowspan="2">~~a. The minimum net floor area (including toilets and bathrooms, but excluding parking area, garages or balconies) for any residential unit in the complex shall be:~~
<table>
<tr><th></th><th>~~Number of bedrooms~~</th><th>~~Minimum Net floor area~~</th></tr>
<tr><td>~~i.~~</td><td>~~Studio.~~</td><td>~~35m^2~~</td></tr>
<tr><td>~~ii.~~</td><td>~~1 Bedroom.~~</td><td>~~45m^2~~</td></tr>
<tr><td>~~iii.~~</td><td>~~2 Bedrooms.~~</td><td>~~60m^2~~</td></tr>
<tr><td>~~iv.~~</td><td>~~3 or more Bedrooms~~</td><td>~~90m^2~~</td></tr>
</table>
b. Any residential unit fronting a road or public open space shall have a habitable space located at the ground level, and at least 50% of all residential units within a complex shall have a habitable space located at the ground level.
c. Each of these habitable spaces located at the ground level shall have a minimum floor area of 9m^2 and a minimum internal dimension of three metres and be internally accessible to the rest of the unit.</td>
</tr>
<tr>
<td>P5</td>
<td>Social housing complexes – up to and including four residential units.</td>
</tr>
<tr>
<td>P6</td>
<td>Older person’s housing unit</td>
<td>a. Any older person’s housing unit shall have a maximum gross floor area of 120m^2.</td>
</tr>
<tr>
<td>P7</td>
<td>Retirement villages</td>
<td>a. Building façade length – there must be a recess in the façade of a building where it faces a side or rear boundary from the point at which a building exceeds a length of 16 metres. The recess must:
i. be at least 1 metre in depth, for a length of at least 2 metres;</td>
</tr>
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</table>

					ii. be for the full height of the wall; and iii. include a break in the eave line and roof line of the façade.	
			P8	Conversion of an elderly person's housing unit existing at 6 December 2013, into a residential unit that may be occupied by any person(s) and without the need to be encumbered by a bond or other appropriate legal instrument (P8 only applies until 30 April 2018)	d. There shall be no reduction in the areas and dimensions of the lawfully established outdoor living space associated with each unit.	
			P9	Conversion of a family flat existing at 6 December 2013 into a residential unit that may be occupied by any person(s) and without the need to be encumbered by a legal instrument	a. Each converted flat shall have a minimum gross floor area, excluding terraces, garages, sundecks, and verandahs, of 35m². b. This requirement replaces the general outdoor living space requirements set out in Rule 14.4.2.5. There shall be a total outdoor living space on the existing site (containing the residential unit and the family flat) with a minimum area of 90m² and a minimum dimension of 5 metres. This total space can be provided as a single contiguous area, or be divided into two separate spaces, provided that each unit is provided with an outdoor living space that is directly accessible from that unit and is a minimum of 30m² in area.	
			P10	Conversion of a residential unit (within, or as an extension to, a	a. Each residential unit shall have a minimum gross floor area, excluding terraces, garages, sundecks and verandahs, of 35m².	

				residential unit) into two residential units	b. This requirement replaces the general outdoor living space requirements set out in Rule 14.4.2.5. There shall be a total outdoor living space on the existing site with a minimum area of 90m² and a minimum dimension of 5 metres. This total space can be provided as a single contiguous area, or be divided into two separate spaces, provided that each unit is provided with an outdoor living space that is directly accessible from that unit and is a minimum of 30m² in area. c. The residential unit to be converted shall be outside: i. the tsunami inundation area as set out in Environment Canterbury report number R12/38 "Modelling coastal inundation in Christchurch and Kaiapoi from a South American Tsunami using topography from after the 2011 February Earthquake (2012), NIWA"; as shown in Appendix 14.16.5; ii. the Riccarton Wastewater Interceptor Overlay identified on the Planning Maps 38, 37, 31, 30, 23; except after the completion of infrastructure work to enable capacity in the identified lower catchment; and iii. any Flood Management Area.	
			P11	Replacement of a residential unit with two residential units	a. The existing site shall be occupied by one residential unit and that residential unit has been, or will be, demolished because the insurer(s) of that unit have determined that the residential unit was uneconomic to repair because of earthquake damage.	

					b. The existing site shall be outside: i. the tsunami inundation area as set out in Environment Canterbury report number R12/38 "Modelling coastal inundation in Christchurch an Kaiapoi from a South American Tsunami using topography from after the 2011 February Earthquake (2012), NIWA"; as shown in Appendix 14.16.5; ii. the Riccarton Wastewater Interceptor Overlay identified on the Planning Maps 38, 37, 31, 30, 23; except after the completion of infrastructure work to enable capacity in the identified lower catchment; and iii. any Flood Management Area. c. This requirement replaces the general outdoor living space requirements set out in Rule 14.4.2.5. There shall be a total outdoor living space on the existing site with a minimum area of 90m² and minimum dimension of 5 metres. This total space can be provided as a single contiguous area, or be divided into two separate spaces, provided that each unit is provided with an outdoor living space that is directly accessible from that unit and is a minimum of 30m² in area.	
			P12	Construction of two residential units on a site that was vacant prior to the Canterbury earthquakes of 2010 and 2011	a. The existing site shall be outside: i. the tsunami inundation area as set out in Environment Canterbury report number R12/38 "Modelling coastal inundation in Christchurch an	

					Kaiapoi from a South American Tsunami using topography from after the 2011 February Earthquake (2012), NIWA"; as shown in Appendix 14.16.5; ii. the Riccarton Wastewater Interceptor Overlay identified on the Planning Maps 38, 37, 31, 30, 23; except after the completion of infrastructure work to enable capacity in the identified lower catchment; and iii. any Flood Management Area. b. This requirement replaces the general outdoor living space requirements set out in Rule 14.4.2.5. There shall be a total outdoor living space on the existing site with a minimum area of 90m² and minimum dimension of 5 metres. This total space can be provided as a single contiguous area, or be divided into two separate spaces, provided that each unit is provided with an outdoor living space that is directly accessible from that unit and is a minimum of 30m² in area.	
			P13	Home occupation (Proposed Plan Change 5D subject to Council Decision)	a. The ~~gross~~ total floor area of the building or part of the building (measured internally), plus ~~the area used for~~ any outdoor storage area, occupied by the home occupation shall be ~~less~~ no more than 40m². b. The maximum number of FTE persons employed in the home occupation, who reside permanently elsewhere than on the site, shall be two. c. Any ~~retailing~~ retail activity shall be limited to: ii. the sale of goods grown or produced on the site~~,~~;	

				iii. goods incidental to an on-site service provided by the home occupation where the goods storage and/or display occupies no more than 1m^2 of floor area; or iv. internet-based sales where no customer visits occur; and v. retail activity shall exclude food and beverage outlets. d. Manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out in a fully enclosed building. e. The hours of operation, when the site is open to visitors, clients, and deliveries, shall be limited to between the hours of: i. 07:00 – 21:00 Monday to Friday; and ii. 08:00 – 19:00 Saturday, Sunday and public holidays. f. Visitor, courier vehicle and ~~or~~ staff parking areas shall be within the net site area of the property and outside the road boundary setback. g. Vehicle movements associated with the home occupation shall not exceed: ii. heavy vehicles: 2 per week; and iii. other vehicles: 16 per day. h. ~~Outdoor advertising~~ Signage shall be limited to a maximum area of ~~2~~0.5m², except that where the activity is located on sites with frontage to Memorial Avenue or Fendalton Road there shall be no signage.	

		P14	Care of non-resident children within a residential unit in return for monetary payment to the carer	a. There shall be: i. a maximum of four non-resident children being cared for in return for monetary payment to the carer at any one time; and ii. at least one carer residing permanently within the residential unit.	
		~~**P15**~~	~~Bed and breakfast~~	~~a. There shall be:~~ ~~i. a maximum of six guests accommodated at any one time;~~ ~~ii. at least one owner of the residential unit residing permanently on site; and~~ iii. ~~no guest given accommodation for more than 90 consecutive days.~~	
		P16	Education activity	a. The activity shall: i. only locate on sites with frontage and the primary entrance to a minor arterial road or collector road where: A. a right turn offset, either informal or formal, is available, or; B. a solid median prevents right turns into or out of the primary entrance.	
		P17	Preschools, other than as provided for in Rule 14.4.1.1 P14.		
		P18	Health care facility		
		P19	Veterinary care facility		

<table>
<tr>
<td></td>
<td></td>
<td>P20</td>
<td>Places of assembly, except at Kate Sheppard House, 83 Clyde Road, where Rule 14.4.3.1.1 P3 applies

(Proposed Plan Change 5F subject to Council Decision)</td>
<td>ii. only occupy a gross floor area of building of less than 200m², or in the case of a health care facility, less than 300m²;
iii. limit outdoor advertising to a maximum area of 2m²;
iv. limit the hours of operation when the site is open to visitors, students, patients, clients, and deliveries to between the hours of:
<table>
<tr><td>A. Education activity</td><td>I. 07:00 – 21:00 Monday to Saturday; and
i. II. Closed Sunday and public holidays.</td></tr>
<tr><td>B. Preschools</td><td>I. 07:00 – 21:00 Monday to Friday, and
II. 07:00 – 13:00 Saturday, Sunday and public holidays.</td></tr>
<tr><td>C. Health care facility</td><td rowspan="3">I. 07:00 – 21:00.</td></tr>
<tr><td>D. Veterinary care facility</td></tr>
<tr><td>E. Places of assembly</td></tr>
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v. in relation to preschools, limit outdoor play areas and facilities to those that meet Rule 6.1.5.2.1 Table 1: Zone noise limits outside the Central City;</td>
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					vi. in relation to preschools, veterinary care facilities and places of assembly (see Figure 1): A. only locate on sites where any residential activity on an adjoining front site, or front site separated by an access, with frontage to the same road is left with at least one residential neighbour. That neighbour shall be on an adjoining front site, or front site separated by an access, and have frontage to the same road; and B. only locate on residential blocks where there are no more than two non-residential activities already within that block; vii. in relation to veterinary care facilities, limit the boarding of animals on the site to a maximum of four; viii. in relation to places of assembly, entertainment activities shall be closed Sunday and public holidays; ix. in relation to noise sensitive activities, not be located within the 50 dB $_{Ldn}$ Air Noise Contour **and the Qualifying Matter Airport Noise Influence Area** as shown on the planning maps; and x. not include the storage of more than one heavy vehicle on the site of the activity.	
			P21	Spiritual activities	a. The activity shall: i. limit the hours of operation to 07:00-22:00; and ii. not include the storage of more than one heavy	

				vehicle on the site of the activity.	
		P22	Community corrections facilities	a. The facility shall: i. limit the hours of operation when the site is open to clients and deliveries to between the hours of 07:00 – 19:00; and ii. limit signage to a maximum area of 2m².	
		P23	Community welfare facilities		
		P24	Emergency service facilities	Nil	
		P25	Repair or rebuild of multi-unit residential complexes damaged by the Canterbury earthquakes of 2010 and 2011 on properties with cross leases, company leases or unit titles as at the date of the earthquakes.	a. Where the repair or rebuild of a building will not alter the building footprint, location, or height, the building need not meet the built form standards. b. Where the building footprint, location, or height is to be altered no more than necessary in order to comply with legal or regulatory requirements or the advice of a suitably qualified and experienced chartered engineer: i. the only built form standards that shall apply are those specified in Rules 14.4.2.3 – Building height and 14.4.2.6 – Daylight recession planes; ii. in relation to the road boundary setback, the repaired or rebuilt building shall have a setback of at least 3 metres; iii. the standards at (i) and (ii) shall only apply to the extent that the repaired or rebuilt building increases the level of non-compliance with the standard(s) compared to the building that existed at the time of	

					the earthquakes. Advice note: 1. Examples of regulatory or legal requirement that may apply include the New Zealand Building Code, Council bylaws, easements, and other rules within this Plan such as the requirements for minimum floor levels in Chapter 5. c. If paragraphs a. and b. do not apply, the relevant built form standards apply. d. Any application arising from not meeting standards a. and b.i. shall not be publicly notified, and may be limited notified to adjoining property owners (where the consent authority considers this is required, and absent written approval). e. Any application arising from not meeting standard b.ii. (road boundary setbacks), shall not be limited or publicly notified.	
			P26	a. Temporary lifting or moving of earthquake damaged buildings where the activity does not meet one or more of Rules: i. 14.4.2.3 – Building height; ii. 14.4.2.4 – Site coverage; iii. 14.4.2.5 – Outdoor living space; iv. 14.4.2.6 – Daylight recession planes; or	a. Buildings shall not be: i. moved to within 1 metre of an internal boundary and/or within 3 metres of any water body, scheduled tree, listed heritage item, areas listed as Sites of Ecological Significance (in Sub-chapter 9.1), Natural Landscapes, Features or Character (in Sub-chapter 9.2), or Sites of Ngāi Tahu Cultural Significance (in Sub-chapter 9.5), any Council owned structure, archaeological site, or the coastal marine area; or ii. lifted to a height exceeding 3 metres above the applicable recession plane or height control.	

				v. 14.4.2.7 – Minimum building setbacks from internal boundaries and ~~railway lines.~~	b. The building must be lowered back or moved back to its original position, or a position compliant with the District Plan or consistent with a resource consent, within 12 weeks of the lifting or moving works having first commenced. c. In all cases of a building being moved or lifted, the owners/occupiers of land adjoining the sites shall be informed of the work at least seven days prior to the lift or move of the building occurring. The information provided shall include details of a contact person, details of the lift or move, and the duration of the lift or move. d. The Council's Resource Consents Manager shall be notified of the lifting or moving the building at least seven days prior to the lift or move of the building occurring. The notification must include details of the lift or move, property address, contact details and intended start date.	
			P27	Relocation of a building	Nil	
			P28	Market gardens, community gardens, and garden allotments		
			P29	Hosted visitor accommodation	a. A maximum of six guests shall be accommodated at any one time. b. The Council shall be notified in writing prior to commencement. c. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor	

				accommodation and provide those records to the Council on request. d. The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures to the Council on request.
		P30	Visitor accommodation in a heritage item	a. A permanent resident or manager/supervisor for the property shall be in residence on the site for the duration of any visitors' stays. b. A maximum of ten guests shall be accommodated at any one time. c. The Council shall be notified in writing prior to commencement. d. The owner of the unit shall keep records of the number of nights booked per year, as commencing on 1 January of that year, and the dates used for hosted visitor accommodation and provide those records to the Council on request. e. The owner of the unit shall have procedures in place for managing adverse effects on neighbours from guests checking-in between the hours of 22.00pm and 06.00am, and shall provide those procedures to the Council on request.
		(Plan Change 4 Council Decision subject to appeal)		

14.4.1.2 Controlled activities

a. The activities listed below are controlled activities.

b. Unless otherwise specified, any application arising from the controlled activity rules listed below shall not be limited or publicly notified.

c. Discretion to impose conditions is restricted to the matters over which control is reserved in Rule 14.15, as set out in the following table.

Activity		**The matters over which Council reserves its control:**
C1	Fences that do not meet Rule 14.4.2.10 – Street scene amenity and safety - fences	a. Street scene – road boundary building setback, fencing and planting – Rule 14.15.17
C2	Residential units (including any sleep-outs) containing more than six bedrooms in total (Proposed Plan Change 5D subject to Council Decision)	a. Scale and nature of activity – Rule 14.15.5 b. Traffic generation and access safety – Rule 14.15.6
C3	Multi-unit residential complexes and social housing complexes that do not meet Rule 14.4.2.2 – Tree and garden planting	a. Street scene – road boundary building setback, fencing and planting – Rule 14.15.17
C4	Multi-unit residential complexes and social housing complexes that do not meet Rule 14.4.2.12 – Service, storage and waste management spaces	a. Service, storage and waste management spaces – Rule 14.15.19

		C5	Social housing complexes, where the complex does not meet one or more of the activity specific standards in Rule 14.4.1.1 P5 b. or c.	a. Street scene – road boundary building setback, fencing and planting – Rule 14.15.17	
		C6	Multi-unit residential complexes in the ~~**Residential Suburban Density Transition Zone**~~ **Airport Influence Density Precinct**, where the complex does not meet one or more of the activity specific standards in Rule 14.4.1.1 P4 b. or c.		
		C7	Unhosted visitor accommodation: a. For a total per site of 60 nights or fewer per year; b. for a maximum of six guests at any one time.	a. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information b. Record keeping and provision of information to the Council c. Management of outdoor entertainment and recreation facilities d. Management of solid waste disposal e. Number and size of vehicles used by guests including large vehicles f. Building access arrangements and wayfinding g. Controls on the effects and scale of functions or events h. Controls on check-in and check-out times.	
		C8	Visitor accommodation in a heritage item that does not comply with activity specific standard (a) in Rule 14.4.1.1 P30.	a. Provision of information for neighbours and guests, including contact information, parking restrictions, and, where appropriate, hazards information b. Record keeping and provision of information to the Council	

				c. Management of outdoor entertainment and recreation facilities d. Management of solid waste disposal e. Number and size of vehicles used by guests including large vehicles f. Building access arrangements and wayfinding g. Controls on the effects and scale of functions or events h. Controls on check-in and check-out times.

(Plan Change 4 Council Decision subject to appeal)

14.4.1.3 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 14.15, or as specified, as set out in the following table.

Activity		**The Council's discretion shall be limited to the following matters:**
RD1	Residential unit in the ~~**Residential Suburban Zone**~~ **Low Density Residential Airport Influence Zone** contained within its own separate site with a net site area between 400 and 450m²	e. Site density and site coverage – Rule 14.15.2
RD2	Residential unit in the ~~**Residential Suburban Density Transition Zone**~~ **Airport Influence Density Precinct** contained within its own separate site with a net site area between 300m² and 330m²	

		RD3	Minor residential unit where the minor unit is a detached building and does not meet one or more of the activity specific standards in Rule 14.4.1.1 P2 a., b., c., and d.	a. Minor residential units - Rule 14.15.22	
		RD4	Conversion of a residential unit (within or as an extension to a residential unit) into two residential units that does not meet one or more of the activity specific standards in Rule 14.4.1.1 P10 a. and b.		
		~~**RD5**~~	~~**Social housing complexes, where any residential unit in the complex does not meet activity specific standard Rule 14.4.1.1 P5 a.**~~	a. ~~**Minimum unit size and unit mix – Rule 14.15.4**~~	
		~~**RD6**~~	~~**Multi-unit residential complexes in the Residential Suburban Density Transition Zone where any residential unit in the complex does not meet activity specific standard Rule 14.4.1.1 P4 a.**~~		
		RD7	Social housing complexes – over four residential units	a. Residential design principles – Rule 14.15.1	
		RD8	Multi-unit residential complexes in ~~**Residential Suburban Density Transition Zone**~~ **Airport Influence Density Precinct** – over four residential units		
		RD9	Older person's housing units that do not meet activity specific standard in Rule 14.4.1.1 P6 a.	a. Scale and nature of activity - Rule 14.15.5	
		RD10	Retirement villages that do not meet one or more of the activity specific standards in Rule 14.4.1.1 P7	a. Retirement villages - Rule 14.15.9	
		RD11	Boarding house	a. Scale and nature of activity - Rule 14.15.5 b. Traffic generation and access safety - Rule 14.15.6	

		RD12	Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing 7 to 9 bedrooms	a. Scale and nature of activity – Rule 14.15.5	
		RD13	a. Convenience activities where: i. the site is located on the corner of a minor arterial road that intersects with either a minor arterial road or collector road; ii. the total area occupied by retailing on the site is no more than 50m² public floor area; iii. the activity does not include the sale of alcohol; iv. outdoor advertising is limited to no more than 2m² and shall be within the road boundary setback; v. the hours of operation when the site is open to business visitors or clients are limited to between the hours of 07:00 – 22:00 Monday to Sunday and public holidays; and vi. there is no provision of on-site parking area for visitors or service purposes.	a. Residential design principles - Rule 14.15.1 b. Scale and nature of activity – Rule 14.15.5 c. Non-residential hours of operation – Rule 14.15.21 d. Traffic generation and access safety – Rule 14.15.6	
		RD14	a. Integrated family health centres where: i. the centre is located on sites with frontage and the primary entrance to a minor arterial road or collector road where right turn offset, either informal or formal is available; ii. the centre is located on sites adjoining a Neighbourhood centre, District centre or Key activity centre;	a. Scale and nature of activity - Rule 14.15.5 b. Traffic generation and access safety - Rule 14.15.6 c. Non-residential hours of operation - Rule 14.15.21	

				iii. the centre occupies a gross floor area of building of between 301m² and 700m²; iv. outdoor advertising signage is limited to a maximum area of 2m²; and v. the hours of operation when the site is open to patients, or clients, and deliveries is limited to between the hours of 07:00 – 21:00.		
			~~RD15~~	~~a. Animal shelter at 14 and 18 Charlesworth Street.~~ ~~b. Any application arising from this rule shall not be publicly notified and may be limited notified only to directly abutting landowners and occupiers (where the consent authority considers this is required, and absent their written approval).~~	a. ~~Scale and nature of activity – Rule 14.15.5~~ b. ~~Traffic generation and access safety – Rule 14.15.6~~ c. ~~Non-residential hours of operation – Rule 14.15.21~~	
			RD16	a. Spiritual activities that do not meet the hours of operation in Rule 14.4.1.1 P21. b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to directly abutting land owners and occupiers (absent their written approval).	a. Non-residential hours of operation – Rule 14.15.21	
			RD17	a. Community corrections facilities and community welfare facilities that do not meet one or more of the activity specific standards in Rule 14.4.1.1 P22 or P23. b. Any application arising from this rule shall not be limited or publicly notified.	a. As relevant to the activity specific standard that is not met: i. Scale and nature of activity – Rule 14.15.5 ii. Traffic generation and access safety – Rule 14.15.6	

				iii. Non-residential hours of operation – Rule 14.15.21	
		RD18	a. Temporary lifting or moving of earthquake damaged buildings that does not meet one or more of the activity specific standards in Rule 14.4.1.1 P26. b. Any application arising from this rule shall not be limited or publicly notified.	a. Relocation of a buildings and temporary lifting or moving of earthquake damaged buildings – Rule 14.15.16	
		RD19	Buildings that do not meet Rule 14.4.2.3 – Building height	a. Impacts on neighbouring property – Rule 14.15.3	
		RD20	Buildings that do not meet Rule 14.4.2.6 – Daylight recession planes		
		RD21	a. Activities and buildings that do not meet Rule 14.4.2.4 – Site coverage where the site coverage is between 35% and 40%. b. Any application arising from this rule shall not be limited or publicly notified.	a. Site density and site coverage – Rule 14.15.2	
		RD22	a. Multi-unit residential complexes, social housing complexes, and older person's housing units that do not meet Rule 14.4.2.4 – Site coverage, where the site coverage is between 40-45% (calculated over the net site area of the site of the entire complex or group of units). b. Any application arising from this rule shall not be limited or publicly notified.		
		RD23	a. Market gardens where the site coverage exceeds 55%.	a. Site density and site coverage – Rule 14.15.2	

				b. Any application arising from this rule shall not be limited or publicly notified.	
			RD24	a. Residential units that do not meet Rule 14.4.2.5 – Outdoor living space. b. Any application arising from this rule shall not be limited or publicly notified.	a. Outdoor living space – Rule 14.15.20
			RD25	a. Buildings that do not meet Rule 14.4.2.9 – Road boundary building setback. b. Any application arising from this rule shall not be limited or publicly notified.	a. Street scene – road boundary building setback, fencing and planting – Rule 14.15.17
			RD26	Buildings that do not meet Rule 14.4.2.7 – Minimum building setbacks from internal boundaries and ~~railway lines,~~ other than Rule 14.4.2.7(vi) (refer to Rule 14.4.1.3 RD28)	a. Impacts on neighbouring properties – Rule 14.15.3 b. Minimum building, window and balcony setbacks – Rule 14.15.18
			RD27	Buildings that do not meet Rule 14.4.2.8 – Minimum setback and distance to living area windows and balconies and living space windows facing internal boundaries	
			~~RD28~~	**~~Buildings that do not meet Rule 14.4.2.7(vi) relating to rail corridor boundary setbacks\~~**	a. **~~Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor.~~**
			RD29	a. Residential units that do not meet Rule 14.4.2.11 – Water supply for firefighting. b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to the New Zealand Fire Service (absent its written approval).	a. Water supply for fire fighting – Rule 14.15.7

		RD30	a. Activities and buildings that do not meet one or more of the activity specific standards in Rule 14.4.1.1 (except for P16 - P18 standard ix. relating to noise sensitive activities in the 50 dB $_{Ldn}$ Air Noise Contour **and the Qualifying Matter Airport Noise Influence Area**, refer to Rule 14.4.1.3 RD34; or P16-P19 standard x. relating to storage of heavy vehicles, refer to Rule 14.4.1.4 D2) for: i. P13 Home occupations; A. that do not meet standard a. and occupy a total area, comprising the floor area of the building or part of the building (measured internally) and any outdoor storage area, no greater than 40% of the GFA of the residential unit, with the GFA calculation excluding detached accessory buildings; B. that do not meet one or more of standards b. to h. ii. P16 Education activity iii. P17 Preschools, other than as provided for in Rule 14.4.1.1 P14 and Rule 14.4.1.4 D2; iv. P18 Health care facility; v. P19 Veterinary care facility. b. Any application arising from this rule shall not be limited or publicly notified. (Proposed Plan Change 5D subject to Council Decision)	a. As relevant to the activity specific standard that is not met: i. Scale and nature of activity - Rule 14.15.5 ii. Traffic generation and access safety - Rule 14.15.6 iii. Non-residential hours of operation – Rule 14.15.21	
		RD31	a. Activities and buildings that do not meet one or more of Rule 14.4.1.1 P10 standard c.iii, or Rule	a. The setting of the minimum floor level.	

				14.4.1.1 P11 standard b.iii, or Rule 14.4.1.1 P12 standard a.iii. b. Any application arising from this rule shall not be limited or publicly notified.	b. The frequency at which any proposal is predicted to be flooded and the extent of damage likely to occur in such an event. c. Any proposed mitigation measures, and their effectiveness and environmental impact, including any benefits associated with flood management. d. Any adverse effects on the scale and nature of the building and its location in relation to neighbouring buildings, including effects the privacy of neighbouring properties as a result of the difference between minimum and proposed floor levels, and effects on streetscape.	
			RD32	a. Activities and buildings that do not meet one or more of Rule 14.4.1.1 P10 standard c.ii, or P11 standard b.ii., or P12 standard a.ii. b. Any application arising from this rule shall not be limited or publicly notified.	a. Whether there is adequate capacity in the wastewater system to provide for the additional residential activity.	
			RD33	Retirement villages that do not meet Rule 14.4.2.4 – Site coverage, where the site coverage is greater than 45% (calculated over the net site area of the site of the entire village).	a. Retirement villages – 14.15.9.	

RD34	a. The following activities and facilities located within the 50 dB $_{Ldn}$ Air Noise Contour **and the Qualifying Matter Airport Noise Influence Area** as shown on the Planning Maps: i. Residential activities which are not provided for as a permitted or controlled activity; ii. Education activities (Rule 14.4.1.1 P16); iii. Preschools (Rule 14.4.1.1 P17); or iv. Health care facilities (Rule 14.4.1.1 P18) v. Visitor accommodation in a heritage item Rule 14.4.1.1 P30). b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Christchurch International Airport Limited (absent its written approval).	a. The extent to which effects, as a result of the sensitivity of activities to current and future noise generation from aircraft, are proposed to be managed, including avoidance of any effect that may limit the operation, maintenance or upgrade of Christchurch International Airport. b. The extent to which appropriate indoor noise insulation is provided with regard to Appendix 14.16.4.		

(Proposed Plan Change 5D subject to Council Decision)

(Plan Change 4 Council Decision subject to appeal)

14.4.1.4 Discretionary activities

a. The activities listed below are discretionary activities.

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

		D2	a. Activities that do not meet one or more of the activity specific standards in Rule 14.4.1.1 for: i. P1 Residential activity; ii. P8 Conversion of an elderly person's housing unit into a residential unit; iii. P14 Care of non-resident children in a residential unit; iv. ~~P15 Bed and breakfast~~; v. P20 Places of assembly; or vi. Storage of more than one heavy vehicle for P16-P19 and P21.	
		D3	Student hostels owned or operated by a secondary education activity or tertiary education and research activity containing 10 or more bedrooms	
		D4	Show homes	
		D5	Integrated family health centres which do not meet one of more of the requirements specified in Rule 14.4.1.3 RD14	
		D6	Multi-unit residential complexes in **~~Residential Suburban Zones~~ Low Density Residential Airport Influence Zones**	
		D7	a. Hosted visitor accommodation that does not comply with activity specific standards in Rule 14.4.1.1 P29 and that does not exceed twelve guests per site at any one time. b. Any application arising from this rule shall not be publicly notified but may be limited notified.	
		D8	a. Unhosted visitor accommodation that does not comply with Rule 14.4.1.2 C7 and that does not exceed twelve guests per site at any one time. b. Any application arising from this rule shall not be publicly notified but may be limited notified.	

D9	a. Visitor accommodation in a heritage item that does not comply with activity specific standards (b) – (e) in Rule 14.4.1.1 P30 and that does not exceed twelve guests per site at any one time. b. Any application arising from this rule shall not be publicly notified but may be limited notified.
D10	Home occupation with a total area, comprising the floor area of the building or part of the building (measured internally) and any outdoor storage area occupied, greater than 40% of the GFA of the residential unit, with the GFA calculation excluding detached accessory buildings.

(Plan Change 4 Council Decision subject to appeal)

(Proposed Plan Change 5D subject to Council Decision)

14.4.1.5 Non-complying activities

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

Activity	
NC1	Any non-residential activity, other than a home occupation, located on a site with frontage to Memorial Avenue or Fendalton Road. (Proposed Plan Change 5D subject to Council Decision)
NC2	Residential units in the ~~**Residential Suburban Zone**~~ **Low Density Residential Airport Influence Zone** that do not meet Rule 14.4.2.1, where the residential unit is contained within a site with a net site area of less than 400m² net site area.

		NC3	Residential units in the ~~**Residential Suburban Density Transition Zone**~~ **Airport Influence Density Precinct** that do not meet Rule 14.4.2.1, where the residential unit is contained within a site with a net site area of less than 300m² net site area	
		NC4	Activities and buildings that do not meet Rule 14.4.2.4 where the site coverage exceeds 40% (except as provided for in Rule 14.4.1.5 NC5)	
		NC5	Multi-unit residential complexes, social housing complexes and older person's housing units that do not meet Rule 14.4.2.4, where the site coverage exceeds 45% (calculated over the net site area of the site of the entire complex or group of units)	
		NC6	a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity): i. within 12 metres of the centre line of a 110kV or 220kV National Grid transmission line or within 12 metres of the foundation of an associated support structure; or ii. within 10 metres of the centre line of a 66kV National Grid transmission line or within 10 metres of a foundation of an associated support structure; or b. Fences within 5 metres of a National Grid transmission line support structure foundation. c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Transpower New Zealand Limited (absent its written approval). Advice note: 1. The National Grid transmission lines are shown on the planning maps. 2. Vegetation to be planted around the National Grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003. 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. Buildings and activity in the vicinity of National Grid transmission lines must comply with NZECP 34:2001.	
			NC7	a. Sensitive activities and buildings (excluding accessory buildings associated with an existing activity): 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; or iii. within 5 metres of the centre line of a 33kV electricity distribution line or within 5 metres of a foundation of an associated support structure; or iv. within 5 metres of the centre line of the 11kV Heathcote to Lyttelton electricity distribution line (except that this shall not apply to any underground section) or within 5 metres of a foundation of an associated support structure. b. Fences within 5 metres of a 66kV or 33kV electricity distribution line support structure foundation. c. Fences within 5 metres of an 11kV Heathcote to Lyttelton electricity distribution line support structure foundation. d. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited or other electricity distribution network operator (absent written approval). Advice note: 1. The electricity distribution lines are shown on the planning maps. 2. Vegetation to be planted around 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. 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 electricity distribution lines. Buildings and activity in the vicinity of electricity	

	distribution lines must comply with NZECP 34:2001.
NC8	a. Visitor accommodation that is: i. not hosted visitor accommodation, unhosted visitor accommodation or visitor accommodation in a heritage item; ii. hosted visitor accommodation that exceeds the maximum number of guests in Rule 14.4.1.4 D7; iii. Unhosted visitor accommodation that exceeds the maximum number of guests in Rule 14.4.1.4 D8; and iv. Visitor accommodation in a heritage item that exceeds the maximum number of guests in Rule 14.4.1.4 D9. b. Any application arising from this rule shall not be publicly notified but may be limited notified.

(Plan Change 4 Council Decision subject to appeal)

14.4.1.6 Prohibited activities

There are no prohibited activities.

14.4.2 Built form standards

14.4.2.1 Site density

b. Each residential unit shall be contained within its own separate site. The site shall have a minimum net site area as follows:

	Activity	Standard
i.	~~**Residential Suburban Zone**~~ **Low Density Residential Airport Influence Zone** (excluding residential units established under Rule 14.4.1.1 P8, P9, P10, P11 and P12)	450m²
ii.	~~**Residential Suburban Density Transition Zone**~~ **Airport Influence Density Precinct** (excluding residential units established under Rule 14.4.1.1 P8, P9, P10, P11 and P12)	330m²
iii.	Social housing complexes	There shall be no minimum net site area for any site for any residential unit or older person's housing unit
iv.	Multi-unit residential complexes	
v.	Older person's housing units	
vi.	Retirement village	

14.4.2.2 Tree and garden planting

a. For multi-unit residential complexes and social housing complexes only, sites shall include the following minimum tree and garden planting:

   i. a minimum of 20% of the site shall be provided for landscaping (which may include private or communal open space), where

      A. at least 50% of the landscaping shall be trees and shrubs, and

      B. a minimum of one tree for every 250m² of gross site area (prior to subdivision), or part thereof, is included within the landscaping, and

      C. at least one tree shall be planted adjacent to the road boundary;

   ii. all trees required by this rule shall be not less than 1.5 metres high at the time of planting;

   iii. all trees and landscaping required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced; and

iv. the minimum tree and garden planting requirements shall be determined over the site of the entire complex.

14.4.2.3 Building height

a. The maximum height of any building shall be:

	Activity / area	Standard
i.	All buildings unless specified below.	8 metres
ii.	Minor residential units in the ~~**Residential Suburban Zone**~~ **Low Density Residential Airport Influence Zone**	5.5 metres and of a single storey only
iii.	~~**All buildings on the Woolston Fire Station and Training Centre site at 929 Ferry Road, Lot 1 DP72727.**~~	~~20 metres~~
iv.	**All buildings within the Riccarton Bush Interface Area**	**8 metres**

Advice note:

1. See the permitted height exceptions contained within the definition of height.

14.4.2.4 Site coverage

a. The maximum percentage of the net site area covered by buildings shall be as follows:

	Zone/activity	Standard
i.	All zones / activities unless specified below	35%
ii.	Multi-unit residential complexes, social housing complexes, and groups of older person's housing units where all the buildings are single storey. The percentage coverage by buildings shall be calculated over the net site area of the entire complex or group, rather than over the net area of any part of the complex or group.	40%
iii.	Market gardens	55%
iv.	Retirement villages	45%

b. For the purposes of this rule this excludes:

i. fences, walls and retaining walls;

ii. eaves and roof overhangs up to 600mm in width and guttering up to 200mm in width from the wall of a building;

iii. uncovered swimming pools up to 800mm in height above ground level; and

iv. decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which:

A. are no more than 800mm above ground level and are uncovered or unroofed; or

B. where greater than 800mm above ground level and/or covered or roofed, are in total no more than 6m² in area for any one site.

14.4.2.5 Outdoor living space

a. Each residential unit shall be provided with an outdoor living space in a continuous area, contained within the net site area with a minimum area and dimension as follows:

	Activity/area	**Standard**	
		Minimum area	**Minimum dimension**
i.	~~**Residential Suburban Zone**~~ **Low Density Residential Airport Influence Zone**	90m²	6 metres
ii.	~~**Residential Suburban Density Transition Zone**~~ **Airport Influence Density Precinct**	50m²	4 metres
iii.	Multi-unit residential complexes, social housing complexes and older person's housing units	30m²	4 metres

b. The required minimum area shall be readily accessible from a living area of each residential unit.

c. The required minimum area shall not be occupied by any building, access, or parking space, other than:

i. an outdoor swimming pool; or

		ii. accessory building of less than 8m²; or iii. any buildings or parts of a building without walls (other than a balustrade) on at least a quarter of its perimeter, and occupies no more than 30% of the area of the outdoor living space. d. This rule only applies to structures on the same site. e. This rule does not apply to residential units in a retirement village. **14.4.2.6 Daylight recession planes** a. Buildings shall not project beyond a building envelope constructed by recession planes, as shown in Appendix 14.16.2 Diagram A and Diagram B as relevant, from points 2.3 metres above: i. ground level at the internal boundaries; or ii. where an internal boundary of a site abuts an access lot or access strip the recession plane may be constructed from points 2.3 metres above ground level at the furthest boundary of the access lot or access strip or any combination of these areas; or iii. where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall. b. Where the building is located in an overlay that has a permitted height of more than 11 metres, the recession plane measurement shall commence from points 2.3 metres above ground level at the internal boundaries and continue on the appropriate angle to points 11 metres above ground level, at which point the recession plane becomes vertical. c. Where the building is located in a Flood Management Area, the exemptions in Rule 5.4.1.3 apply (for activities P1-P4 in Table 5.4.1.1b). Advice note: 1. Refer to Appendix 14.16.2 for permitted intrusions.

14.4.2.7 Minimum building setbacks from internal boundaries and ~~railway lines~~

a. The minimum building setback from internal boundaries shall be as follows:

	Activity / area	Standard
i.	All buildings not listed in table below	1 metre
ii.	Accessory buildings where the total length of walls or parts of the accessory buildings within 1 metre of each internal boundary does not exceed 10.1 metres in length	Nil
iii.	Decks and terraces at or below ground floor level to a maximum height of 300mm above ground level within 1m of the boundary.	Nil
iv.	Buildings that share a common wall along an internal boundary	Nil
v.	All other buildings where the internal boundary of the site adjoins an access or part of an access	1 metre
vi.	~~Buildings, balconies and decks on sites adjacent to or abutting a designated rail corridor~~	~~4 metres from the rail corridor boundary~~
vii.	Except where 14.4.2.7.viii applies, all two storey buildings where the internal boundary of the site adjoins the Avonhead Cemetery (Council landscape buffer)	5 metres
viii.	For two storey buildings adjoining the Avonhead Cemetery (Council landscape buffer) that have high-set windows on the second floor facing the cemetery	3 metres

b. For the purposes of this rule this excludes guttering up to 200mm in width from the wall of a building.

14.4.2.8 Minimum setback for balconies and living space windows from internal boundaries

a. The minimum setback from an internal boundary for balconies shall be 4 metres.

b. Where a wall of a residential unit is located between 1 metre and 4 metres from an internal boundary, any living space window located on this wall at first floor level and above shall only contain glazing that is permanently obscured.

c. For a retirement village, this rule only applies to the internal boundaries of the site of the entire retirement village.

d. This rule shall not apply to a window at an angle of 90 degrees or greater to the boundary.

e. For the purposes of this rule, permanently obscured glazing does not include glazing obscured by applied means such as film or paint.

Advice note:

1. See sill height in the definition of window.

14.4.2.9 Road boundary building setback

c. The minimum road boundary building setback shall be:

	Activity	**Standard**
i.	All buildings and situations not listed below	4.5 metres
ii.	Where a garage has a vehicle door that generally faces a road or shared access	5.5 metres from the shared access or road kerb

d. Rule 14.4.2.9.a applies except for:

i. A garage where (See Figure 3):

A. the side walls are parallel to the road boundary and no more than 6.5 metres in length;

B. the side walls facing the road contain a window with a minimum dimension of at least 0.6 metres (including the window frame);

		C. the space between the side wall and the road boundary contains a landscaping strip of at least 2 metres in width that includes a minimum of two trees capable of reaching four metres height at maturity; and D. where the access to the garage is located adjacent to a side boundary: I. a landscaping strip of at least 0.6 metres width, planted with species capable of reaching 1.5 metres height at maturity, is located along the side boundary up to the line of the residential unit. E. where the planting conflicts with required visibility splays the visibility splay rules will prevail and the planting not be required. ii. A garage where (See Figure 4): A. the garage is a single garage, with the door facing the road boundary, accessed from a local road; B. the garage is a maximum 3.6 metres wide; C. the garage is fitted with a sectional door that does not intrude into the driveway when open and can be operated with an automatic opener. Where the garage is more than 3.5 metres from the road boundary an automatic opener is not required; and D. no part of the garage door when opening or shutting extends beyond the site boundary. iii. Rule 14.4.2.9 b.i. and b.ii. above do not apply to garages in the Character Area Overlay. **14.4.2.10 Street scene amenity and safety – fences** a. The maximum height of any fence in the required building setback from a road boundary shall be 1.8 metres. b. This rule shall not apply to fences or other screening structures located on an internal boundary between two properties zoned residential, or residential and commercial or industrial. c. For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.

		14.4.2.11 Water supply for fire fighting a. Sufficient water supply and access to water supplies for fire fighting shall be made available to all residential units via Council's urban fully reticulated system and in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice (SNZ PAS:4509:2008). **14.4.2.12 Service, storage and waste management spaces** a. For multi-unit residential complexes and social housing complexes only: i. each residential unit shall be provided with at least 2.25m² with a minimum dimension of 1.5 metres of outdoor or indoor space at ground floor level for the dedicated storage of waste and recycling bins; ii. each residential unit shall be provided with at least 3m² with a minimum dimension of 1.5 metres of outdoor space at ground floor level for washing lines; and iii. the required spaces in a. and/or b. for each residential unit shall be provided either individually, or within a dedicated shared communal space. **14.4.3 Area-specific rules — ~~Residential Suburban Zone and Residential Suburban Density Transition Zone~~ Low Density Residential Airport Influence Zone and Airport Influence Density Precinct** a. The following rules apply to the areas specified. All activities are also subject to Rules 14.4.1 and 14.4.2 unless specified otherwise. **14.4.3.1 Area-specific activities** **14.4.3.1.1 Area-specific permitted activities** a. The activities listed below are permitted activities if they meet the activity specific standards set out in this table; and the built form standards in Rule 14.4.2, unless specified otherwise in Rule 14.4.3.2

b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules ~~14.4.1.2~~, 14.4.1.3, 14.4.1.4, 14.4.1.5 and 14.4.1.6 (unless specified otherwise in area specific rules); and Rules ~~14.4.3.1.2~~, 14.4.3.1.3, 14.4.3.1.4, 14.4.3.1.5, or 14.4.3.1.6.

Activity		Activity specific standards
P1	a. ~~The following activities in the Accommodation and Community Facilities Overlay:~~ i. ~~Preschools~~; ii. ~~Health care facility~~; iii. ~~Veterinary care facility~~; iv. ~~Education activity~~; v. ~~Place of assembly~~; vi. ~~Spiritual activities~~; vii. ~~Community corrections facilities~~; viii. ~~Community welfare facilities~~; ix. ~~Care facility~~.	a. ~~The activity specific standards in Rule 14.4.1.1 do not apply.~~ b. ~~The facility or activity shall:~~ i. ~~comprise less than 500m² gross leasable floor space; and~~ ii. ~~limit the time when the site is open to visitors, students, patients, clients, and deliveries to between 07:00-21:00 Monday to Sunday.~~
P2	~~Guest accommodation Visitor accommodation in the Accommodation and Community Facilities Overlay including ancillary office, meeting and conference facilities, fitness facilities and provision of goods and services primarily for the convenience of guests.~~	~~Nil~~ a. ~~The maximum size of all ancillary activities shall not exceed 25% of the GFA of all buildings on the same site.~~ b. ~~No individual type of ancillary activity shall be more than 250m² GLFA.~~

P3	Place of Assembly, including functions, conferences, community events and festivals at Kate Sheppard House, 83 Clyde Road	a. There shall be a maximum of 5 parking spaces on the site. b. The maximum hours of operation during which the site may be open to visitors, staff and deliveries shall be: i. 07:00 – 23:00 Monday to Saturday; and ii. 07:00 – 22:00 Sundays and Public Holidays. c. There shall be no amplified music after 22.00 on any day. d. No more than 15 events shall be held outside the house in any twelve month time period.		

(Plan Change 4 Council Decision subject to appeal)

(Proposed Plan Change 5F Kate Sheppard House subject to Council Decision)

~~**14.4.3.1.2 Area-specific 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 in Rule 14.15, as set out in the following table.**~~

	~~Location~~	~~Controlled activity~~	~~The matters over which Council reserves its control~~
~~C1~~	~~Character Area Overlay~~	a. ~~The relocation of a building onto the site, erection of new buildings and alterations or additions to existing buildings, accessory buildings, fences and walls associated with that development, where it is:~~	a. ~~Character Area Overlay – Rule 14.15.23~~

				i. visible from the street; ii. located in that part of the site between the road boundary and the main residential unit on the site; or iii. involves changes to the front façade of the main residential unit of the site. b. This rule does not apply to: iv. fences that are 1 metre in height or less v. accessory buildings that are located to the rear of the main residential unit on the site and are less than 5 metres in height vi. fences that are located on a side or rear boundary of the site, except where that boundary is adjacent to a public space; or vii. rear sites or those located on private lanes in CA4 – Beckenham Loop. d. Activities that do not meet Rule 14.4.3.2.17 Landscape areas. e. Any application arising from this rule shall not be limited or publicly notified.	

14.4.3.1.3 Area-specific 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 14.15, or as specified, as set out in the following table:

	Location	Restricted discretionary activity	The Council's discretion shall be limited to the following matters
~~RD1~~	~~Residential area in Wigram as shown on Figure 6~~	~~a. Activities that do not meet Rule 14.4.3.2.9 – Outdoor living space at West Wigram.~~ ~~b. Any application arising from this rule shall not be publicly notified and may be limited notified only to the New Zealand Defence Force (where the consent authority considers this is required and absent its written approval).~~	a. ~~Development plans – Rule 14.15.15~~ b. ~~Special setback provision – Residential Suburban Zone Low Density Residential Airport Influence Zone Wigram – Rule 14.15.13~~
~~RD2~~	~~Mairehau Final Development Area (Plan Change 6 Council Decision)~~	~~a. Any development of land that is not in accordance with the layout shown in the development plan in Figure 5.~~ ~~b. Any application arising from this rule shall not be limited or publicly notified.~~	a. ~~Development plans – Rule 14.15.15~~
~~RD3~~	~~Prestons Road Retirement Village Overlay~~	~~a. Residential units that do not comply with Rule 14.4.3.2.4 - Outdoor living space.~~ ~~b. Any application arising from this rule shall not be limited or publicly notified.~~ ~~c. This clause shall cease to have effect on 31st December 2018.~~	a. ~~Outdoor living space – Rule 14.15.20~~

		~~**RD4**~~	a. ~~**Peat Ground Condition Constraint Overlay;**~~ b. ~~**Stormwater Capacity Constraint Overlay; or**~~ c. ~~**Prestons Road Retirement Village Overlay.**~~	~~**a. Activities and buildings that do not comply with Rule 14.4.3.2.5 – Minimum building setbacks from internal boundaries.**~~ ~~**b. Any application arising from this rule shall not be limited or publicly notified.**~~	a. ~~**Minimum building, window and balcony setbacks – Rule 14.15.18**~~	
		RD5	a. ~~**Peat Ground Condition Constraint Overlay;**~~ b. ~~**Stormwater Capacity Constraint Overlay;**~~ c. ~~**Existing**~~ Rural Hamlet ~~**Overlay**~~**Precinct** in the area to the east of the 50 dB Ldn Air Noise Contour shown on Planning Map 18; or d. ~~**Existing**~~ Rural Hamlet ~~**Overlay**~~**Precinct** in the area to the west of the 50 dB Ldn Air Noise Contour shown on Planning Map 18.	Residential units that do not comply with Rule 14.4.3.2.1 - Site density	a. Site density and site coverage – Rule 14.15.2 b. Whether the development design adequately mitigates any adverse effects of the additional building coverage on the environmental condition giving rise to the constraint.	
		RD6	~~**Prestons Road Retirement Village Overlay**~~	~~**a. Activities and buildings that do not comply with Rule 14.4.3.2.2 – Building height.**~~ ~~**b. This clause shall cease to have effect on 31st December 2018**~~	a. ~~**Impacts on neighbouring property – Rule 14.15.3**~~	

				~~in relation to the Prestons Road Retirement village.~~		
		RD7	a. ~~**Peat Ground Condition Constraint Overlay;**~~ b. ~~**Stormwater Capacity Constraint Overlay;**~~ c. ~~**Existing**~~ Rural Hamlet ~~**Overlay**~~Precinct; d. ~~**Prestons Road Retirement Village Overlay.**~~	a. Activities and buildings that do not comply with Rule 14.4.3.2.3 - Site coverage	a. Site density and site coverage – Rule 14.15.2 b. Whether the development design adequately mitigates any adverse effects of the additional building coverage on the environmental condition giving rise to the constraint.
		RD8	~~**Character Area Overlay**~~	~~**Residential units that do not comply with Rule 14.4.3.2.1 – Site density, where the minimum site density is between 400m² and 600m²**~~	a. ~~**Character Area Overlay – Rule 14.15.23**~~
		RD9	~~**Accommodation and Community Facilities Overlay**~~ ~~**(Proposed Plan Change 5D subject to Council Decision)**~~	~~**a. Service stations.**~~ ~~**b. Any application arising from this rule shall not be limited or publicly notified.**~~	~~a.~~ ~~**Scale and nature of activity – Rule 14.15.5**~~ ~~b.~~ ~~**Hours of operation – Rule 14.15.21**~~ ~~c.~~ ~~**Traffic generation and access safety – Rule 14.15.6**~~
		RD10		~~**Activities listed in Rule 14.4.3.1.1 P1 that do not comply with any**~~	a. ~~**Scale and nature of activity – Rule 14.15.5**~~

				~~one or more of the activity specific standards in Rule 14.4.3.1.1 P1.~~	b. ~~Hours of operation – Rule 14.15.21~~ c. ~~Traffic generation and access safety – Rule 14.15.6~~ d. ~~Impacts on neighbouring property – Rule 14.15.3~~	
			RD11	a. ~~Prestons Road Retirement Village Overlay~~ b. ~~Accommodation and Community Facilities Overlay~~	~~Buildings that do not meet Rule 14.4.3.2.11 – Daylight recession planes~~	a. ~~Impacts on neighbouring property – Rule 14.15.3~~	
			RD12	~~Accommodation and Community Facilities Overlay~~	a. ~~Activities and buildings that do not meet Rule 14.4.3.2.3 – Site coverage~~	a. ~~Site density and site coverage – Rule 14.15.2~~	
			RD13		~~a. Buildings that do not meet Rule 14.4.3.2.12 – Maximum continuous building length.~~ ~~b. Any application arising from this rule shall not be limited or publicly notified.~~	a. ~~Impacts on neighbouring property – Rule 14.15.3~~ b. ~~Residential design principles – Rule 14.15.1.e only~~	
			RD14		~~a. Buildings that do not comply with Rule 14.4.3.2.13 – Building setbacks from road boundaries.~~	a. ~~Street scene – road boundary building setback, fencing and~~	

				~~b. Any application arising from this rule shall not be limited or publicly notified.~~	~~planting – Rule 14.15.17~~	
		RD15		~~a. Buildings that do not comply with Rule 14.4.3.2.14 – Front entrances and facades.~~ ~~b. Any application arising from this rule shall not be limited or publicly notified.~~	a. ~~Residential design principles – Rule 14.15.1~~	
		RD16		~~a. Buildings that do not comply with Rule 14.4.3.2.15 – Building overhangs.~~ ~~b. Any application arising from this rule shall not be limited or publicly notified.~~	a. ~~Residential design principles – Rule 14.15.1~~	
		RD17		~~a. Activities that do not comply with Rule 14.4.3.2.16 – Fences and screening.~~ ~~b. Any application arising from this rule shall not be limited or publicly notified.~~	a. ~~Street scene – road boundary building setback, fencing and planting – Rule 14.15.17~~	
		RD18		~~a. Activities that do not comply with Rule 14.4.3.2.17 – Landscaped areas~~ ~~b. Any application arising from this rule shall not be limited or publicly notified.~~	a. ~~Street scene – road boundary building setback, fencing and planting – Rule 14.15.17~~	

~~RD19~~	~~Accommodation and Community Facilities Overlay~~	~~Ancillary activities to visitor accommodation listed in Rule 14.4.3.1.1 P2 that do not comply with any one or more of the activity specific standards in Rule 14.4.3.1.1 P2.~~	a. ~~Scale of activity – Rule 14.15.5~~ b. ~~Hours of operation – Rule 14.15.21~~ c. ~~Traffic generation and access safety – Rule 14.15.6~~

(Plan Change 4 Council Decision subject to appeal)

(Private Plan Change 6 Council Decision)

14.4.3.1.4 Area-specific discretionary activities

a. The activities listed below are discretionary activities.

Activity/area	
~~D1~~	~~Activities and buildings that do not comply with Rule 14.4.3.2.10 - Use of site and buildings Prestons Road Retirement Village Overlay.~~ ~~This clause shall cease to have effect on 31st December 2018.~~
D2	Activities and buildings that do not comply with Rule 14.4.3.2.6 – Minimum building setback from zone boundary Russley Road/Memorial Avenue
~~D3~~	~~Activities and buildings that do not comply with 14.4.3.2.8 - Building types and limits Prestons Road Retirement Village Overlay~~
D4	Place of Assembly, including functions, conferences, community events and festivals at Kate Sheppard House, 83 Clyde Road that does not comply with one or more of the activity specific standards in rule 14.4.3.1.1 P3.

(Proposed Plan Change 5F Kate Sheppard House subject to Council Decision)

14.4.3.1.5 Area-specific non-complying activities

a. The activities listed below are a Non Complying Activity.

Activity	
NC1	Activities and buildings that do not comply with Rule 14.4.3.2.7 - Noise insulation
~~**NC2**~~	~~**Activities and buildings that do not comply with Rule 14.4.3.2.9 - Outdoor living space West Wigram**~~
~~**NC3**~~	~~**Residential units in the Character Area Overlay that do not comply with Rule 14.4.3.2.1, where the residential unit is contained within a site with a net site area of less than 400m².**~~

14.4.3.1.6 Area-specific prohibited activities

There are no prohibited activities.

14.4.3.2 Area-specific built form standards

14.4.3.2.1 Site density

a. This applies to:

~~**i. Peat Ground Condition Constraint Overlay;**~~

ii. ~~**Stormwater Capacity Constraint Overlay;**~~

iii. ~~**Existing**~~ Rural Hamlet ~~**Overlay**~~**Precinct**; and

~~**iv. Character Area Overlay.**~~

b. Each residential unit shall be contained within its own separate site. The site shall have a minimum net site area as follows:

	Activity	Standard
i.	~~Peat Ground Condition Constraint Overlay~~	~~2000m²~~
ii.	~~Stormwater Capacity Constraint Overlay~~	~~1 residential unit for each allotment existing at June 1995~~
iii.	~~Existing~~ Rural Hamlet ~~Overlay~~Precinct	2000m²
iv.	~~Residential Suburban Zone within the Character Area Overlay~~	~~600m²~~
v.	~~Residential Suburban Density Transition Zone and within the Character Area Overlay (except as specified in 6. Below)~~	~~400m²~~
vi.	~~Character Area Overlay – Character Area 8 - Beverley~~	~~500m²~~

Advice note:

1. Refer also to the subdivision rules in Chapter 8.

~~**14.4.3.2.2 Building height**~~

~~**a. This applies to:**~~

~~**i. Prestons Road Retirement Village Overlay; and**~~

~~**ii. Accommodation and Community Facilities Overlay.**~~

~~**b. Maximum height of any building shall be:**~~

	Activity/area	Standard
~~**i.**~~	~~**Prestons Road Retirement Village Overlay, except as listed in ii. below.**~~ ~~**This clause shall cease to have effect on 31st December 2018.**~~	~~**6.5 metres and of a single storey only**~~
~~**ii.**~~	~~**Prestons Road Retirement Village Overlay in the health facility.**~~ ~~**This clause shall cease to have effect on 31st December 2018.**~~	~~**13 metres**~~

~~iii.~~	~~Activities that are not residential activities in the Accommodation and Community Facilities Overlay~~	~~9 metres, or 12 metres for a building with a pitched roof of at least 22 degrees.~~

~~c. For the purposes of determining building height in the Prestons Road Retirement Village Overlay, ground level shall be taken as the level of ground existing when filling or excavation for new buildings on the land has been completed.~~

~~d. Rule 14.4.2.3 - Building height shall not apply in the Prestons Road Retirement Village Overlay until Rule 14.4.3.2.2 ceases to have effect.~~

~~Advice note:~~

~~1. See the permitted height exceptions contained within the definition of height.~~

14.4.3.2.3 Site coverage

a. This applies to:

~~i. Peat Ground Condition Constraint Overlay;~~

ii. ~~Stormwater Capacity Constraint Overlay;~~

iii. ~~Existing~~ Rural Hamlet ~~Overlay~~**Precinct**;

~~iv. Prestons Road Retirement Village Overlay; and~~

v. ~~Accommodation and Community Facilities Overlay.~~

~~b. Rule 14.4.2.4 - Site coverage shall not apply in the Prestons Road Retirement Village Overlay area until Rule 14.4.3.2.3 ceases to have effect.~~

The maximum percentage of the net site area covered by	Activity/area	Standard

			buildings shall be as follows:		
			i.	**~~Peat Ground Condition Constraint, Stormwater Capacity Constraint, and Existing~~** Rural Hamlet **Precinct**.	40% or 300m² whichever is the lesser
			~~ii.~~	**~~Prestons Road Retirement Village Overlay, except as stated in iii. below. This clause shall cease to have effect on 31st December 2018.~~**	**~~40% (calculated over the net site area of the entire complex)~~**
			~~iii.~~	**~~Prestons Road Retirement Village Overlays: residential activities with garages. This clause shall cease to have effect on 31st December 2018.~~**	**~~40% or 300m² whichever is the lesser~~**
			~~iv.~~	**~~Activities that are not residential activities in the Accommodation and Community Facilities Overlay~~**	**~~45%~~**

c. For the purposes of this rule this excludes :

i. fences, walls and retaining walls;

ii. eaves and roof overhangs up to 600mm in width and guttering up to 200mm in width from the wall of a building;

iii. uncovered swimming pools up to 800mm in height above ground level; and

iv. decks, terraces, balconies, porches, verandahs, bay or box windows (supported or cantilevered) which:

A. are no more than 800mm above ground level and are uncovered or unroofed; or

B. where greater than 800mm above ground level and/or covered or roofed, are in total no more than 6m² in area for any one site;

~~14.4.3.2.4 Outdoor living space Prestons Road Retirement Village Overlay~~

~~a. Each residential unit shall be provided with an outdoor living space in a continuous area, contained within the net site area with a minimum area and dimension as follows:~~

b.

	~~Activity/area~~	~~Standard~~	
		~~Minimum Area~~	~~Minimum Dimension~~
~~i.~~	~~Prestons Road Retirement Village Overlay: for any older person's housing unit~~ ~~This clause shall cease to have effect on 31st December 2018.~~	~~30m²~~	~~3 metres~~

~~b. The required minimum area shall be readily accessible from a living area of each residential unit. This rule only applies to structures on the same site.~~

~~c. The required minimum area shall not be occupied by any building, access or parking space, other than:~~

~~i. an outdoor swimming pool; or~~

~~ii. accessory building of less than 8m² in area; or~~

~~iii. any buildings or parts of a building without walls (other than a balustrade) on at least a quarter of its perimeter, which occupies no more than 30% of the area of the outdoor living space.~~

~~d. Rule 14.4.2.5 Outdoor living space shall not apply to any older person's housing unit in the Prestons Road Retirement Village Overlay until Rule 14.4.3.2.4 ceases to have effect.~~

~~14.4.3.2.5 Minimum building setbacks from internal boundaries~~

~~a. This applies to:~~

~~i. Peat Ground Condition Constraint Overlay;~~

~~ii. Stormwater Capacity Constraint Overlay;~~

~~iii. Prestons Road Retirement Village Overlay.~~

~~b. Rule 14.4.2.7 (other than Rule 14.4.2.7(vi)) - Minimum building setbacks to internal boundaries shall not apply in the Prestons Road Retirement Village Overlay areas until Rule 14.4.3.2.5 ceases to have effect.~~

~~c. Minimum building setback from boundaries shall be as follows:~~

	~~Area~~	~~Standard~~
~~i.~~	~~Peat Ground Condition Constraint and Stormwater Capacity Constraint Overlays~~	~~3 metres~~
~~ii.~~	~~Prestons Road Retirement Village Overlay.~~ ~~This clause shall cease to have effect on 31st December 2018.~~	~~A. From Prestons Road – 15 metres~~ ~~B. From internal boundaries – 1.8 metres~~

14.4.3.2.6 Minimum building setback from zone boundary Russley Road/Memorial Avenue

a. At Russley Road/Memorial Avenue, where the eastern boundary of the ~~Residential Suburban Zone~~ **Low Density Residential Airport Influence Zone** abuts the western boundary of the Industrial Park Zone, the minimum building setback from the eastern boundary of the zone where it abuts the Industrial Park Zone shall be 5 metres.

14.4.3.2.7 Noise insulation

a. This applies to:

~~i. the area adjacent to State Highway 73 (Southern Motorway) between Annex and Curletts Roads;~~

~~ii. the area adjacent to State Highway 75 (Curletts Road) between the intersection with State Highway 73 and Lincoln Road;~~

~~iii. Peat Ground Condition Constraint Overlay; and~~

iv. ~~Existing~~ Rural Hamlet Overlay **Precinct**.

	Location	Standard
~~b.~~	~~**On that land which is:**~~ a. ~~**adjacent to State Highway 73 (Southern Motorway) between Annex and Curletts Roads; and**~~ b. ~~**adjacent to State Highway 75 (Curletts Road) between the intersection with State Highway 73 and Lincoln Road.**~~	~~**a. Building setbacks, or building location, or acoustic barriers, or other means, either singly or in combination shall be used such that the following noise insulation standards are met:**~~ ~~**b. Sound levels attributable to traffic from these roads shall not exceed a level of 57 $_{dBA}$ L10 (18 hour) 54 $_{dBA}$ Leq (24 hour) in any outdoor area of the site and a design level of 60 $_{dBA}$ L10 (18 hour) 57 $_{dBA}$ Leq (24 hour) measured 1 metre from the façade of any residential unit. All measured in accordance with NZS 6801:1991 Assessment of Sound.**~~
~~c.~~	~~Mairehau Final Development Area identified in Figure 5 – on land which is on the western side of Marshlands Road between Queen Elizabeth Drive and Briggs Road~~ (Private Plan Change 6 Council Decision)	~~a. There shall be no minimum building setback where:~~ ~~i. mounding or other physical barrier to noise transmission capable of reducing traffic noise intrusion to all parts of any site by at least 10 $_{dBA}$ is provided within 20 metres of the road boundary across the entire width of the site;~~ ~~ii. the mounding in i. is screened from the adjoining road by landscaping with a minimum depth of 1.5 metres and a minimum height of 1.8 metres at time of planting;~~ ~~iii. the minimum building setback from a limited access road shall be 40 metres.~~ ~~b. where a.i. and a.ii. are complied with and all external windows and doors of a residential units including those installed in the roof are acoustically treated to achieve a sound transmission loss of at least 25 $_{dBA}$ with windows~~

			~~and doors closed the minimum setback shall be 20 metres.~~ ~~c. Where a. and b. do not apply the minimum building setback shall be 80 metres.~~ d. ~~For the purpose of this rule the minimum building setback shall be measured from the road carriageway to the residential unit.~~
		~~**d.**~~	~~**Peat Ground Condition Constraint Overlay**~~	~~**The minimum building setback from the boundary with the Residential Suburban Zones Low Density Residential Airport Influence Zones or the boundary with Lot 1, Lot 2 or Lot 3 DP 49320 shall be 6 metres.**~~
		e.	~~**Existing**~~ Rural Hamlet ~~**Overlay**~~**Precinct**	a. In the ~~**Existing**~~ Rural Hamlet ~~**Overlay**~~**Precinct** west of the 50 dB $_{Ldn}$ Air Noise Contour **and the Qualifying Matter Airport Influence Area**: i. Any new residential units, or additions to existing residential units shall be insulated from aircraft noise so as to meet the provisions of Appendix 14.16.4; and ii. Buildings, other than residential units, shall also be insulated, where applicable, to meet the provisions of Appendix 14.16.4.

~~**14.4.3.2.8 Building types and limits Prestons Road Retirement Village Overlay**~~

~~**a. There shall be a maximum of 165 independent older person's housing units.**~~

~~**b. Where a unit shares a common wall with another unit, there shall be no more than 4 units in any such arrangement.**~~

~~**c. There shall be a maximum of 45 serviced older person's housing units contained within the health facility.**~~

~~**d. There shall be a maximum of one health facility with ground floor area of 2500m².**~~

~~e. The maximum floor area for any one residential unit shall be 165m².~~

~~14.4.3.2.9 Outdoor living space West Wigram~~

e. ~~On the frontage shown in Figure 6, residential units shall have their primary outdoor living space facing away from the aerodrome site. Windows to living areas which directly face the RNZAF Bequest Land shall be double glazed. In addition, a 2 metre wide landscape strip and a close solid and continuous 1.8 metre high fence shall be placed along the boundary of the RNZAF Bequest Land and be completed before any residential units are built.~~

Chapter 15 – Commercial

15.2.4.6 Policy – Strategic infrastructure

a. Provide for the effective development, operation, maintenance and upgrade of strategic infrastructure and avoid adverse effects of development on strategic infrastructure through managing the location of activities and the design of stormwater areas. This includes but is not limited to, avoiding sensitive activities within commercial zones located within the 50 dB Ldn Air Noise Contour and within the Lyttelton Port Influences Overlay Area.

15.4.1 Activity status tables – ~~Commercial Core~~ Town Centre Zone

15.4.1.1 Permitted activities

a. The activities listed below are permitted activities in the ~~Commercial Core~~ **Town Centre** Zone if they meet the activity specific standards set out in this table and the built form standards in Rule 15.4.2. 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 15.4.1.2, 15.4.1.3, 15.4.1.4, 15.4.1.5 and 15.4.1.6.

c. The activities listed below include any associated landscaping, access, parking areas, loading, waste management areas and other hardstanding areas.

Activity		Activity specific standards
…	…	…
P14	Health care facility: a. outside the 50 dB Ldn Air Noise Contour as defined on the planning maps; and b. inside the 50 dB Ldn Air Noise Contour as defined on the planning maps, with no accommodation for overnight care.	NIL
P15	Education activity: a. outside the 50 dB Ldn Air Noise Contour as defined on the planning maps; and b. inside the 50 dB Ldn Air Noise Contour as defined on the planning maps, limited to trade and industry training activities. (Plan Change 5B Council Decision)	
…	…	…

15.4.1.5 Non-complying activities

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

	Activity
…	…
NC2	Sensitive activities within the 50 dB Ldn Air Noise Contour as defined on the planning maps.
…	…

~~15.4~~ 15.5 Rules – ~~Commercial Core~~ Local Zone

~~15.4.1~~ 15.5.1 Activity Status tables – ~~Commercial Core~~ Local Centre Zone

~~15.4.1.1~~ 15.5.1.1 Permitted activities

a. The activities listed below are permitted activities in the **~~Commercial Core~~ Local Centre** Zone if they meet the activity specific standards set out in this table and the built form standards in Rule 15.**45**.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.**45**.1.2, 15.**45**.1.3, 15.**45**.1.4, 15.**45**.1.5 and 15.**45**.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
…	…	…
P14	Health care facility: c. outside the 50 dB Ldn Air Noise Contour as defined on the planning maps; and d. inside the 50 dB Ldn Air Noise Contour as defined on the planning maps, with no accommodation for overnight care.	NIL
P15	Education activity: e. outside the 50 dB Ldn Air Noise Contour as defined on the planning maps; and f. inside the 50 dB Ldn Air Noise Contour as defined on the planning maps, limited to trade and industry training activities.	
…	…	…

~~15.4.1.5~~ 15.5.1.5 Non-complying activities

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

	Activity
…	…
NC2	Sensitive activities within the 50 dB Ldn Air Noise Contour as defined on the planning maps.
…	…

~~15.5~~ 15.6 Rules – ~~Commercial Local~~ Neighbourhood Centre Zone

~~15.5.1~~ 15.6.1 Activity status tables – ~~Commercial Local~~ Neighbourhood Centre Zone

~~15.5.1.1~~15.6.1.1 Permitted activities

a. The activities listed below are permitted activities in the ~~Commercial Local~~ Neighbourhood Centre Zone if they meet the activity specific standards set out in this table and the built form standards in Rule 15.~~5~~6.2. 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.~~5~~6.1.2, 15.~~5~~6.1.3, 15.~~5~~6.1.4, 15.~~5~~6.1.5 and 15.~~5~~6.1.6.

The activities listed below include any associated landscaping, access, parking areas, loading, waste management areas and other hardstanding areas.

Activity		Activity specific standards
…	…	…
P13	Health care facility: a. outside the 50 dB Ldn Air Noise Contour as defined on the planning maps; and b. inside the 50 dB Ldn Air Noise Contour as defined on the planning maps, with no accommodation for overnight care.	a. In the Central City, the maximum individual tenancy size shall be 250m² GLFA unless specified below. b. In the Central City, the maximum individual tenancy size for a health care facility shall be 300m² GLFA.
P14	Education activity: a. outside the 50 dB Ldn Air Noise Contour as defined on the planning maps; and b. inside the 50 dB Ldn Air Noise Contour as defined on the planning maps, limited to trade and industry training activities.	
…	…	…

<table>
<tr><td></td><td></td><td>

~~15.5.1.5~~ 15.6.1.5 Non-complying activities

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

<table>
<tr><td></td><td>Activity</td></tr>
<tr><td>…</td><td>…</td></tr>
<tr><td>NC2</td><td>Sensitive activity within the 50 dB Ldn Air Noise Contour as defined on the planning maps.</td></tr>
<tr><td>…</td><td>…</td></tr>
</table>

</td></tr>
<tr><td>Radio Communication Pathway</td><td>New – s77O(e), s77P</td><td>

Chapter 2 Abbreviations and Definitions

Height
in relation to a building, means the vertical distance between ground level at any point and the highest part of the building immediately above that point, except that for the purpose of calculating height in all zones, account shall be taken of parapets, but not of:

a. radio and television aerials, provided that the maximum height normally permitted by the rules for the zone is not exceeded by more than 2.5 metres; and
b. finials, provided that the maximum height normally permitted by the rules for the zone is not exceeded by more than 1.5 metres;
c. lift shafts, plant rooms, water tanks, air conditioning units, ventilation ducts, chimneys, antennas and similar architectural features on buildings in all open space zones of Chapter 18 Open Space; commercial and industrial zones of Chapter 15 Commercial and Chapter 16 Industrial; residential zones of Chapter 14 Residential within the Central City; and the Specific Purpose (Defence Wigram) Zone, Specific Purpose (Tertiary Education) Zone, Specific Purpose (Hospital) Zone and Specific Purpose (Airport) Zone;
d. chimneys (not exceeding 1.1 metres in any direction);
e. any utility or part of a utility with a horizontal dimension of less than 55 millimetres;
f. the spires or towers of spiritual activities that exceed the allowed zone height by no more than 3 metres or 20% of the building height (whichever is greater); and
g. any pole or support structure for flood or training lights accessory to a sports facility, provided that their height does not exceed 40 metres.

</td></tr>
</table>

		In relation to Sub-chapter 6.12 Radiocommunication Pathway Protection Corridors, the exceptions in a. to d. and f. do not apply when assessing the height of buildings against the height limits set out in Tables 6.12.4.2.1 – 6.12.4.2.3. ## 6.12 Radiocommunication Pathway Protection Corridors ### 6.12.1 Introduction a. This introduction is to assist the lay reader to understand how this sub-chapter works and what it applies to. It is not an aid to interpretation in a legal sense. b. Sub-chapter 6.12 Radio Pathways Protection relates to the management of adverse effects on radiocommunication pathways, recognising the effects on strategic infrastructure (including its role and function) of buildings, structures, and utilities intruding into the pathways. c. In radiocommunication networks, information is carried across space using radio waves that travel through the air in a straight line. There is a certain volume of airspace around the straight line through which the radio waves need to pass, and the straight line and the surrounding airspace comprise a radiocommunication pathway. The more intrusions into this pathway, the less resilient the pathway becomes (because signals are reduced and become unreliable) and a pathway may even be blocked. d. A radiocommunication facility is installed on the roof of the Christchurch Justice and Emergency Services Precinct (CJESP), which provides fixed radiocommunication pathways to key radiocommunication sites (such as Mt Pleasant, Cashmere/Victoria Park and Sugarloaf). e. These pathways provide emergency and day-to-day coverage for Police, Fire and Emergency New Zealand (FENZ) and St John operational vehicles, communication services and Civil Defence services. Disruption of the network can have serious implications for life, property and the environment. f. Effects on radiocommunication pathways are managed by defining a radiocommunication pathway protection corridor for each radiocommunication link (for example, the pathway between the CJESP and Mt Pleasant) and restricting activities that protrude above certain heights and into the pathways (see Appendices 6.12.17.1 – 6.12.17.3) are restricted to ensure that vital radiocommunication links are not disrupted.

		g. These protection pathways are designed in accordance with the International Telecommunications Union (ITU) recommendations. The ITU is an international treaty organisation that coordinates radio spectrum internationally and also issues recommendations which form international benchmarks for the design and implementation of radio links. ITU recommendation P.530 is the international benchmark for the design of terrestrial radio links. h. The provisions in this sub-chapter give effect to the Chapter 3 Strategic Directions Objectives. ## 6.12.2 Objectives and Policies 6.12.2.1 Objective – Protection of radiocommunication pathway corridors a. Radiocommunication pathway protection corridors are protected from activities that would disrupt or block the radiocommunications network associated with the Christchurch Justice and Emergency Precinct. 6.12.2.1.1 Policy – Avoidance of physical obstructions - Cashmere/Victoria Park, Sugarloaf and Mt Pleasant a. Avoid physical obstructions by any building, structure (including cranes) or utility associated with any activity, including construction or temporary activity, in the radiocommunication pathway protection corridors for Cashmere/Victoria Park, Sugarloaf and Mt Pleasant to maintain radio communication for emergency and day-to-day operations of emergency services. Advice note: Refer to 6.12.4.2 Radiocommunication pathway protection corridors and Appendices 6.12.17.1 – 6.12.17.3 for a description of the radiocommunication pathway protection corridors. ## 6.12.3 How to interpret and apply the rules a. The rules that apply to activities within the radiocommunication pathway protection corridors are contained in the activity status tables (including activity specific standards) in Rules 6.12.4.1.

b. Activities within the radiocommunication pathway protection corridors are also subject to the rules in the relevant zone chapters.

c. The activity status tables, rules and standards in the following chapters also apply to activities within the areas covered by the radiocommunication pathway protection corridors (where relevant):

- 4 Hazardous Substances and Contaminated Land;
- 5 Natural Hazards;
- 6 The other sub-chapters of General Rules and Procedures;
- 7 Transport;
- 8 Subdivision, Development and Earthworks;
- 9 Natural and Cultural Heritage; and
- 11 Utilities and Energy.

d. The maximum height of buildings, structures and utilities permitted in the radiocommunication pathway protection corridors are set out in Tables 6.12.4.2.1 – 6.12.4.2.3. The maximum height of buildings, structures and utilities depends on the distance of the activity from the CJESP, measured in 20m intervals. If an activity falls between two measurements, the most restrictive maximum height will apply.

e. Tables 6.12.4.2.1 – 6.12.4.2.3 set out the absolute maximum height in metres of any obstruction referenced to "A.M.S.L". This refers to metres above mean sea level (A.M.S.L) at the Lyttelton Datum. A correction will need to be made to calculate the available height above existing ground level at each site.

6.12.4 Rules - Radiocommunication Pathway Protection Corridors

6.12.4.1 Activity status tables - Radiocommunication Pathway Protection Corridors

6.12.4.1.1 Permitted activities

a. Within the radiocommunication pathway protection corridors as specified in Rule 6.12.4.2 and shown on the diagrams in Appendices 6.12.17.1 – 6.12.17.3, the activities listed below are permitted activities.

b. Activities may be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 6.12.4.1.2, 6.12.4.1.3, 6.12.4.1.4, 6.12.4.1.5 and 6.12.4.1.6.

Activity	Activity Specific Standards

		P1	**Any part of a building, structure (including a crane) or utility that is lower than the maximum height limits specified in Rule 6.12.4.2, Table 1 Cashmere/Victoria Park, Table 2 Sugarloaf and Table 3 Mt Pleasant.**	**Nil**

6.12.4.1.2 Controlled activities

There are no controlled activities.

6.12.4.1.3 Restricted discretionary activities

There are no restricted discretionary activities.

6.12.4.1.4 Discretionary activities

There are no discretionary activities.

6.12.4.1.5 Non-complying activities

a. **Within the radiocommunication pathway protection corridors as specified in Rule 6.12.4.1 P1 and shown on the diagrams in Appendices 6.12.17.1 – 6.12.17.3, the activities listed below are non-complying activities.**

Activity

NC1	**Any part of a building, structure (including a crane) or utility that does not comply with Rule 6.12.4.1.1 P1.**

6.12.4.1.6 Prohibited activities

There are no prohibited activities.

Advice Note:
Assessment of the effects of the exceedance of the maximum height limit should be undertaken in accordance with ITU-R P.530 (latest revision) by a suitably qualified and experienced radio engineer.

6.12.4.2 - Radiocommunication pathway protection corridors

6.12.4.2.1 Cashmere/Victoria Park

a. Table 1 specifies the radiocommunication pathway protection corridor (horizontal width of clearance zone centred on radio link axis - see Appendix 6.12.17.1 for map of corridor) and the maximum height limit for any part of a building, structure or utility within the Cashmere/Victoria Park radiocommunication pathway protection corridor.

Table 1

Radio Path	CJESP - Cashmere/Victoria Park	
Path Length (km)	5.5	
Azimuth from CJESP (deg TN)[2]	176	
Distance from CJESP	Horizontal width of Clearance Zone centred on Radio Link axis	Maximum Height Limit
(km)	(m)	(m A.M.S.L)
0	0.0	40.5
0.02	0.7	40.5

[2] Degrees True North

			0.04	**1.0**	**41.1**	
			0.06	**1.3**	**41.7**	
			0.08	**1.5**	**42.3**	
			0.1	**1.6**	**43.0**	
			0.12	**1.8**	**43.7**	
			0.14	**1.9**	**44.4**	
			0.16	**2.1**	**45.1**	
			0.18	**2.2**	**45.8**	
			0.2	**2.3**	**46.5**	
			0.22	**2.4**	**47.2**	
			0.24	**2.5**	**48.0**	
			0.26	**2.6**	**48.7**	
			0.28	**2.7**	**49.5**	
			0.3	**2.8**	**50.2**	
			0.32	**2.9**	**50.9**	
			0.34	**3.0**	**51.7**	
			0.36	**3.0**	**52.5**	
			0.38	**3.1**	**53.2**	
			0.4	**3.2**	**54.0**	
			0.42	**3.3**	**54.7**	
			0.44	**3.3**	**55.5**	
			0.46	**3.4**	**56.3**	

0.48	3.5	57.0
0.5	3.5	57.8
0.52	3.6	58.6
0.54 (Moorhouse Ave)	3.6	59.4

6.12.4.2.2 Sugarloaf

a. Table 2 specifies the radiocommunication pathway protection corridor (horizontal width of clearance zone centred on radio link axis - see Appendix 6.12.17.2 for map of corridor) and the maximum height limit for any part of a building, structure or utility within the Sugarloaf radiocommunication pathway protection corridor.

Table 2

Radio Path	CJESP - Sugarloaf	
Path Length (km)	7.7	
Azimuth from CJESP (deg TN[3])	171.3	
Distance from CJESP	Horizontal width of Clearance Zone centred on Radio Link axis	Maximum Height Limit
(km)	(m)	(m A.M.S.L)
0	0.00	40.8
0.02	0.74	41.2
0.04	1.04	42.1

[3] Degrees True North

			0.06	**1.27**	**43.0**	
			0.08	**1.47**	**44.0**	
			0.1	**1.64**	**45.0**	
			0.12	**1.79**	**46.0**	
			0.14	**1.94**	**47.1**	
			0.16	**2.07**	**48.1**	
			0.18	**2.19**	**49.2**	
			0.2	**2.30**	**50.2**	
			0.22	**2.41**	**51.3**	
			0.24	**2.52**	**52.4**	
			0.26	**2.62**	**53.4**	
			0.28	**2.71**	**54.5**	
			0.3	**2.80**	**55.6**	
			0.32	**2.89**	**56.7**	
			0.34	**2.98**	**57.8**	
			0.36	**3.06**	**58.9**	
			0.38	**3.14**	**60.0**	
			0.4	**3.22**	**61.1**	
			0.42	**3.29**	**62.2**	
			0.44	**3.36**	**63.3**	
			0.46	**3.43**	**64.4**	
			0.48	**3.50**	**65.5**	

0.5	3.57	66.6
0.52	3.64	67.7
0.54 (Moorhouse Ave)	3.70	68.8

6.12.4.2.3 Mt Pleasant

a. Table 3 specifies the radiocommunication pathway protection corridor (horizontal width of clearance zone centred on radio link axis - see Appendix 6.12.17.3 for map of corridor) and the maximum height limit for any part of a building, structure or utility within the Mt Pleasant radiocommunication pathway protection corridor.

Table 3

Radio Path	CJESP - Mt Pleasant	
Path Length (km)	9.5	
Azimuth from CJESP (deg TN[4])	128.7	
Distance from CJESP	Horizontal width of Clearance Zone centred on Radio Link axis	Maximum Height Limit
(km)	(m)	(m A.M.S.L)
0	0.0	40.4
0.02	0.7	40.6
0.04	1.0	41.2
0.06	1.3	41.9
0.08	1.5	42.7

[4] Degrees True North

			0.1	**1.6**	**43.5**	
			0.12	**1.8**	**44.3**	
			0.14	**1.9**	**45.1**	
			0.16	**2.1**	**45.9**	
			0.18	**2.2**	**46.8**	
			0.2	**2.3**	**47.6**	
			0.22	**2.4**	**48.5**	
			0.24	**2.5**	**49.3**	
			0.26	**2.6**	**50.2**	
			0.28	**2.7**	**51.0**	
			0.3	**2.8**	**51.9**	
			0.32	**2.9**	**52.8**	
			0.34	**3.0**	**53.6**	
			0.36	**3.1**	**54.5**	
			0.38	**3.2**	**55.4**	
			0.4	**3.2**	**56.3**	
			0.42	**3.3**	**57.1**	
			0.44	**3.4**	**58.0**	
			0.46	**3.5**	**58.9**	
			0.48	**3.5**	**59.8**	
			0.5	**3.6**	**60.7**	
			0.52	**3.7**	**61.6**	

			0.54	**3.7**	**62.4**	
			0.56	**3.8**	**63.3**	
			0.58	**3.9**	**64.2**	
			0.6	**3.9**	**65.1**	
			0.62	**4.0**	**66.0**	
			0.64	**4.0**	**66.9**	
			0.66	**4.1**	**67.8**	
			0.68	**4.2**	**68.7**	
			0.7	**4.2**	**69.6**	
			0.72	**4.3**	**70.5**	
			0.74	**4.3**	**71.4**	
			0.76	**4.4**	**72.3**	
			0.78	**4.4**	**73.2**	
			0.8	**4.5**	**74.2**	
			0.82	**4.5**	**75.1**	
			0.84	**4.6**	**76.0**	
			0.86	**4.6**	**76.9**	
			0.88	**4.7**	**77.8**	
			0.9	**4.7**	**78.7**	
			0.92 (Moorhouse Ave)	**4.8**	**79.6**	

<table>
<tr><td></td><td></td><td></td></tr>
<tr><td>Residential Character Area</td><td>Existing with amendments – s77I(j), s77J, s77L</td><td>

14.5.3.1 Area-specific activities

14.5.3.1.1 Area-specific permitted activities

a. The activities listed below are permitted activities if they meet the activity specific standards set out in this table; and the built form standards in Rule 14.5.2 unless specified otherwise in Rule 14.5.3.2.

b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 14.5.1.2, 14.5.1.3, 14.5.1.4, 14.5.1.5, and 14.5.1.6 (unless specified otherwise in area specific rules); and Rules 14.5.3.1.2, 14.5.3.1.3, 14.5.3.1.4, 14.5.3.1.5 or 14.5.3.1.6.

<table>
<tr><th colspan="2">Activity/area</th><th>Activity specific standards</th></tr>
<tr><td>…</td><td>…</td><td>…</td></tr>
<tr><td>P4</td><td><u>Within any Character Area Overlay, the interior conversion of an existing residential unit into two residential units.</u></td><td><u>Nil</u></td></tr>
<tr><td>P5</td><td><u>Within the Lyttelton Character Area Overlay, minor residential unit, where the minor unit is a detached building and the existing site it is to be built on contains only one residential unit.</u></td><td><u>a.</u> <u>The existing site containing both units shall have a minimum net site area of 450m².</u>
<u>b.</u> <u>The minor residential unit shall have a minimum gross floor area of 35m² and a maximum gross floor area 80m².</u>
<u>c.</u> <u>The parking areas of both units shall be accessed from the same access.</u>
<u>d.</u> <u>There shall be a total outdoor living space on the existing site (containing both units) with a minimum</u></td></tr>
</table>

</td></tr>
</table>

		area of 90m² and a minimum dimension of 5 metres. This total space can be provided as: **i. a single continuous area; or** **ii. be divided into two separate spaces, provided that each unit is provided with an outdoor living space that is directly accessible from that unit and is a minimum of 30m² in area, with a minimum dimension of 5m.** **Advice note:** **For minor residential units within the Lyttelton Port Influences Overlay refer to area specific Rule 14.8.3.**
…	…	…

14.5.3.1.2 Area-specific 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 in Rule 14.15, as set out in the following table.

	Location	Controlled activity	The matters over which Council reserves its control:
C1	**Character Area Overlay**	~~a. The relocation of a building onto the site, erection of new buildings and alterations or additions to existing buildings, accessory buildings, fences and walls associated with that development, where it is:~~	a. **Character Area Overlay – 14.15.23**

				~~i. visible from the street;~~ ~~ii. located in that part of the site between the road boundary and the main residential unit on the site; or~~ ~~iii. involves changes to the front façade of the main residential unit of the site.~~ ~~b. This rule does not apply to:~~ ~~i. fences that are 1 metre in height or less;~~ ~~ii. accessory buildings that are located to the rear of the main residential unit on the site and are less than 5 metres in height;~~ ~~iii. fences that are located on a side or rear boundary of the site, except where that boundary is adjacent to a public open space.~~ **a. The erection of new residential unit to the rear of an existing residential unit on the same site, where it is:** **i. less than 5 metres in height; and** **ii. meets the built form standards applicable to the Character Area Overlay within which it is located.** **b.** Any application arising from this rule shall not be limited or publicly notified.		

14.5.3.1.3 Area-specific 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 14.15, or as specified, as set out in the following table:

Activity/area		The Council's discretion shall be limited to the following matters:
…	…	…
RD6	Residential units in the Character Area Overlay that do not meet Rule 14.5.3.2.7 – Site density	a. Character Area Overlay – Rule 14.15.23
…	…	…
RD14	**Within a Character Area Overlay:** **a. The demolition or removal of a building greater than 30m² on the site, relocation of a building onto the site, erection of new buildings and alterations or additions to existing buildings, accessory buildings, fences and walls associated with that development.** **b. This rule does not apply:** **i. where 14.5.3.1.2 C1 applies.** **ii. to fences that meet the applicable built form standard**	**a. Character Area Overlay - Rule 14.15.23**

			14.5.3.2.12 for that Character Area; **iii. to accessory buildings that are less than 30m² and located to the rear of the main residential unit on the site and are less than 5 metres in height;** **iv. to fences that are located on a side or rear boundary of the site, except where that boundary is adjacent to a public space.** **c. Activities that do not meet Built Form standard 14.5.3.2.6.** **d. Any application arising from this rule shall not be limited or publicly notified.**	
		RD15	**Within the Lyttelton Character Area Overlay, any minor residential unit that does not meet the standards under 14.5.3.1.P5.**	**a. Character Area Overlay - Rule 14.15.23**
		…	…	…

14.5.3.2.3 Building height

a. This applies to:

i. ~~**Residential**~~ Medium Density **Residential** Zone in the Commercial Local Zone (St Albans) Outline development plan shown as Area A in Chapter 15 Appendix 15.15.5; and

ii. Accommodation and Community Facilities Overlay.

b. The maximum height of any building shall be:

	Area	Standard
…	…	…
iii.	**Heaton, Beverley, Cashmere and Lyttelton Character Areas**	**A. 7 metres;** **B. except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 2 metre, where the entire roof slopes 15° or more; and** **C. except that within the Lyttelton Character Area, any accessory building must not exceed 5 metres in height**
iv.	**Englefield, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham, Therese, Piko and Evesham/Bewdley Character Areas**	**5.5 metres**

			v.	**In Residential Heritage Areas the maximum height of any building shall be:** **A. In Heaton Street, Wayside Avenue, RNZAF Station Wigram Staff Housing and Macmillan Avenue Residential Heritage Areas** **B. In Church Property Trustees North St Albans Subdivision (1923) and Piko/Shand (Riccarton Block) State Housing Residential Heritage Areas** **C. In Shelley/Forbes Street and Englefield Avonville Residential Heritage Areas Side boundary.** **D. In Lyttelton Residential Heritage Area** **I. Buildings except accessory buildings** **II. Accessory buildings** **E. In Chester Street East/Dawson Street and Inner City West Residential Heritage Areas**	**7 metres, plus 2 metres for roof form** **5.5 metres** **5 metres** **7 metres, plus 2 metres for roof form** **5 metres** **11 metres**	

		14.5.3.2.5 Front entrances and façades a. … **b. Within the Heaton, Beverley, Englefield, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham, Roker, Piko and Bewdley Character Areas:** iv. **any residential unit shall be built across a minimum of 60% of the width of an allotment, where it abuts a round boundary.** **c. Within the Cashmere Character Area:** v. **the minimum dimension of the building frontage to the street, excluding any garage, shall be 8 metres.** **d. Within the Heaton, Beverley, Englefield, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham, Roker, Piko, Cashmere, Bewdley and Lyttelton Character Areas:** vi. **the maximum paved access width per site is 3.6 metres, or;** **4.8 metres, where it includes a pedestrian access with a minimum width of 1.2 metres.** **14.5.3.2.6 Landscaped areas for select areas** a. Planting shall be provided as follows: i. … ii. Within the Character Area Overlay for all activities:

		~~A. A landscape strip of a minimum width of 2 metres comprising a combination of tree and garden planting shall be planted along the length of the road boundary, excluding that part required for a driveway or pedestrian access.~~ **B. A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with tree and garden planting.** **C. A landscape strip with a minimum width of 2 metres shall be planted along the rear boundary, and shall include trees that will grow to a minimum height of 6–8 metres.** **D. In addition to A and B above:** **1. Within the Heaton Character Area, a minimum of 3 specimen trees of 8-12 meters in height shall be planted within front setback and a landscape strip, with a minimum width of 3 metres, shall be planted along the length of the road boundary excluding that part required for a driveway or pedestrian access.** **2. Within the Beverley and Englefield Character Areas, a landscape strip, comprising a combination of tree and garden planting, and with a minimum width of 2 metres, shall be planted along the length of the road boundary excluding that part required for a driveway or pedestrian access.** **3. Within the Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Roker, Dudley, Beckenham, Piko and Cashmere Character Areas, a landscape strip, comprising a combination of tree and garden planting, and with a minimum width of 3 metres, shall be planted along the length of the road boundary excluding that part required for a driveway or pedestrian access.** **4. Within the Bewdley and Lyttelton Character Areas, a landscape strip of a minimum width of 3 metres, shall be located along the length of the road boundary excluding that part required for a driveway or pedestrian access.**

~~14.5.3.2.7 Site density~~

~~a. Within the Character Area Overlay each residential unit shall be contained within its own separate site and the site shall have a minimum net site area as follows:~~

	~~Area~~	~~Standard~~
~~i.~~	~~Residential Medium Density Zone within the Character Area Overlay~~	~~400m²~~
~~ii.~~	~~Character Area Overlay – Character Area 8 – Beverley~~	~~500m²~~

14.5.3.2.7 Number of residential units per site

a. Within the Character Area Overlay, there must be no more than 2 residential units per site;
   i. except that within the Lyttelton Character Area, there must be no more than one residential unit per site and one minor residential unit.

b. …

14.5.3.2.8 Setbacks

a. Within Character Area Overlays, buildings must be set back from the relevant boundary by the minimum depth listed in the yards table below, except as per b. and c below:

	Yard setback	Area and setback distance
i.	Front	A. Within the Heaton, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham, Therese and Piko Character Areas: 1. 8 metres,

					2. **except that where any existing dwelling unit on the site was built prior to 1945 and is to be relocated within the site, it can be located 6m from the front boundary.** B. **Within the Beverley Character Area:** 1. **3 metres, where the front setback is on the north side of the street, or;** 2. **7 metres, where the front setback is on the south side of the street.** C. **Within the Englefield Character Area:** 1. **3 metres, but with a maximum of 5m.** D. **Within the Cashmere Character Area:** 1. **5 metres.** E. **Within the Evesham/Bewdley Character Area:** 1. **6 metres** F. **Within the Lyttelton Character Area:** 1. **3 metres**	
			ii.	**Side**	G. **Within the Heaton Character Area:** 1. **3 metres.** H. **Within the Beverley, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham and Piko Character Areas:** 1. **2 metres on one side and 3 metres on the other.** I. **Within the Englefield, Bewdley and Roker Character Areas:** 1. **1 metre on one side and 3 metres on the other.** J. **Within the Cashmere Character Area:**	

					1. 3 metres. K. Within the Lyttelton Character Area: 1. 1.5 metres on one side and 3 metres on the other.
			iii.	Rear	L. Within the Heaton, Beverley, Englefield, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham, Bewdley, Roker and Piko Character Areas 1. 3 metres. M. Within the Lyttelton Character Area: 1. 2 metres.
			iv.	Accessory buildings	N. In relation to side and rear boundaries only, where the total length of the accessory building does not exceed 10m: Nil
			v.	Eaves and roof overhangs	O. Up to 300mm in width and guttering up to 200mm in width from the wall of a building may protrude into the front setback

b. …

c. …

14.5.3.2.9 Building coverage

a. Except in the Lyttelton Character Area and Englefield Character Area, the maximum building coverage must not exceed 35% of the net site area, except that eaves and roof overhangs up to 300mm in width and guttering up to 200mm in width from the wall of a building shall not be included in the site coverage calculation.

		b. Within the Lyttelton Character Area, the maximum building coverage must not exceed 60% of the net site area, except that eaves and roof overhangs up to 600mm in width and guttering up to 200mm in width from the wall of a building shall not be included in the site coverage calculation. **c. Within the Englefield Character Area, the maximum building coverage must not exceed 35% of the net site area, except that eaves and roof overhangs up to 600mm in width and guttering up to 200mm in width from the wall of a building shall not be included in the site coverage calculation.** **d. …** **14.5.3.2.10 Outdoor living space per unit** **a. Within the Heaton and Beverley Character Areas:** **i. a residential unit at ground floor level must have an outdoor living space that is at least 80 square metres at ground floor level and has no dimension less than 7 metres; and** **ii. a residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace, of at least 8 square metres and a minimum dimension of 1.8 metres; and** **iii. any outdoor living space must be:** **A. accessible from the residential unit;** **B. located directly adjacent to the unit; and** **C. be free of buildings, parking spaces, and servicing and manoeuvring areas.** **b. Within the Englefield, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham, Piko, Cashmere, Bewdley and Roker Character Areas:**

		i. a residential unit at ground floor level must have an outdoor living space that is at least 50 square metres at ground floor level and has no dimension less than 5 metres; and ii. a residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace, of at least 8 square metres and a minimum dimension of 1.8 metres; and iii. any outdoor living space must be: A. accessible from the residential unit; B. located directly adjacent to the unit; and C. be free of buildings, parking spaces, and servicing and manoeuvring areas. c. Within the Lyttelton Character Area: i. a residential unit at ground floor level must have an outdoor living space that is at least 90 square metres at ground floor level and has no dimension less than 5 metres; and ii. a residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace, of at least 8 square metres and a minimum dimension of 1.8 metres; and iii. any outdoor living space must be: A. accessible from the residential unit; B. located directly adjacent to the unit; and C. be free of buildings, parking spaces, and servicing and manoeuvring areas. **14.5.3.2.11 Windows to street** a. Within the Heaton, Beverley, Englefield, Piko, Cashmere and Lyttelton Character Areas, any residential unit facing the street must have a minimum of 20% of the street-facing façade(s) in transparent glazing, or a combination of transparent glazing and a front door.

		b. Within the Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham and Roker Character Areas, any residential unit facing the street must have a minimum of 30% of the street-facing façade(s) in transparent glazing, or a combination of transparent glazing and a front door. **c. Within the Bewdley Character Area, any residential unit facing the street must have a minimum of 40% of the street-facing façade in transparent glazing.** **d. For the purpose of this rule, any area of roofspace that is fully enclosed by a gable shall not be included in the area of the front façade.** **14.5.3.2.12 Fencing in character areas** **a. Within the Heaton Character Area, the maximum height of fencing along the front boundary is 1.8 metres.** **b. Within the Beverley, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Dudley, Beckenham and Therese Character Area, the maximum height of fencing along the front boundary is 1.2 metres.** **c. Within the Ryan Character Area, the maximum height of fencing along the front boundary is 0.8 metres.** **d. Within the Englefield and Piko Character Area, the maximum height of fencing along the front boundary is 1 metres.** **e. Within the Evesham/Bewdley Character Area, the maximum height of fencing along the front boundary is 0.5 metres.** **f. Within the Cashmere Character Area, the maximum height of:** **i. fencing along the front boundary is 1.2 metres; and** **ii. any retaining wall along the front boundary is 1.5 metres.** **iii. And where a fence is proposed on a retaining wall, it must be set back from the front face of the retaining wall by 1.2 metres with the intervening area containing planting.** **g. Within the Lyttelton Character Area, the maximum height of:** **i. fencing along the front boundary is 1 metres; and** **ii. any retaining wall along the front boundary is 1.5 metres.**

		iii. And where a fence is proposed on a retaining wall, it must be set back from the front face of the retaining wall by 1.2 metres with the intervening area containing planting. h. The maximum height of fencing for all side and rear (internal) boundaries is 2.0 metres. i. Any areas used for vehicular parking shall be separated from open space, or adjoining residentially zoned sites by fencing that meets the requirements in a) – f) above. Advice Note: Rule 7.4.3.7 – Access design – shall also apply, where applicable. **14.5.3.2.13 Garaging and carport building location in character areas** a. Within the Heaton, Beverley, Englefield, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham, Roker, Piko and Bewdley Character Areas, garages and carports (whether detached or not) shall be located: i. to the rear of any residential unit; or ii. to the side of any residential unit, provided that they are located at least 5 metres behind the front façade of a residential unit. b. Within the Cashmere Character Area, a single garage or carport less than 4.5 metres in width may be located within the street setback, where it is: i. located front on to the street; ii. less than 25% of the width of the street frontage; and iii. does not have a driveway or garage located within 2.5 metres. c. Within the Lyttelton Character Area, garages, carports (whether detached or not) and any areas provided for car parking shall be: i. separate to the residential unit; ii. located to the side or rear of the residential unit; and

		iii. located at least 1.2m behind behind the front façade of a residential unit, except if a car parking area. **14.5.3.2.14 Internal separation in character areas** **a. Within the Englefield Character Area, except for the conversion of an existing dwelling into two residential units, any residential must be separated from any other residential unit on the same site by a minimum of 5 metres.** **b. Within any Character Area, any building on a site that contains 2 detached residential units must be setback by a minimum of 5 metres from the second residential unit or any accessory building associated with that unit.** **c. Any building must be set back from a shared access by a minimum of 1 metre.** **14.15.2~~3~~6 Character Area Overlay** a. Area context i. Whether development recognises the distinctive landforms, landscape setting and development patterns of the character area in respect to: A. retaining and enhancing the areas' natural features; B. integrating with the existing pattern and grain of subdivision and building; **C. ~~the extent and scale of vegetation retained and/or provided;~~** D. the relationship with adjoining sites and buildings, including any recorded historic heritage values; E. the visual coherence of the area. **b. Street interface** **ii. Whether the development contributes to the coherency and character of the street by:** **A. providing a front yard building setback which is consistent with the overall depth and pattern of the character area, and in particular with other sites within the street;**

		B. **recognising the positive contribution of buildings that are representative of the primary characteristics of the area and are proposed to be retained, through a reduction in the front yard building setback;** **C.** **reducing the extent of paved surface on the site and avoiding the location of vehicle access, manoeuvring, parking areas and garaging within the front yard, or where it visually dominates the streetscene;** **D.** **utilising, as a preference, a shared driveway and avoiding co-location of driveways and/or garages to minimise the impacts on the quality of the streetscene;** **E.** **having low height or no fencing on the street frontage or within the front boundary setback; and** **F.** **orientating the building on the site to face the street, with sufficient building frontage to reinforce the street edge.** b. Site character ~~**and street interface**~~ **i.** Whether the development complements the residential character and enhances the amenity of the character area by: A. providing a balance of open space to buildings across the site consistent with the surrounding sites within the block, and to a lesser extent, the wider area; **B.** **maintaining the extent and scale of vegetation, most importantly trees;** **C.** **separating buildings on the site with open space and planting between buildings;** **D.** ~~**providing a front yard building setback which is consistent with the overall depth and pattern of the character area, and in particular with other sites within the street;**~~ E. retaining the front **and rear** yard**s** for ~~**outdoor living,**~~ open space~~**,**~~ **and** tree and garden planting**; and** **F.** **ensuring paved areas, fencing and buildings are visually softened through the provision of adjacent planting.** **G.** ~~**avoiding the location of vehicle access, parking areas and garaging within the front yard, or where it visually dominates the streetscene;**~~ **H.** ~~**having low height or no fencing on the street frontage; and**~~ **I.** ~~**orientating the building on the site to face the street.**~~ c. Built character

		i. Whether the development supports the residential built character values of the character area in regard to: A. **retaining residential buildings built prior to 1945, or in respect to Bewdley, prior to 1970;** B. **retaining or locating of the primary building on the site at the street interface, with a lesser scale dwelling to the rear;** C. the scale and form of the building, including the roof form; D. architectural detailing including features such as verandas, materials, window and front entry design and placement; E. complementary and compatible building design; F. the recognition of recorded historic heritage values of adjacent buildings. d. Akaroa and Lyttelton i. In addition to the matters listed above, in respect to Akaroa and Lyttelton character areas, whether the development: A. retains important views from public places; B. reduces the potential for visual dominance of the development when viewed from elsewhere within the viewing catchment; C. responding through the use of the landscape at the street interface to the existing informality or formality of the streetscape; D. retains residential buildings, including accessory buildings, that were built prior to 1945 and/or that contribute to the architectural traditions and character values; E. reflects the small scale and simple forms of residential building; and F. recognises any recorded historic heritage values adjacent and opposite to the development. ii. Where the site is within the Akaroa Heritage Area, the matters set out in Rule 9.3.6.3. iii. **Where the site is within the Lyttelton Character Area, the extent to which the development is consistent with the Lyttelton Character Area Design Guide.**

Heritage, Significant and other Trees	Heritage trees – existing with amendments – s77I(a), s77O(a), s77J, s77K, s77P, 77Q Non-heritage trees – existing with amendments –sS77I(j), s77O(j), s77J, s77L s77P, 7R	**Definitions** ~~**Dripline**~~ ~~**means the dripline of a tree, being a circular area, where the radius is equivalent to either the outer extent of the branch spread or half the height of the tree, whichever is the greater. This is illustrated in the diagram below.**~~ **Tree protection zone radius** **means the protection area around a scheduled tree as identified in Appendix 9.4.7.1, which is equivalent to 15 times the tree's trunk diameter at 1.4m above ground level and is measured from the centre point of the trunk's diameter at that height. The maximum extent of a tree protection zone radius is restricted to 15m.** **9.4 Significant and Other Trees** **9.4.1 Introduction** … c. **The schedule in Appendix 9.4.7.1 also identifies the relevant scheduled trees on private land which are also identified as qualifying matters for the purpose of amending the permitted MDRS building height and density requirements in the medium and high-density zones. Whilst all qualifying matter trees are scheduled trees, not all scheduled trees are identified as qualifying matter trees.** … **9.4.2.2.3 Policy – Tree protection** a. Protect from inappropriate physical works:

		i. trees that are listed in Appendix 9.4.7.1, particularly those trees identified as having exceptional values **and those trees identified as qualifying matters**; and ii. … **9.4.2.2.5 Policy – Trees and utilities** a. Where it would not be reasonable to locate outside of the ~~**dripline**~~ **tree protection zone radius** of a significant tree listed in Appendix 9.4.7.1 due to locational, technical or operational requirements, ensure that the utility is appropriately designed, located and installed to maintain as far as practicable the specific values of the tree. ## 9.4.3 How to interpret and apply the rules a. To understand whether a site has a significant tree(s), including groups of trees **and qualifying matter trees**, listed in the Schedule of Significant Trees, and the nature of this listing, refer to Appendix 9.4.7.1 and the planning maps. … e. The rules in Sub-chapter 9.4 apply to the pruning, felling, maintenance or remedial work/treatment to significant trees listed in Appendix 9.4.7.1, and to trees in parks or public open spaces and road corridors undertaken by the Council or network utility operators. The rules for utilities and associated works within the ~~**dripline**~~ **tree protection radius zone** of significant trees listed in Appendix 9.4.7.1 are found in Chapter 11 Utilities and Energy.

f. **A number of rules in this sub-chapter do not apply to works which are to a scheduled tree that has not been identified as a qualifying matter tree, and which are in relation to a permitted development or subdivision activity in the medium or high-density residential zones.**

9.4.4 Rules

9.4.4.1 Activity status tables

9.4.4.1.1 Permitted activities

a. The activities listed below are permitted activities if they meet the activity specific standards set out in this table.

b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 9.4.4.1.2 to 9.4.4.1.6.

Activity		Activity specific standard
P1	Pruning of: **a.** any significant tree **(not including qualifying matter trees)** listed in Appendix 9.4.7.1, other than provided for by Rule 9.4.4.1.1 P8 or P9, **and except:** **i. when complying with permitted built form standards for the medium density residential zone (14.5.2) or high-**	a. Pruning shall be limited to one or more of the following: i. Pruning of roots less than 25 mm in diameter at the point of severance; or ii. Removal of broken branches, deadwood or diseased vegetation; or iii. Removal of branches physically interfering with existing buildings or pedestrian and vehicle access ways, where such work is carried out by, or in accordance with advice from, a works arborist; or iv. Removal of any branch that has one or more of

			density residential zone (14.6.2) **ii. when required to meet an unobstructed outlook space standard** **iii. when complying with controlled subdivision activities under 8.5.1.2** **b. Any qualifying matter tree listed in appendix 9.4.7.1**	the following structural faults: A. cracks/splits; B. decay; C. cavities; D. torsion; E. co-dominance; F. included unions; G. bleeding/sap flow; H. loose/cracked bark; or I. poor taper.	
			P2 Pruning in the bottom third of: **a.** any significant tree **(not including qualifying matter trees)** listed in Appendix 9.4.7.1, other than provided for by Rule 9.4.4.1.1 P1, P8 or P9, **and except:** **i. when complying with permitted built form standards for the medium density residential zone (14.5.2)**	a. Pruning shall be limited to the following: i. Removal of any branches less than 50 mm in diameter at the point of severance, where the natural shape, form and branch habit of the tree is retained; or ii. Removal of any branches between 50 mm and 100 mm in diameter at the point of severance, where the natural shape, form and branch habit of the tree is retained and the work is carried out by, or in accordance with advice from, a works arborist.	

				or high-density residential zone (14.6.2) **ii. when required to meet an unobstructed outlook space standard** **iii. when complying with controlled subdivision activities under 8.5.1.2** **b. Any qualifying matter tree listed in appendix 9.4.7.1** Advice note: 1. Tree height is measured from ground level to the top of the canopy.		
			P3	Pruning in the top two thirds of: **a.** any significant tree **(not including qualifying matter trees)** listed in Appendix 9.4.7.1, other than provided for by Rule 9.4.4.1.1 P1, P8 or P9, **and except:** **i. when complying with permitted built form standards for the medium density residential zone (14.5.2) or high-density residential zone (14.6.2)**	a. Pruning shall be limited to the removal of foliage of no more than 10% over any three-year period, with the maximum amount of foliage removed in any one year limited to no more than 5%, where: i. The work is undertaken, or supervised, by a works arborist; and ii. The natural shape, form and branch habit of the tree is retained.	

				ii. when required to meet an unobstructed outlook space standard **iii. when complying with controlled subdivision activities under 8.5.1.2** **b. Any qualifying matter tree listed in appendix 9.4.7.1** Advice note: Tree height is measured from ground level to the top of the canopy.		
			P4	Felling of **a.** any significant tree **(not including qualifying matter trees)** listed in Appendix 9.4.7.1, other than provided for by Rule 9.4.4.1.1 P8 or P10, **and except:** **i. when complying with permitted built form standards for the medium density residential zone (14.5.2) or high-density residential zone (14.6.2)**	a. The tree shall be certified by a technician arborist as: i. dead; or ii. having a loss of structural integrity where the defects cannot be rectified and maintenance practices cannot improve the framework of the tree or mitigate threats to the safety of persons or property. b. Prior to felling the tree, a tree removal certificate shall be submitted to the Council with the information supplied to be in accordance with Appendix 9.4.7.3 Tree Removal Certificate.	

				ii. when required to meet an unobstructed outlook space standard **iii. when complying with controlled subdivision activities under 8.5.1.2** **b. Any qualifying matter tree listed in appendix 9.4.7.1**		
			P5	a. Any pruning, maintenance or remedial work / treatment to any tree in: i. parks or public open space and road corridors in Christchurch City; or ii. parks, public open space, and road corridors in Akaroa as shown in Appendix 9.4.7.4. b. This rule does not apply to pruning, maintenance or remedial work / treatment to trees within the Central City road corridors or the state highway road corridors, as this is provided for in Rule 9.4.4.1.1 P7. Advice note:	a. Activities shall be undertaken by, or under the supervision of, a works arborist employed or contracted by the Council or a network utility operator. b. Activities within the area at Riccarton Bush identified as a 'Significant Trees Area' shall be undertaken by the Riccarton Bush Trust or its contractors.	

				1. For the purposes of this rule, Christchurch City means the area shown at Appendix 2.2 of Chapter 2 Definitions.		
			P6	a. Felling of any tree, including ancillary earthworks, in: i. parks, public open space or road corridors in Christchurch City; or ii. Parks, public open space or road corridors in Akaroa as shown in Appendix 9.4.7.4. b. This rule does not apply to the felling of trees within Central City road corridors or the state highway road corridors, as this is provided for in Rule 9.4.4.1.1 P7. Advice note: 1. For the purposes of this rule, Christchurch City means the area shown at Appendix 2.2 of Chapter 2 Definitions.	a. The felling shall be undertaken by, or under the supervision of, a works arborist employed or contracted by the Council or a network utility operator. b. Felling within the area at Riccarton Bush identified as a 'Significant Trees Area' shall be undertaken by the Riccarton Bush Trust or its contractors. c. The tree shall not be: i. greater than 6 metres high in a road corridor or 10 metres high in a park or public open space; ii. within a Character Area Overlay; iii. within a water body setback as described in sub-chapter 6.6 Water Body Setbacks in General Rules; or iv. of the following species: A. *Podocarpus cunninghamii* - Hall's totara; B. *Prumnopitys taxifolia* – matai / black pine; C. *Prumnopitys ferruginea* – miro; D. *Dacrydium cupressinum* – rimu;	

					E. *Libocedrus bidwillii* – kaikawaka / New Zealand cedar; F. *Eleocarpus dentatus* – hinau; G. *Eleocarpus hookerianus* – pokaka; H. *Griselinea lucida* – puka / akapuka / shining broadleaf; I. *Hedycarya arborea* – pigeonwood; J. *Alectryon excelsus* – titoki; K. *Rhopalostylis sapida* - nikau palm; L. *Cordyline indivisa* - mountain cabbage tree; M. *Ulmus horizontalis* - horizontal elm; N. *Ulmus glabra 'Camperdownii'* - camperdown elm; v. unless: A. the tree is dead; or B. the tree is within tolerance zones for overhead electrical conductors and continued pruning is detrimental to the ongoing health or structural integrity or landscape value of the tree; or C. the tree is damaging buildings, utilities or property and further damage cannot be reasonably avoided except by removing the tree; or D. the tree is a threat to vehicle and pedestrian	

					safety and pruning cannot mitigate the threat without causing the tree to become severely disfigured or affect its long term health or structural integrity; or E. an operative Reserves Act Management Plan specifically permits the removal of trees; or F. if the tree is located in the Christchurch Botanic Gardens and felling is required in order to protect or enhance botanical collections or reduce species duplication in accordance with the provisions of the Christchurch Botanic Gardens Management Plan. G. felling of the tree is required to comply with Rule 6.7.4.1 for Christchurch International Airport's protection surfaces or Rule 6.7.5.1 for Defence Wigram protection surfaces. H. The tree is located within the Specific Purpose (Ōtākaro Avon River Corridor) Zone.	
			P7	Any: a. pruning, maintenance or remedial work / treatment to; or b. earthworks within 5 metres of the base of; or	Nil.	

				c. felling of, any tree within state highway road corridors, or Central City road corridors.	
			P8	Any work to any significant tree**, including qualifying matter trees**, listed in Appendix 9.4.7.1 required under, and carried out in accordance with, clause 14 of the Electricity (Hazards from Trees) Regulations 2003.	a. The work shall be undertaken by, or under the supervision of, a works arborist employed or contracted by a network utility operator. b. The network utility operator shall notify the Council within 5 working days that the work has been undertaken.
			P9	Work required to any significant tree**, including qualifying matter trees**, listed in Appendix 9.4.7.1 to bring its height to a level that provides for 5 years growth before non-compliance with: a. Rule 6.7.4.1 for Christchurch International Airport's protection surfaces; or b. Rule 6.7.5.1 for Defence Wigram protection surfaces.	a. The work shall be undertaken by, or under the supervision of, a works arborist.
			P10	Felling of any significant tree**, including qualifying matter trees**, listed in Appendix 9.4.7.1 within the area applicable to either:	a. A technician arborist has provided certification to the Council that the work enabled under Rule 9.4.4.1.1 P9 would result in either: i. the structure of the tree being compromised to an extent that the tree is unstable or unsafe;

				b. Rule 6.7.4.1 for Christchurch International Airport's protection surfaces; or c. Rule 6.7.5.1 for Defence Wigram protection surfaces.	and/or ii. the shape of the tree being no longer representative of its species.	
			P11	Gardening (including planting of shrubs, flowers, ground cover and other small plants; covering ground in lawn or bark) within the ~~**dripline**~~ **tree protection zone radius** of: **a.** a significant tree **(not including qualifying matter trees)** listed in Appendix 9.4.7.1, **except:** **i. when complying with permitted built form standards for the medium density residential zone (14.5.2) or high-density residential zone (14.6.2)** **ii. when required to meet an unobstructed outlook space standard** **iii. when complying with controlled subdivision activities under 8.5.1.2**	a. The gardening shall not involve: i. mechanical cultivation; ii. planting of trees; or iii. altering of existing ground levels or the disturbance of land other than to the extent necessary to undertake the gardening.	

				b. a qualifying matter tree listed in appendix 9.4.7.1 Advice note: 1. Where the gardening involves disturbance of land beyond what is provided for in this rule, it will be a restricted discretionary under Rule 9.4.4.1.3 RD5.		
			P12	a. Earthworks within 5 metres of the base of any tree in: i. parks, public open space or road corridors in Christchurch City; or ii. parks, public open space or road corridors in Akaroa as shown in Appendix 9.4.7.4; or b. Earthworks within **the** ~~**10 metres**~~ **tree protection zone radius** of the base of any tree in the Riccarton Bush Significant Trees area. c. Earthworks listed in Rule 8.9.3(a) are exempt from the activity specific standards in	a. Activities shall be undertaken by, or under the supervision of, a works arborist employed or contracted by the Council or a network utility operator. b. Activities within the area at Riccarton Bush identified as a 'Significant Trees Area' shall be undertaken by the Riccarton Bush Trust or its contractors. c. The tree shall not be: i. greater than 6 metres high in a road corridor or 10 metres high in a park or public open space; ii. within a Character Area Overlay; iii. within a water body setback as described in sub-chapter 6.6 Water Body Setbacks in General Rules; or iv. of the following species: A. *Podocarpus cunninghamii* – Hall's totara; B. *Prumnopitys taxifolia* – matai / black pine;	

			Rule 9.4.4.1.1 P12, except for exemption 8.9.3(a)(xii). d. This rule does not apply to earthworks within Central City road corridors or the state highway road corridors, as this is provided for in Rule 9.4.4.1.1 P7. Advice note: 1. For the purposes of this rule, Christchurch City means the area shown at Appendix 2.2 of Chapter 2 Definitions.	C. *Prumnopitys ferruginea* – miro; D. *Dacrydium cupressinum* – rimu; E. *Libocedrus bidwillii* – kaikawaka / New Zealand cedar; F. *Eleocarpus dentatus* – hinau; G. *Eleocarpus hookerianus* – pokaka; H. *Griselinea lucida* – puka / akapuka / shining broadleaf; I. *Hedycarya arborea* – pigeonwood; J. *Alectryon excelsus* – titoki; K. *Rhopalostylis sapida* – nikau palm; L. *Cordyline indivisa* – mountain cabbage tree; M. *Ulmus horizontalis* – horizontal elm; N. *Ulmus glabra 'Camperdownii'* – camperdown elm; d. Except that c. above does not apply if: i. the earthworks are ancillary to the lawful removal or felling of any tree (see P6).	

9.4.4.1.2 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 in Rule 9.4.5, as set out in the following table.

	Activity	Activity specific standards	The Council's control shall be limited to the following matters:
C1	a. Comprehensive ongoing maintenance and management (which can include felling) **in accordance with a Tree Maintenance and Management Plan (other than provided for as a permitted activity) of:** **i.** a significant tree or group of trees listed in Appendix 9.4.7.1, **except:** **A. when complying with permitted built form standards for the medium density residential zone (14.5.2) or high-density residential zone (14.6.2)** **B. when required to meet an unobstructed outlook space standard** **C. when complying with controlled subdivision activities under 8.5.1.2** **ii. Any qualifying matter tree listed in appendix 9.4.7.1**	a. All significant and exceptional trees, **including qualifying matter trees,** (both groups and individual) on the site(s) covered by the Tree Maintenance and Management Plan are included within the Plan.	a. Rule 9.4.5 a. – h.

	b.	Any application for this activity shall not be limited or publicly notified.		

9.4.4.1.3 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 in Rule 9.4.6, as set out in the following table.

Activity		The Council's discretion shall be limited to the following matters:
RD1	a. Any pruning of any significant tree**, including qualifying matter trees,** listed in Appendix 9.4.7.1 (other than those identified as having exceptional values) that is not provided for under: i. Rule 9.4.4.1.1 P1, P2, P3, P8 or P9; or ii. Rule 9.4.4.1.2 C1. **except:** **iii. when complying with permitted built form standards for the medium density residential zone (14.5.2) or high-density residential zone (14.6.2)** **iv. when required to meet an unobstructed outlook space standard** **v. when complying with controlled subdivision activities under 8.5.1.2**	a. Rule 9.4.6 a – o.

			b. Any application for this activity shall not be limited or publicly notified.		
		RD2	Felling of any significant tree**, <u>including qualifying matter trees</u>**, listed in Appendix 9.4.7.1 (other than those identified as having exceptional values) that is not provided for by: a. Rule 9.4.4.1.1 P4, P8 or P10; or Rule 9.4.4.1.2 C1. **<u>except:</u>** **i. <u>when complying with permitted built form standards for the medium density residential zone (14.5.2) or high-density residential zone (14.6.2)</u>** **ii. <u>when required to meet an unobstructed outlook space standard</u>** **iii. <u>when complying with controlled subdivision activities under 8.5.1.2</u>**	a. Rule 9.4.6 a. – o.	
		RD3	a. Activities listed in Rule 9.4.4.1.1 P5, which do not meet one or more of the activity specific standards. b. Any application arising from this rule shall not be limited or publicly notified.	a. Rule 9.4.6 a. – o.	
		RD4	Felling of any tree listed in Rule 9.4.4.1.1 P6, which does not meet one or more of the activity specific standards.	a. Rule 9.4.6 a. – o.	
		RD5	a. Any works within the **~~dripline~~** **<u>tree protection zone radius</u>** of a significant tree**, <u>including qualifying</u>**	a. Rule 9.4.6 a. – o.	

				matter trees, listed in Appendix 9.4.7.1 , (other than gardening provided for by Rule 9.4.4.1.1 P11, activities provided for by Rule 9.4.4.1.2 C1, and activities listed in Rule 9.4.4.1.3 RD6) that involves: i. the disturbance of land (including earthworks); ii. vehicular traffic; iii. sealing or paving (excluding earthworks); iv. storage of materials, vehicles, plant or equipment; ~~or~~ v. the release, injection or placement of chemicals or toxic substances**; and** **except for:** **vi. when complying with permitted built form standards for the medium density residential zone (14.5.2) or high-density residential zone (14.6.2)** **vii. when required to meet an unobstructed outlook space standard** **viii. when complying with controlled subdivision activities under 8.5.1.2** b. Any application arising from this rule shall not be limited or publicly notified.		
			RD6	a. Any of the following within ~~**10 metres**~~ **tree protection zone radius** of the base of any tree in the Significant Trees area at Riccarton Bush:	a. Rule 9.4.6 a. – o.	

				i. works (including earthworks, other than as provided for by Rule 9.4.4.1.1 P12); ii. vehicular traffic; iii. sealing or paving (excluding earthworks); iv. storage of materials, vehicles, plant or equipment; or v. the release, injection or placement of chemicals or toxic substances. b. In the case of the property at 48 Rata Street (legally described as Lot 375 DP 11261) the 10 metre restriction shall only apply to the northern boundary of that property. c. For the purposes of this rule, the outer boundary defining the Significant Trees Area (which follows the predator-proof fence surrounding the forest remnant) shall be deemed to be the base of the tree. d. Any application arising from this rule shall not be limited or publicly notified.		
			RD7	Any pruning or felling of a significant tree**, <u>including qualifying matter trees</u>**, listed in Appendix 9.4.7.1 associated with the maintenance, operation or development of a transmission line existing on 14 January 2010, including as required by the Electricity (Hazards from Trees) Regulations 2003, and which is not provided for by Rule 9.4.4.1.1 P1, P2, P3, P4, P8, P9 or P10.	a. Rule 9.4.6 a. – o.	

RD8	Earthworks not meeting the activity specific standards in Rule 9.4.4.1.1 P12.	a. Rule 8.9.4, matters 1 and 3 b. Rule 9.4.6 a.-e., g., i.-o.

9.4.4.1.4 Discretionary activities

a. The activities listed below are discretionary activities.

Activity	
D1	Pruning of any significant tree**, <u>including qualifying matter trees</u>**, listed in Appendix 9.4.7.1 identified as having exceptional values, where not provided for by: a. Rule 9.4.4.1.1 P1, P2, P3, P8 or P9; or b. Rule 9.4.4.1.2 C1; or c. Rule 9.4.4.1.3 RD7. **<u>except for:</u>** **i. <u>when complying with permitted built form standards for the medium density residential zone (14.5.2) or high-density residential zone (14.6.2)</u>** **ii. <u>when required to meet an unobstructed outlook space standard</u>** **iii. <u>when complying with controlled subdivision activities under 8.5.1.2</u>**
D2	Felling of any significant tree**, <u>including qualifying matter trees</u>**, listed in Appendix 9.4.7.1 identified as having exceptional values, where not provided for under: a. Rule 9.4.4.1.1 P4, P8 or P10; or

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b. Rule 9.4.4.1.2 C1; or
c. Rule 9.4.4.1.3 RD7.
<u>except</u>
i. <u>when complying with permitted built form standards for the medium density residential zone (14.5.2) or high-density residential zone (14.6.2)</u>
ii. <u>when required to meet an unobstructed outlook space standard</u>
iii. <u>when complying with controlled subdivision activities under 8.5.1.2</u>
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[Refer to page 302 below for Appendix 9.4.7.1 Schedules of significant trees (Christchurch City and Banks Peninsula)]
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<td>Victoria Street Height</td>
<td>New – s77O(j), s77P, s77R</td>
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<h3><s>15.10.1.3</s><u>15.11.1.3</u> Restricted discretionary activities</h3>
b. The activities listed below are restricted discretionary activities.
c. Discretion to grant or decline consent and impose conditions is restricted to the matters of discretion set out in Rule 15.1<u>4</u><s>3</s>, as set out in the following table.
<table>
<tr><th></th><th>Activity</th><th>Council's discretion shall be limited to the following matters:</th></tr>
<tr><td>…</td><td>…</td><td>…</td></tr>
<tr><td>RD5</td><td>Any activity listed in Rule 15.1<s>0</s><u>1</u>.1.1 P1 to <s>P17</s> <u>P18</u> and Rules 15.1<s>0</s><u>1</u>.1.3 RD1 to RD4, RD6 and RD8 that does not meet one or more of the built form standards in</td><td>As relevant to the standard that is not met:
…
l. <u>Maximum building</u> <s>H</s><u>h</u>eight – 15.14.3.1 <s>(a)</s>
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	Rule 15.1~~0~~1.2, unless otherwise specified. Advice note: 1. Refer to relevant built form standard for provisions regarding notification.	
…	…	…

~~15.10.2.11~~ 15.11.2.11 Building height

a. The maximum and minimum height of any building shall be as follows:

	Applicable to	Standard
i.	All buildings, except as provided for in ii~~, and~~ iii **and iv** below.	**a.** The maximum height shall be **90 metres.** **b. The maximum height of the building base shall be 28 metres.** ~~**in accordance with the Central City Maximum Building Height planning map**~~
…	…	…
v.	**All buildings within the Victoria Street Height Precinct**	**A. The maximum height shall be 45 metres.** **B. The maximum height of the building base shall be 28 metres.**
…	…	…
b. This rule does not apply to new buildings and alterations permitted by Rule 15.11.1.1 P18.		

		~~15.13.3.1~~15.14.3.1 Maximum building height a. The extent to which an increase in height of the **building** ~~**development**~~: xii. Is visually mitigated through the design and appearance of the building, and the quality and scale of any landscaping and tree planting proposed; xiii. ~~**May a**~~**A**llows ~~**better**~~ **more efficient** use of ~~**the**~~ sites **with limited street frontage or small sites which are an irregular shape** ~~**and the efficient use of land in the centre**~~; xiv. Enables the long term protection of sites of Ngāi Tahu cultural significance identified in Schedule 9.5.6.1, significant trees listed in Appendix 9.4.7.1, or natural features on the balance of the site through more intensive development; xv. Improves the legibility of a centre **with**in the **wider** context of the **anticipated urban form for the city** ~~**wider area**~~; xvi. Contributes to variety in the scale of buildings in a centre, and creates landmarks on corner sites; xvii. Reflects functional requirements of the activity; xviii. Results in adverse effects on adjoining residential zones or on the character, quality and use of public open space; xix. ~~**Contributes to the visual dominance of the building when viewed from the surrounding area, having regard to the anticipated scale and form of buildings in the surrounding environment.**~~**Is visually dominant within the streetscape and public realm, and in the context of the anticipated built form;** xx. If in New Brighton, provides for residential activity above ground floor, promoting a mix of uses and greater levels of activity in the centre. xxi. Would maintain a scale of development consistent with the anticipated role of the commercial centre, as set out in Policy 15.2.2.1, Table 15.1; and xxii. Would cause adverse effects on the function and recovery of the ~~Central City~~ **City Centre** or the role and function of ~~District~~ **Town** and ~~Neighbourhood~~ **Local** Centres as a result of enabling any additional gross leasable floor area; **i. xii. Is demonstrated to support the financial feasibility of the development;** **ii. xiii. Detracts from the anticipated urban form of the centre and city;**

		iii. xiv. Causes adverse effects on the anticipated amenity of adjoining sites and activities, particularly where they are subject to lower maximum height controls. iv. (Plan Change 5B Council Decision) b. In addition to the above, in the City Centre, and Central City Mixed Use Zones, the effects on/of: i. The retention of, or contribution to, the anticipated continuity and visual coherence of the street wall; ii. The extent to which the building provides for visual interest and engagement with: A. The street and adjacent environment, through design elements such as articulation, materials, glazing and architectural detailing; and B. The wider area, through the form and materials of the roof structure and, modulation and articulation of the building facades. iii. The visual impacts of rooftop plant, servicing and lighting, through their containment such that they are integrated within the roof or building form; iv. The impacts of wind on the safety and comfort of people, whether sedentary or moving, at street level and in other public open spaces including Cathedral Square, Otākaro Avon River Corridor, Central City Heritage Triangles and parks, demonstrated through the use of wind modelling; v. The individual or cumulative effects of shading, visual bulk and dominance, and reflected heat from glass on sites in adjoining residential zones or on the character, quality and use of public open space and in particular the Ōtākaro Avon River corridor, Earthquake Memorial, Victoria Square and Cathedral Square; vi. Supporting a legible urban form that provides for an increase in building height closer to the core of the Central City and generally a reduction in height out to the edges of the Central City; and vii. Reflecting the height of an adjacent significant community asset including Te Kaha and Parakiore, while ensuring that key view shafts to, or from, and the legibility of, the community facility is retained.

Waste Water Constraint Area	New – S77I(j), s77J, s77L	**Chapter 8 Subdivision, Development and Earthworks** **8.1 Introduction** a. This Introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense. b. This chapter relates to subdivision**, development** and earthworks that may occur throughout the city. In addition to managing subdivision, the objectives, policies and rules of this chapter also **manage development where there are infrastructure constraints and** manage earthworks, which are necessary to facilitate subdivision, development, the provision of utilities, hazard mitigation and the repair of land damaged by the earthquakes. … g. The subdivision of land to create sites on undeveloped land creates expectations and property rights. It requires consideration of the need for public open spaces, reserves, community infrastructure and connections to and servicing by other infrastructure. Cost-effective servicing by infrastructure is an important consideration for greenfield developments. However, infrastructure servicing and access can also be an issue for the subdivision of already developed land. A significant reason for that is the considerable damage to public infrastructure caused by the earthquakes of 2010 and 2011. Those events resulted in parts of the City having limited ability to service new development pending further capital investment on improvements. **In areas served by vacuum sewer systems the capacity is limited, which may restrict what further development is possible.** … **8.9A Rules — Development and Activities in Waste Water Constraint Areas** **8.9A.1 Permitted activities** **a. The activities listed below are permitted activities where the activity is located in the area shown on the planning maps as Waste Water Constraint Areas.**

Activity			**Activity specific standards**
P1		**New activities or the expansion of activities beyond those that existed prior to *(date of notification of the plan change)* that do not discharge wastewater into the vacuum sewer.**	**Nil**

8.9A.2 Controlled activities

a. There are no controlled activities.

8.9A.3 Restricted discretionary activities

a. The activities listed below are restricted discretionary activities where the activity is located in the area shown on the planning maps as Waste Water Constraint Areas.

Activity		**The Council's discretion shall be limited to the following matters:**
RD1	**a. New activities or the expansion of activities beyond those that existed prior to *(date of notification of the plan change)* that discharge wastewater into the vacuum sewer.**	**a. Capacity in the relevant vacuum sewer system** b. **Effects of the proposed development on the capacity and operation of the vacuum sewer**

		<table><tr><td></td><td>**b. <u>Any resource consent application shall not be limited or publicly notified.</u>**</td><td>**<u>system and adjoining wastewater systems</u>**</td></tr></table> **<u>8.9A.4 Discretionary activities</u>** **<u>There are no discretionary activities.</u>** **<u>8.9A.5 Non-complying activities</u>** **<u>There are no non-complying activities.</u>** **<u>8.9A.6 Prohibited activities</u>** **<u>There are no prohibited activities.</u>**
Riccarton Bush Interface Area	New – s77I(a), S77J	**9.4.4 Rules** **9.4.4.1 Activity status tables** **9.4.4.1.1 Permitted activities** a. The activities listed below are permitted activities if they meet the activity specific standards set out in this table.

a. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules 9.4.4.1.2 to 9.4.4.1.6.

Activity		Activity specific standard
…	…	…
P4	Felling of any significant tree listed in Appendix 9.4.7.1, other than provided for by Rule 9.4.4.1.1 P8 or P10.	a. The tree shall be certified by a technician arborist as: i. dead; or ii. having a loss of structural integrity where the defects cannot be rectified and maintenance practices cannot improve the framework of the tree or mitigate threats to the safety of persons or property. b. Prior to felling the tree, a tree removal certificate shall be submitted to the Council with the information supplied to be in accordance with Appendix 9.4.7.3 Tree Removal Certificate.
…	…	…
P6	a. Felling of any tree, including ancillary earthworks, in: i. parks, public open space or road corridors in Christchurch City; or ii. Parks, public open space or road corridors in	a. The felling shall be undertaken by, or under the supervision of, a works arborist employed or contracted by the Council or a network utility operator. b. Felling within the area at Riccarton Bush identified as a 'Significant Trees Area' shall be undertaken by the Riccarton Bush Trust or its contractors.

				Akaroa as shown in Appendix 9.4.7.4. b. This rule does not apply to the felling of trees within Central City road corridors or the state highway road corridors, as this is provided for in Rule 9.4.4.1.1 P7. Advice note: 1. For the purposes of this rule, Christchurch City means the area shown at Appendix 2.2 of Chapter 2 Definitions.	c. The tree shall not be: i. greater than 6 metres high in a road corridor or 10 metres high in a park or public open space; ii. within a Character Area Overlay; iii. within a water body setback as described in sub-chapter 6.6 Water Body Setbacks in General Rules; or iv. of the following species: A. *Podocarpus cunninghamii* - Hall's totara; B. *Prumnopitys taxifolia* – matai / black pine; C. *Prumnopitys ferruginea* – miro; D. *Dacrydium cupressinum* – rimu; E. *Libocedrus bidwillii* – kaikawaka / New Zealand cedar; F. *Eleocarpus dentatus* – hinau; G. *Eleocarpus hookerianus* – pokaka; H. *Griselinea lucida* – puka / akapuka / shining broadleaf; I. *Hedycarya arborea* – pigeonwood; J. *Alectryon excelsus* – titoki; K. *Rhopalostylis sapida* - nikau palm; L. *Cordyline indivisa* - mountain cabbage tree; M. *Ulmus horizontalis* - horizontal elm;	

					N. *Ulmus glabra 'Camperdownii'* - camperdown elm; v. unless: A. the tree is dead; or B. the tree is within tolerance zones for overhead electrical conductors and continued pruning is detrimental to the ongoing health or structural integrity or landscape value of the tree; or C. the tree is damaging buildings, utilities or property and further damage cannot be reasonably avoided except by removing the tree; or D. the tree is a threat to vehicle and pedestrian safety and pruning cannot mitigate the threat without causing the tree to become severely disfigured or affect its long term health or structural integrity; or E. an operative Reserves Act Management Plan specifically permits the removal of trees; or F. if the tree is located in the Christchurch Botanic Gardens and felling is required in order to protect or enhance botanical collections or reduce species duplication in accordance with the provisions of the Christchurch Botanic Gardens Management Plan. G. felling of the tree is required to comply with	

				Rule 6.7.4.1 for Christchurch International Airport's protection surfaces or Rule 6.7.5.1 for Defence Wigram protection surfaces. H. The tree is located within the Specific Purpose (Ōtākaro Avon River Corridor) Zone.	
		...	...	...	
		P12	a. Earthworks within 5 metres of the base of any tree in: i. parks, public open space or road corridors in Christchurch City; or ii. parks, public open space or road corridors in Akaroa as shown in Appendix 9.4.7.4; or b. Earthworks within 10 metres of the base of any tree in the Riccarton Bush Significant Trees area. c. Earthworks listed in Rule 8.9.3(a) are exempt from the activity specific standards in Rule 9.4.4.1.1 P12, except for exemption 8.9.3(a)(xii).	a. Activities shall be undertaken by, or under the supervision of, a works arborist employed or contracted by the Council or a network utility operator. b. Activities within the area at Riccarton Bush identified as a 'Significant Trees Area' shall be undertaken by the Riccarton Bush Trust or its contractors. c. The tree shall not be: i. greater than 6 metres high in a road corridor or 10 metres high in a park or public open space; ii. within a Character Area Overlay; iii. within a water body setback as described in sub-chapter 6.6 Water Body Setbacks in General Rules; or iv. of the following species: A. *Podocarpus cunninghamii* – Hall's totara; B. *Prumnopitys taxifolia* – matai / black pine;	

				C. *Prumnopitys ferruginea* – miro; D. *Dacrydium cupressinum* – rimu; E. *Libocedrus bidwillii* – kaikawaka / New Zealand cedar; F. *Eleocarpus dentatus* – hinau; G. *Eleocarpus hookerianus* – pokaka; H. *Griselinea lucida* – puka / akapuka / shining broadleaf; I. *Hedycarya arborea* – pigeonwood; J. *Alectryon excelsus* – titoki; K. *Rhopalostylis sapida* – nikau palm; L. *Cordyline indivisa* – mountain cabbage tree; M. *Ulmus horizontalis* – horizontal elm; N. *Ulmus glabra 'Camperdownii'* – camperdown elm; d. Except that c. above does not apply if: i. the earthworks are ancillary to the lawful removal or felling of any tree (see P6).
			d. This rule does not apply to earthworks within Central City road corridors or the state highway road corridors, as this is provided for in Rule 9.4.4.1.1 P7. Advice note: 1. For the purposes of this rule, Christchurch City means the area shown at Appendix 2.2 of Chapter 2 Definitions.		

9.4.4.1.3 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 in Rule 9.4.6, as set out in the following table.

Activity		**The Council's discretion shall be limited to the following matters:**
...	...	...
RD2	Felling of any significant tree listed in Appendix 9.4.7.1 (other than those identified as having exceptional values) that is not provided for by: a. Rule 9.4.4.1.1 P4, P8 or P10; or Rule 9.4.4.1.2 C1.	a. Rule 9.4.6 a. – o.
...	...	...
RD4	Felling of any tree listed in Rule 9.4.4.1.1 P6, which does not meet one or more of the activity specific standards.	b. Rule 9.4.6 a. – o.
RD5	a. Any works within the dripline of a significant tree listed in Appendix 9.4.7.1 (other than gardening provided for by Rule 9.4.4.1.1 P11, activities provided for by Rule 9.4.4.1.2 C1, and activities listed in Rule 9.4.4.1.3 RD6) that involves: i. the disturbance of land (including earthworks);	a. Rule 9.4.6 a. – o.

				ii. vehicular traffic; iii. sealing or paving (excluding earthworks); iv. storage of materials, vehicles, plant or equipment; or v. the release, injection or placement of chemicals or toxic substances. b. Any application arising from this rule shall not be limited or publicly notified.		
			RD6	a. Any of the following within 10 metres of the base of any tree in the Significant Trees area at Riccarton Bush: i. works (including earthworks, other than as provided for by Rule 9.4.4.1.1 P12); ii. vehicular traffic; iii. sealing or paving (excluding earthworks); iv. storage of materials, vehicles, plant or equipment; or v. the release, injection or placement of chemicals or toxic substances. b. In the case of the property at 48 Rata Street (legally described as Lot 375 DP 11261) the 10 metre restriction shall only apply to the northern boundary of that property. c. For the purposes of this rule, the outer boundary defining the Significant Trees Area (which follows the	a. Rule 9.4.6 a. – o.	

			predator-proof fence surrounding the forest remnant) shall be deemed to be the base of the tree. d. Any application arising from this rule shall not be limited or publicly notified.	
		…	…	…
		RD8	Earthworks not meeting the activity specific standards in Rule 9.4.4.1.1 P12.	a. Rule 8.9.4, matters 1 and 3 b. Rule 9.4.6 a.-e., g., i.-o.

14.4.2.13 Building height

a. The maximum height of any building shall be:

	Activity / area	Standard
i.	All buildings unless specified below.	8 metres
…	…	…
iv.	**All buildings within the Riccarton Bush Interface Area**	**8 metres**

Advice note:
See the permitted height exceptions contained within the definition of height.

Lyttelton commercial centre height	New – s77O(j), s77P, s77R	**~~15.6.1.3~~15.7.1.3 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 listed in Rule 15.1~~4~~3, as set out in the table below:

	Activity	The Council's discretion shall be limited to the following matters:
RD1	Activities listed in Rule 15.~~6~~7.1.1 P3-P22 and Rule 15.~~6~~7.1.3 RD2 that do not meet one or more of the built form standards in Rule 15.~~6~~7.2, unless otherwise specified. Advice note: 1. Refer to relevant built form standard for provisions regarding notification and written approval.	As relevant to the standard that is not met: a. Maximum building height – Rule 15.~~13~~14.3.1 b. Site coverage – Rule 15.~~13~~14.3.7 c. Minimum building setback from road boundaries/ street scene – Rule 15.~~13~~14.3.2 d. Minimum separation from the internal boundary with a residential zone (for non-compliance with Rule 15.~~5~~6.2.3) – Rule 15.~~13~~14.3.3 e. Sunlight and outlook at boundary with a residential zone – Rule 15.~~13~~14.3.4 f. Outdoor storage areas – Rule 15.~~13~~14.3.5 g. Water supply for fire fighting – Rule 15.~~13~~14.3.8 h. Minimum building setback from the railway corridor - Rule 15.~~13~~14.3.10
…	…	…

~~15.6.2.1~~15.7.2.1 Maximum building height

a. The maximum height of any building shall be as follows:

	Applicable to	Standard
i.	All sites in Lyttelton unless specified below.	12 metres
ii.	All other parts of the Commercial Banks Peninsula Zone including Akaroa.	8 metres

b. Any application arising from this rule shall not be publicly notified.

		~~15.13.3.1~~15.14.3.1 Maximum building height c. The extent to which an increase in height of the **building** ~~**development**~~: xxiii. Is visually mitigated through the design and appearance of the building, and the quality and scale of any landscaping and tree planting proposed; xxiv. ~~**May a**~~**A**llows ~~**better**~~ **more efficient** use of ~~**the**~~ site**s with limited street frontage or small sites which are an irregular shape** ~~**and the efficient use of land in the centre**~~; xxv. Enables the long term protection of sites of Ngāi Tahu cultural significance identified in Schedule 9.5.6.1, significant trees listed in Appendix 9.4.7.1, or natural features on the balance of the site through more intensive development; xxvi. Improves the legibility of a centre **with**in the **wider** context of the **anticipated urban form for the city** ~~**wider area**~~; xxvii. Contributes to variety in the scale of buildings in a centre, and creates landmarks on corner sites; xxviii. Reflects functional requirements of the activity; xxix. Results in adverse effects on adjoining residential zones or on the character, quality and use of public open space; xxx. ~~**Contributes to the visual dominance of the building when viewed from the surrounding area, having regard to the anticipated scale and form of buildings in the surrounding environment.**~~**Is visually dominant within the streetscape and public realm, and in the context of the anticipated built form;** xxxi. If in New Brighton, provides for residential activity above ground floor, promoting a mix of uses and greater levels of activity in the centre. xxxii. Would maintain a scale of development consistent with the anticipated role of the commercial centre, as set out in Policy 15.2.2.1, Table 15.1; and xxxiii. Would cause adverse effects on the function and recovery of the ~~Central City~~ **City Centre** or the role and function of ~~District~~ **Town** and ~~Neighbourhood~~ **Local** Centres as a result of enabling any additional gross leasable floor area; i. **xii. Is demonstrated to support the financial feasibility of the development;** ii. **xiii. Detracts from the anticipated urban form of the centre and city;**

		iii. xiv. Causes adverse effects on the anticipated amenity of adjoining sites and activities, particularly where they are subject to lower maximum height controls. iv. (Plan Change 5B Council Decision) d. In addition to the above, in the City Centre, and Central City Mixed Use Zones, the effects on/of: viii. The retention of, or contribution to, the anticipated continuity and visual coherence of the street wall; ix. The extent to which the building provides for visual interest and engagement with: A. The street and adjacent environment, through design elements such as articulation, materials, glazing and architectural detailing; and B. The wider area, through the form and materials of the roof structure and, modulation and articulation of the building facades. x. The visual impacts of rooftop plant, servicing and lighting, through their containment such that they are integrated within the roof or building form; xi. The impacts of wind on the safety and comfort of people, whether sedentary or moving, at street level and in other public open spaces including Cathedral Square, Otākaro Avon River Corridor, Central City Heritage Triangles and parks, demonstrated through the use of wind modelling; xii. The individual or cumulative effects of shading, visual bulk and dominance, and reflected heat from glass on sites in adjoining residential zones or on the character, quality and use of public open space and in particular the Ōtākaro Avon River corridor, Earthquake Memorial, Victoria Square and Cathedral Square; xiii. Supporting a legible urban form that provides for an increase in building height closer to the core of the Central City and generally a reduction in height out to the edges of the Central City; and xiv. Reflecting the height of an adjacent significant community asset including Te Kaha and Parakiore, while ensuring that key view shafts to, or from, and the legibility of, the community facility is retained.

Appendix 9.4.7.1 Schedules of significant trees (Christchurch City and Banks Peninsula)

Note: This appendix includes two lists. One of individual significant trees identified by T numbers, followed by a second list of groups of significant trees, identified by TG numbers.

Street number	Street address	Tree ID	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter
50	Acacia Avenue	T3	38C	2475969.33	5741068.66	*Castanea sativa*	Sweet Chestnut	Landscape	**No**
50	Acacia Avenue	T400	37C	2475694.601	5741210.604	*Pseudotsuga menziesii*	Douglas Fir		**No**
50	Acacia Avenue	T402	37C	2475718.682	5741084.064	*Ulmus procera*	English Elm		**No**
50	Acacia Avenue	T403	38C	2475829.308	5741105.733	*Quercus robur*	English Oak		**No**
1/24A	Achilles Street	T4	32C	2483111.47	5744107.309	*Agathis australis*	Kauri		**Yes – Section 7**
20	Acorn Close	T5	39C	2482282.203	5739457.448	*Quercus robur*	English Oak		**Yes - Heritage**
23	Acorn Close	T6	39C	2482165.785	5739470.306	*Quercus robur*	English Oak		**Yes - Heritage**
33	Aikmans Road	T7	31C, H6	2478841.103	5743725.705	*Tilia x europaea*	Common Lime		**No**
33	Aikmans Road	T8	31C, H6	2478858.513	5743632.454	*Tilia cordata*	Small-leaved Lime		**No**
33	Aikmans Road	T9	31C, H6	2478919.813	5743666.068	*Ginkgo biloba*	Maidenhair Tree		**No**
33	Aikmans Road	T405	31C, H6	2478886.252	5743754.8	*Ginkgo biloba*	Maidenhair Tree		**No**
22	Albert Terrace	T407	46C	2482227.391	5738041.702	*Quercus robur*	English Oak		**No**
245	Antigua Street	T412	39C, H19	2479855.998	5741341.489	*Fagus sylvatica Purpurea*	Copper Beech		**No**
10	Aranoni Track	T413	48C, H27	2490221.916	5737748.592	*Metrosideros excelsa*	Pohutukawa		**Yes – Section 7**
32	Armagh Street	T12	32C, H15	2480082.753	5741978.029	*Tilia x europaea*	Common Lime		**Yes – Section 7**
32	Armagh Street	T13	32C, H15	2480089.143	5741995.833	*Acer pseudoplatanus Brilliantissimum*	Variegated Sycamore		**No**
85	Armagh Street	T14	32C, H16	2480466.962	5742060.387	*Fagus sylvatica Purpurea*	Copper Beech		**Yes – Section 7**
85	Armagh Street	T15	32C, H16	2480472.183	5742028.622	*Aesculus hippocastanum*	Horse Chestnut		**Yes – Section 7**
85	Armagh Street	T414	32C, H16	2480471.315	5742041.952	*Aesculus hippocastanum*	Horse Chestnut		**Yes – Section 7**

Street number	Street address	Tree ID	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter
217	Armagh Street	T16	32C, H16	2481196.515	5742028.406	*Fagus sylvatica Purpurea*	Copper Beech		**Yes - Heritage**
480	Armagh Street	T416	32C, H14	2482402.635	5742033.421	*Morus nigra*	Common Mulberry		**No**
480	Armagh Street	T417	32C, H14	2482396.987	5742031.176	*Pseudopanax crassifolium*	Lancewood		**No**
337B	Avonhead Road	T17	23C	2474526.503	5744472.241	*Ulmus minor Variegata*	Variegated Smooth-leaved Elm	Landscape	**No**
672	Avonside Drive	T18	32C	2483626.019	5742797.154	*Ginkgo biloba*	Maidenhair Tree		**No**
13	Aylmers Valley Road	T418	R5C, 77C, H37	2506907.9	5710478.862	*Araucaria heterophylla*	Norfolk Island Pine	Heritage Landscape	**Yes - Heritage**
3	Aynsley Terrace	T419	39C, H40	2483135.865	5739175.334	*Tilia x europaea*	Common Lime		**Yes – Section 7**
75A	Aynsley Terrace	T19	46C, H25	2483010.213	5738463.741	*Sequoiadendron giganteum*	Wellingtonia		**Yes - Heritage**
75	Aynsley Terrace	T420	46C, H25	2482961.135	5738411.325	*Fagus sylvatica Purpurea*	Copper Beech		**Yes - Heritage**
75	Aynsley Terrace	T421	46C, H25	2482987.869	5738393.654	*Magnolia grandiflora*	Southern Magnolia		**No**
77	Aynsley Terrace	T422	46C, H25	2482983.047	5738386.969	*Magnolia grandiflora*	Southern Magnolia		**No**
81A	Aynsley Terrace	T423	46C, H25	2482974.293	5738353.601	*Quercus robur*	English Oak		**No**
10	Ayr Street	T20	31C	2478662.489	5742132.718	*Sequoiadendron giganteum*	Wellingtonia		**Yes - Heritage**
2/24	Banks Avenue	T424	32C	2482883.033	5744004.18	*Sciadopitys verticillata*	Umbrella Pine		**Yes – Section 7**
26	Banks Avenue	T21	32C	2482895.516	5743940.268	*Tilia x europaea*	Common Lime	Heritage	**Yes - Heritage**
21	Bannister Place	T425	31C	2476487.285	5743731.06	*Fraxinus excelsior Jaspidea*	Golden Ash		**Yes – Section 7**

Street number	Street address	Tree ID	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter
122	Barbadoes Street	T426	39C, CC	2481409.901	5740886.011	*Tilia x europaea*	Common Lime		**Yes – Section 7**
122	Barbadoes Street	T427	39C, CC	2481410.689	5740890.458	*Tilia x europaea*	Common Lime		**Yes – Section 7**
140	Barbadoes Street	T22	39C, H20	2481385.992	5740997.018	*Cedrus deodara*	Deodar Cedar		**Yes – Section 7**
140	Barbadoes Street	T428	39C, H20	2481386.157	5741012.984	*Corynocarpus laevigatus*	Karaka		**No**
140	Barbadoes Street	T429	39C, H20	2481451.006	5741052.66	*Ginkgo biloba*	Maidenhair Tree		**No**
61	Belfast Road	T432	12C	2480733.968	5750412.652	*Platanus x acerifolia*	London Plane		**Yes – Section 7**
61	Belfast Road	T433	12C	2480749.003	5750512.54	*Ulmus glabra*	Wych Elm		**Yes – Section 7**
61	Belfast Road	T434	12C	2480753.182	5750521.846	*Tilia x europaea*	Common Lime		**Yes – Section 7**
12	Bells Road	T23	R5C, 76C	2508235.13	5713855.165	*Dacrycarpus dacrydioides*	Kahikatea	Heritage	**Yes - Heritage**
12	Bells Road	T24	R5C, 76C	2508116.508	5713738.002	*Podocarpus totara*	Totara	Heritage	**Yes - Heritage**
12	Bells Road	T25	R5C, 76C	2508207.234	5713817.226	*Juglans regia*	Common Walnut		**Yes - Heritage**
12	Bells Road	T26	R5C, 76C	2508108.783	5713858.856	*Juglans regia*	Common Walnut		**Yes - Heritage**
12	Bells Road	T435	R5C, 76C	2508192.814	5713765.168	*Tilia x europaea*	Common Lime	Heritage Landscape	**Yes - Heritage**
12	Bells Road	T436	R5C, 76C	2508190.153	5713756.07	*Juglans regia*	Common Walnut		**No**
12	Bells Road	T438	R5C, 76C	2508248.521	5713764.996	*Ilex aquifolium Pyramidalis*	Holly	Heritage Landscape	**Yes - Heritage**
12	Bells Road	T439	R5C, 76C	2508037.025	5713818.514	*Juglans regia*	Common Walnut	Heritage Landscape	**Yes - Heritage**
12	Bells Road	T440	R5C, 76C	2508246.804	5713809.33	*Populus nigra Italica*	Lombardy Poplar	Heritage Landscape	**Yes - Heritage**
12	Bells Road	T441	R5C, 76C	2508260.881	5713789.759	*Populus nigra Italica*	Lombardy Poplar		**No**
12	Bells Road	T442	R5C, 76C	2508262.512	5713793.708	*Populus nigra Italica*	Lombardy Poplar		**No**

Street number	Street address	Tree ID	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter
16	Bishop Street	T443	32C	2481009.699	5742990.909	*Ulmus glabra Pendula*	Weeping Elm		**Yes - Heritage**
10	Blakes Road	T28	12C	2480783.075	5750354.49	*Taxus baccata Fastigata*	Irish Yew		**Yes - Heritage**
10	Blakes Road	T445	12C	2480790.127	5750315.043	*Magnolia grandiflora*	Southern Magnolia		**No**
10	Blakes Road	T446	12C	2480793.022	5750308.535	*Liriodendron tulipifera*	Tulip Tree		**Yes - Heritage**
10	Blakes Road	T447	12C	2480792.612	5750316.07	*Taxus baccata Fastigata*	Irish Yew		**No**
12	Blakes Road	T448	12C	2480808.009	5750234.897	*Trachycarpus fortunei*	Chusan Palm		**No**
19	Blakes Road	T29	19C	2480258.891	5749672.445	*Tilia x vulgaris*	Common Lime		**Yes – Section 7**
19	Blakes Road	T450	19C	2480312.52	5749647.449	*Ulmus glabra Lutescens*	Golden Elm		**Yes – Section 7**
19	Blakes Road	T451	12C	2480152.241	5749721.08	*Platanus orientalis*	Oriental Plane		**Yes – Section 7**
61	Bridle Path Road	T30	47C	2486522.928	5736432.786	*Quercus robur*	English Oak		**No**
61	Bridle Path Road	T452	47C	2486558.506	5736436.541	*Juglans regia*	Common Walnut		**No**
61	Bridle Path Road	T453	47C	2486491.647	5736396.734	*Quercus robur*	English Oak		**No**
78	Bridle Path Road	T31	47C	2486663.831	5736603.983	*Quercus robur*	English Oak		**Yes - Heritage**
116	Bridle Path Road	T454	47C	2486705.202	5737024.119	*Cedrus deodara*	Deodar Cedar		**No**
116	Bridle Path Road	T455	47C	2486711.767	5736994.142	*Fraxinus excelsior Aurea*	Golden Ash		**No**
116	Bridle Path Road	T456	47C	2486710.937	5737000.805	*Ulmus glabra Horizontalis*	Horizontal Elm		**No**

Street number	Street address	Tree ID	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter
150A	Bridle Path Road	T457	47C	2486677.851	5737226.244	*Quercus robur*	English Oak		**Yes – Section 7**
56	Bristol Street	T458	32C, H7	2479987.74	5743536.44	*Juglans regia*	Common Walnut		**No**
92	Bristol Street	T459	32C, H7	2479882.105	5743697.003	*Platanus orientalis*	Oriental Plane		**Yes – Section 7**
92	Bristol Street	T460	32C, H7	2479919.042	5743711.686	*Ulmus glabra Camperdownii*	Camperdown Elm		**Yes – Section 7**
1/59	Brockworth Place	T461	31C	2478465.69	5741687.376	*Nothofagus solandri*	Black Beech		**Yes – Section 7**
6/4	Brockworth Place	T462	38C	2478660.87	5741386.237	*Arbutus unedo*	Irish Strawberry Tree		**No**
22	Brougham Street	T32	38C, H22	2479152.845	5739900.595	*Ulmus procera*	English Elm		**No**
22	Brougham Street	T33	38C, H22	2479144.744	5739905.002	*Tilia x europaea*	Common Lime		**No**
22	Brougham Street	T34	38C, H22	2479144.779	5739897.223	*Tilia x europaea*	Common Lime		**No**
22	Brougham Street	T35	38C, H22	2479144.815	5739889.447	*Tilia x europaea*	Common Lime		**No**
22	Brougham Street	T36	38C, H22	2479144.839	5739883.892	*Tilia x europaea*	Common Lime		**No**
22	Brougham Street	T37	38C, H22	2479144.875	5739876.113	*Tilia x europaea*	Common Lime		**No**
22	Brougham Street	T38	38C, H22	2479144.906	5739869.448	*Tilia x europaea*	Common Lime		**No**
22	Brougham Street	T39	38C, H22	2479144.941	5739861.67	*Tilia x europaea*	Common Lime		**No**
22	Brougham Street	T40	38C, H22	2479144.977	5739853.893	*Tilia x europaea*	Common Lime		**No**
22	Brougham Street	T41	38C, H22	2479178.17	5739840.71	*Ulmus glabra Camperdownii*	Camperdown Elm		**No**

Street number	Street address	Tree ID	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter
22	Brougham Street	T42	38C, H22	2479158.769	5739841.733	*Ulmus glabra Camperdownii*	Wych Elm		**No**
22	Brougham Street	T43	38C, H22	2479246.83	5739847.688	*Quercus robur*	English Oak		**No**
22	Brougham Street	T44	38C, H22	2479219.203	5739880.897	*Juglans regia*	Common Walnut		**No**
22	Brougham Street	T463	38C, H22	2479137.526	5739892.747	*Magnolia grandiflora*	Southern Magnolia		**No**
22	Brougham Street	T464	38C, H22	2479135.198	5739871.625	*Quercus cerris*	Turkey Oak		**Yes - Heritage**
220	Brougham Street	T465	39C	2480192.42	5739834.133	*Cedrus deodara*	Deodar Cedar		**No**
220	Brougham Street	T466	39C	2480177.047	5739838.509	*Aesculus hippocastanum*	Horse Chestnut		**Yes – Section 7**
220	Brougham Street	T467	39C	2480186.651	5739859.663	*Ulmus procera*	English Elm		**Yes – Section 7**
220	Brougham Street	T468	39C	2480189.056	5739864.118	*Ulmus procera*	English Elm		**Yes – Section 7**
220	Brougham Street	T469	39C	2480192.224	5739878.575	*Ulmus procera*	English Elm		**Yes – Section 7**
51	Browns Road	T470	31C	2479674.261	5744202.798	*Ulmus procera*	English Elm		**Yes - Heritage**
53	Browns Road	T393	31C	2479636.68	5744181.71	*Quercus robur*	English Oak	Heritage	**Yes - Heritage**
23	Bruce Terrace	T45	R5C, 77C, H37	2507028.649	5710595.94	*Rhopalostylis sapida*	Nikau Palm	Heritage	**Yes - Heritage**
23	Bruce Terrace	T472	R5C, 77C, H37	2507026.553	5710589.816	*Sophora microphylla Early Gold*	Kowhai	Landscape	**No**
26	Bryndwr Road	T46	31C	2477421.138	5743624.82	*Nothofagus fusca*	Red Beech	Landscape	**Yes - Heritage**
263	Cambridge Terrace	T473	32C, H16	2480945.362	5742156.219	*Fagus sylvatica Purpurea*	Copper Beech		**Yes - Heritage**
16A	Camp Bay Road	T474	R1C, 62C	2490326.889	5729614.871	*Sequoiadendron giganteum*	Wellingtonia	Heritage Landscape	**No**

Street number	Street address	Tree ID	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter
16A	Camp Bay Road	T475	R1C, 62C	2490343.044	5729660.424	*Brachychiton populneus*	Kurrajong		**No**
16A	Camp Bay Road	T476	R1C, 62C	2490335.364	5729638.31	*Araucaria bidwillii*	Bunya Bunya	Heritage Landscape	**No**
16A	Camp Bay Road	T477	R1C, 62C	2490351.255	5729643.872	*Araucaria heterophylla*	Norfolk Island Pine	Heritage Landscape	**No**
11	Campbell Street	T478	48C, H29	2490518.966	5736710.572	*Phoenix canariensis*	Canary Island Palm		**No**
79	Carmen Road	T480	37C	2471893.139	5741208.078	*Cedrus deodara*	Deodar Cedar		**No**
22	Cashel Street	T481	39C, H19	2480023.38	5741511.116	*Tilia x europaea*	Common Lime		**Yes - Heritage**
61	Cashmere Road	T48	46C	2479952.265	5737675.471	*Sequoiadendron giganteum*	Wellingtonia		**Yes – Section 7**
61A	Cashmere Road	T53	46C	2479896.429	5737661.058	*Cupressus sempervirens*	Italian Cypress		**Yes – Section 7**
93A	Cashmere Road	T501	45C	2479520.432	5737410.097	*Taxodium distichum*	Swamp Cypress		**No**
151	Cashmere Road	T49	45C, H42	2479103.592	5736874.891	*Cupressus torulosa*	Bhutan Cypress	Landscape Botanical	**Yes - Heritage**
151	Cashmere Road	T50	45C, H42	2479114.501	5736962.715	*Quercus robur*	English Oak		**Yes - Heritage**
151	Cashmere Road	T51	45C, H42	2479112.836	5736973.819	*Quercus robur*	English Oak		**Yes – Section 7**
151	Cashmere Road	T482	45C, H42	2479081.249	5736814.79	*Sequoiadendron giganteum*	Wellingtonia	Heritage	**Yes - Heritage**
151	Cashmere Road	T483	45C, H42	2479134.308	5736870.585	*Eucalyptus viminalis*	Manna Gum		**No**
151	Cashmere Road	T484	45C, H42	2479140.998	5736820.617	*Quercus robur*	English Oak		**Yes - Heritage**
151	Cashmere Road	T485	45C, H42	2479128.745	5736850.561	*Eucalyptus viminalis*	Manna Gum		**Yes – Section 7**
151	Cashmere Road	T486	45C, H42	2479127.907	5736857.224	*Eucalyptus viminalis*	Manna Gum		**Yes – Section 7**
151	Cashmere Road	T487	45C, H42	2479082.759	5736838.129	*Cupressus torulosa*	Bhutan Cypress	Botanical	**Yes - Heritage**
151	Cashmere Road	T488	45C, H42	2479085.135	5736848.14	*Ulmus procera*	English Elm		**Yes - Heritage**
151	Cashmere Road	T489	45C, H42	2479121.282	5736892.749	*Ulmus procera*	English Elm		**Yes – Section 7**
151	Cashmere Road	T490	45C, H42	2479104.084	5736767.118	*Quercus palustris*	Pin Oak		**Yes – Section 7**
151	Cashmere Road	T491	45C, H42	2479140.488	5736755.061	*Quercus cerris*	Turkey Oak		**Yes - Heritage**

Street number	Street address	Tree ID	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter
151	Cashmere Road	T492	45C, H42	2479150.969	5736759.552	*Quercus robur*	English Oak		**Yes - Heritage**
151	Cashmere Road	T493	45C, H42	2479143.618	5736777.297	*Quercus robur*	English Oak		**Yes - Heritage**
151	Cashmere Road	T494	45C, H42	2479077.506	5736926.993	*Acer pseudoplatanus*	Sycamore		**Yes – Section 7**
151	Cashmere Road	T497	45C, H42	2479098.297	5736973.753	*Eucalyptus globulus*	Tasmanian Blue Gum		**Yes – Section 7**
151	Cashmere Road	T498	45C, H42	2479097.549	5736960.416	*Chamaecyparis lawsoniana*	Lawson Cypress		**Yes – Section 7**
151	Cashmere Road	T499	45C, H42	2479097.614	5736945.973	*Ulmus procera*	English Elm		**Yes – Section 7**
151	Cashmere Road	T500	45C, H42	2479091.986	5736940.392	*Ulmus procera*	English Elm		**Yes – Section 7**
161	Cashmere Road	T52	45C, H42	2478969.193	5736942.054	*Quercus robur*	English Oak		**Yes - Heritage**
100	Cathedral Square	T54	32C, H16	2480648.869	5741737.178	*Platanus x acerifolia*	London Plane	Landscape Heritage	**Yes - Heritage**
100	Cathedral Square	T55	32C, H16	2480720.702	5741763.042	*Platanus x acerifolia*	London Plane	Landscape Heritage	**Yes - Heritage**
100	Cathedral Square	T56	32C, H16	2480720.634	5741778.598	*Platanus x acerifolia*	London Plane	Landscape Heritage	**Yes - Heritage**
116	Centaurus Road	T502	46C	2481562.071	5737873.863	*Sequoiadendron giganteum*	Wellingtonia		**Yes – Section 7**
133	Centaurus Road	T503	46C	2481608.272	5738100.251	*Ulmus procera*	English Elm		**Yes - Heritage**
343	Centaurus Road	T504	46C, H25	2483045.057	5738438.325	*Phoenix canariensis*	Canary Island Palm		**No**
343	Centaurus Road	T505	46C, H25	2483046.659	5738441.664	*Phoenix canariensis*	Canary Island Palm		**No**
343	Centaurus Road	T506	46C, H25	2483057.128	5738450.595	*Phoenix canariensis*	Canary Island Palm		**No**
343	Centaurus Road	T507	46C, H25	2483057.927	5738452.82	*Phoenix canariensis*	Canary Island Palm		**No**
41	Centennial Avenue	T57	38C	2476863.983	5741094.202	*Quercus robur*	English Oak	Landscape	**Yes – Section 7**
4A	Cephas Close	T508	30C, H18	2474869.174	5741706.359	*Fagus sylvatica*	European Beech		**Yes – Section 7**

Street number	Street address	Tree ID	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter
186	Chattertons Road	T58	21C	2463866.326	5744455.825	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	**No**
580	Chattertons Road	T59	15C	2464534.41	5748057.936	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	**No**
580	Chattertons Road	T60	15C	2464559.201	5748101.434	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	**No**
580	Chattertons Road	T61	15C	2464569.757	5748095.949	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	**No**
580	Chattertons Road	T62	15C	2464618.339	5748090.72	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	**No**
66	Chester Street West	T509	32C, H16	2480458.884	5742111.895	*Taxus baccata Fastigata*	Irish Yew		**No**
66	Chester Street West	T510	32C, H16	2480459.718	5742106.343	*Taxus baccata Fastigata*	Irish Yew		**No**
66	Chester Street West	T511	32C, H16	2480491.193	5742118.703	*Platanus x acerifolia*	London Plane		**No**
51	Cheyenne Street	T63	30C, H17	2473829.191	5741785.331	*Tilia cordata*	Small-leaved Lime		**No**
3045	Christchurch Akaroa Road	T512	R3C	2484924.124	5712422.286	*Eucalyptus globulus*	Tasmanian Blue Gum		**Yes - Heritage**
4183	Christchurch Akaroa Road	T513	R4C, 69C	2492946.364	5714765.786	*Cedrus deodara*	Deodar Cedar		**No**
4183	Christchurch Akaroa Road	T514	R4C, 69C	2492954.41	5714755.457	*Cedrus deodara*	Deodar Cedar		**No**
4183	Christchurch Akaroa Road	T515	R4C, 69C	2492931.578	5714741.54	*Cedrus deodara*	Deodar Cedar		**No**
4345	Christchurch Akaroa Road	T64	69C, H33	2493863.313	5716052.17	*Podocarpus totara*	Totara	Heritage	**Yes - Heritage**
4345	Christchurch Akaroa Road	T516	R4C, 69C, H33	2493862.766	5716054.651	*Podocarpus totara*	Totara	Heritage Landscape	**Yes - Heritage**

Street number	Street address	Tree ID	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter
4547	Christchurch Akaroa Road	T65	69C	2495341.051	5717246.776	*Sequoiadendron giganteum*	Wellingtonia	Landscape Heritage	**Yes - Heritage**
6683	Christchurch Akaroa Road	T517	R5C, 76C	2507897.53	5713959.332	*Dacrycarpus dacrydioides*	Kahikatea		**Yes - Heritage**
6683	Christchurch Akaroa Road	T518	R5C, 76C	2507896.647	5713964.629	*Dacrycarpus dacrydioides*	Kahikatea		**Yes - Heritage**
24	Church Lane	T519	31C, H7	2479459.93	5743492.974	*Acer pseudoplatanus*	Sycamore		**Yes – Section 7**
30	Church Lane	T66	31C, H7	2479521.702	5743524.438	*Tilia x europaea*	Common Lime		**Yes - Heritage**
30	Church Lane	T67	31C, H7	2479559.043	5743568.972	*Platanus orientalis*	Oriental Plane		**Yes - Heritage**
69	Church Road	T68	R4C, 69C, H33	2493853.035	5716447.75	*Dacrycarpus dacrydioides*	Kahikatea	Heritage	**Yes - Heritage**
69	Church Road	T521	R4C, 69C, H33	2493860.947	5716493.37	*Dacrycarpus dacrydioides*	Kahikatea		**Yes - Heritage**
69	Church Road	T522	R4C, 69C, H33	2493868.231	5716497.144	*Dacrycarpus dacrydioides*	Kahikatea	Heritage Landscape	**Yes - Heritage**
71	Church Road	T523	R4C, 69C, H33	2493817.414	5716430.205	*Dacrycarpus dacrydioides*	Kahikatea	Heritage Landscape	**Yes - Heritage**
71	Church Road	T524	R4C, 69C, H33	2493835.787	5716494.164	*Dacrycarpus dacrydioides*	Kahikatea	Heritage Landscape	**Yes - Heritage**
18	Church Square	T525	38C, H22	2479174.23	5740174.017	*Pseudopanax crassifolium*	Lancewood		**No**
30	Church Square	T69	38C, H22	2479113.885	5740292.627	*Quercus robur*	English Oak		**Yes - Heritage**
30	Church Square	T70	38C, H22	2479142.965	5740296.092	*Tilia x europaea*	Common Lime		**Yes – Section 7**
30	Church Square	T526	38C, H22	2479143.025	5740282.761	*Cupressus torulosa*	Bhutan Cypress		**Yes – Section 7**
30	Church Square	T527	38C, H22	2479116.552	5740239.308	*Quercus robur*	English Oak		**Yes - Heritage**
30	Church Square	T528	38C, H22	2479106.753	5740261.484	*Tilia x europaea*	Common Lime		**Yes – Section 7**
30	Church Square	T529	38C, H22	2479106.692	5740274.817	*Tilia x europaea*	Common Lime		**Yes – Section 7**
30	Church Square	T530	38C, H22	2479165.679	5740277.307	*Quercus robur*	English Oak		**Yes - Heritage**
30	Church Square	T531	38C, H22	2479106.824	5740245.93	*Quercus robur*	English Oak		**Yes - Heritage**
30	Church Square	T532	38C, H22	2479166.442	5740287.311	*Ulmus x hollandica*	Dutch Elm		**Yes – Section 7**

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30	Church Square	T533	38C, H22	2479165.593	5740296.196	*Acer pseudoplatanus*	Sycamore		**Yes - Heritage**
30	Church Square	T534	38C, H22	2479141.6	5740240.533	*Quercus robur*	English Oak		**Yes – Section 7**
16	Circuit Street	T535	31C, H39	2479112.236	5744216.91	*Juglans regia*	Common Walnut		**Yes – Section 7**
140	Clarksons Road	T71	16C	2467984.607	5748196.755	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	**No**
140	Clarksons Road	T72	15C	2467408.871	5748230.723	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	**No**
23	Clifford Avenue	T73	31C, H9	2478199.628	5743036.001	*Fagus sylvatica*	European Beech		**Yes - Heritage**
3	Clifton Bay	T74	48C, H27	2490240.231	5737895.755	*Phoenix canariensis*	Canary Island Palm		**Yes - Heritage**
3	Clifton Bay	T75	48C, H27	2490248.722	5737893.445	*Phoenix canariensis*	Canary Island Palm		**Yes - Heritage**
3	Clifton Bay	T76	48C, H27	2490246.872	5737890.662	*Phoenix canariensis*	Canary Island Palm		**Yes - Heritage**
3	Clifton Bay	T77	48C, H27	2490254.551	5737889.129	*Phoenix canariensis*	Canary Island Palm		**Yes - Heritage**
3	Clifton Bay	T78	48C, H27	2490244.755	5737896.1	*Phoenix canariensis*	Canary Island Palm		**Yes - Heritage**
3	Clifton Bay	T536	48C, H27	2490231.807	5737903.619	*Metrosideros excelsa*	Pohutukawa		**Yes - Heritage**
3	Clifton Bay	T537	48C, H27	2490243.055	5737897.207	*Washingtonia robusta*	Washington Palm		**Yes - Heritage**
3	Clifton Bay	T538	48C, H27	2490235.933	5737901.519	*Brahea edulis*	Guadalupe Palm		**Yes - Heritage**
3	Clifton Bay	T539	48C, H27	2490247.183	5737894.442	*Livistona australis*	Cabbage Tree Palm		**Yes - Heritage**
3	Clifton Bay	T540	48C, H27	2490241.651	5737879.648	*Araucaria heterophylla*	Norfolk Island Pine		**Yes – Section 7**
3	Clifton Bay	T541	48C, H27	2490240.22	5737872.088	*Vitex lucens*	Puriri		**Yes - Heritage**
3	Clifton Bay	T542	48C, H27	2490234.81	5737870.96	*Quercus ilex*	Holm Oak		**Yes - Heritage**
36	Clyde Road	T543	31C	2476640.877	5742064.772	*Quercus palustris*	Pin Oak		**No**
83	Clyde Road	T79	31C	2476742.873	5742573	*Platanus x acerifolia*	London Plane	Heritage	**Yes - Heritage**

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83	Clyde Road	T544	31C	2476683.736	5742574.377	*Fraxinus excelsior Aurea*	Golden Ash		**Yes – Section 7**
83	Clyde Road	T545	31C	2476741.507	5742553.112	*Chamaecyparis lawsoniana*	Lawson Cypress		**Yes - Heritage**
109	Clyde Road	T80	31C, H8	2476791.586	5742838.23	*Sequoiadendron giganteum*	Wellingtonia	Heritage	**No**
109	Clyde Road	T81	31C, H8	2476812.666	5742826.111	*Quercus robur*	English Oak		**No**
109	Clyde Road	T82	31C, H8	2476825.63	5742820.62	*Tilia x europaea*	Common Lime		**No**
109	Clyde Road	T83	31C	2476804.968	5742747.187	*Juglans regia*	Common Walnut		**No**
109	Clyde Road	T84	31C, H8	2476797.767	5742881.853	*Tilia x europaea*	Common Lime		**No**
109	Clyde Road	T546	31C, H8	2476719.359	5742893.428	*Nothofagus solandri 'cliffortioides'*	Mountain Beech		**No**
109	Clyde Road	T547	31C, H8	2476724.242	5742886.786	*Juglans regia*	Common Walnut		**No**
109	Clyde Road	T548	31C, H8	2476760.861	5742898.758	*Dacrycarpus dacrydioides*	Kahikatea		**No**
109	Clyde Road	T550	31C, H8	2476811.034	5742829.436	*Cedrus deodara*	Deodar Cedar		**No**
109	Clyde Road	T551	31C, H8	2476841.051	5742808.473	*Ulmus procera*	English Elm		**No**
109	Clyde Road	T552	31C, H8	2476837.849	5742801.791	*Tilia x europaea*	Common Lime		**No**
109	Clyde Road	T553	31C, H8	2476836.255	5742797.339	*Aesculus hippocastanum*	Horse Chestnut		**No**
109	Clyde Road	T554	31C, H8	2476834.659	5742792.887	*Ulmus procera*	English Elm		**No**
109	Clyde Road	T555	31C	2476830.666	5742782.868	*Tilia x europaea*	Common Lime		**No**
109	Clyde Road	T556	31C	2476825.06	5742771.729	*Platanus x acerifolia*	London Plane		**No**
109	Clyde Road	T557	31C	2476733.834	5742744.617	*Cedrus atlantica Glauca*	Blue Atlas Cedar		**No**
109	Clyde Road	T559	31C	2476710.344	5742753.39	*Cedrus atlantica Glauca*	Blue Atlas Cedar		**No**
168	Clyde Road	T86	31C, H8	2476988.511	5743408.059	*Tilia cordata*	Small-leaved Lime		**No**
168	Clyde Road	T87	31C, H8	2476965.735	5743270.175	*Platanus x acerifolia*	London Plane		**No**

Street number	Street address	Tree ID	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter
168	Clyde Road	T560	31C, H8	2476981.843	5743449.135	*Quercus robur*	English Oak		**No**
168	Clyde Road	T561	31C, H8	2476984.291	5743444.704	*Nothofagus fusca*	Red Beech		**No**
168	Clyde Road	T562	31C, H8	2477026.265	5743459.352	*Nothofagus fusca*	Red Beech		**No**
168	Clyde Road	T563	31C, H8	2477028.943	5743437.675	*Quercus robur*	English Oak		**No**
168	Clyde Road	T564	31C, H8	2477030.001	5743435.835	*Quercus robur*	English Oak		**No**
168	Clyde Road	T565	31C, H8	2477065.333	5743339.385	*Tilia x europaea*	Common Lime		**No**
168	Clyde Road	T566	31C, H8	2477069.573	5743338.068	*Juglans regia*	Common Walnut		**No**
	Cnr Aubrey and Bruce	T569	R5C, 77C, H37	2506928.392	5710834.513	*Phoenix canariensis*	Canary Island Palm		**No**
	Cnr Aubrey and Bruce	T570	R5C, 77C, H37	2506934.401	5710829.363	*Phoenix canariensis*	Canary Island Palm		**No**
	Cnr Aubrey and Bruce	T571	R5C, 77C, H37	2506939.207	5710824.985	*Phoenix canariensis*	Canary Island Palm		**No**
36	Colenso Street	T572	48C, H29	2490816.872	5736810.972	*Eucalyptus bridgesiana*	Applebox Gum		**Yes - Heritage**
22A	Colombo Street	T94	46C	2480756.008	5737754.58	*Tilia x europaea*	Common Lime		**No**
22A	Colombo Street	T583	46C	2480727.675	5737811.186	*Ulmus glabra Horizontalis*	Horizontal Elm		**No**
42	Colombo Street	T88	46C	2480718.644	5738120.913	*Cordyline australis*	Cabbage Tree	Landscape Heritage	**Yes - Heritage**
44	Colombo Street	T89	46C	2480743.546	5738154.353	*Sequoiadendron giganteum*	Wellingtonia		**Yes - Heritage**
119	Colombo Street	T90	46C	2480659.884	5738630.648	*Quercus robur*	English Oak		**Yes - Heritage**
383	Colombo Street	T574	39C	2480636.233	5740174.948	*Ilex aquifolium*	Common Holly		**No**
876	Colombo Street	T91	32C, H10	2480645.554	5742689.353	*Gleditsia triacanthos*	Honey Locust		**No**
885	Colombo Street	T92	32C, H10	2480612.19	5742739.206	*Tilia x europaea*	Common Lime		**No**
885	Colombo Street	T576	32C, H10	2480606.445	5742759.18	*Chamaecyparis lawsoniana*	Lawson Cypress		**No**
885	Colombo Street	T577	32C, H10	2480598.393	5742751.368	*Ulmus glabra Camperdownii*	Camperdown Elm		**No**

Street number	Street address	Tree ID	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter
885	Colombo Street	T578	32C, H10	2480615.516	5742718.111	*Quercus ilex*	Holm Oak		**No**
885	Colombo Street	T579	32C, H10	2480619.567	5742715.907	*Acer pseudoplatanus*	Sycamore		**No**
885	Colombo Street	T580	32C, H10	2480621.137	5742727.024	*Aesculus hippocastanum*	Horse Chestnut		**No**
885	Colombo Street	T581	32C, H10	2480599.145	5742759.18	*Fagus sylvatica Purpurea*	Copper Beech		**No**
888	Colombo Street	T93	32C, H10	2480683.312	5742745.07	*Cedrus deodara*	Deodar Cedar		**No**
888	Colombo Street	T582	32C, H10	2480737.518	5742736.415	*Cedrus deodara*	Deodar Cedar		**No**
1	Dallas Street	T584	31C	2477319.309	5741711.947	*Podocarpus hallii*	Hall's Totara		**Yes – Section 7**
9	Daresbury Lane	T95	31C, H9	2478136.582	5742744.938	*Fagus sylvatica Purpurea*	Copper Beech		**Yes - Heritage**
9	Daresbury Lane	T96	31C, H9	2478105.132	5742838.848	*Fagus sylvatica*	European Beech		**Yes - Heritage**
9	Daresbury Lane	T97	31C, H9	2478118.882	5742836.47	*Fagus sylvatica Purpurea*	Copper Beech		**Yes - Heritage**
9	Daresbury Lane	T586	31C, H9	2478131.288	5742741.634	*Ginkgo biloba*	Maidenhair Tree		**Yes - Heritage**
9	Daresbury Lane	T587	31C, H9	2478104.887	5742806.056	*Magnolia soulangiana*	Saucer Magnolia		**Yes - Heritage**
9	Daresbury Lane	T588	31C, H9	2478090.027	5742817.135	*Quercus robur*	English Oak		**Yes - Heritage**
9	Daresbury Lane	T589	31C, H9	2478087.156	5742789.502	*Quercus cerris*	Turkey Oak		**Yes - Heritage**
9	Daresbury Lane	T590	31C, H9	2478087.878	5742819.406	*Quercus robur*	English Oak		**Yes - Heritage**
189	Deans Avenue	T591	31C	2478668.124	5742312.738	*Aesculus x carnea*	Pink Horse Chestnut		**Yes – Section 7**
2	Division Street	T592	38C	2477675.551	5741085.897	*Cordyline australis*	Cabbage Tree		**Yes – Section 7**
243	Durham Street South	T99	39C, H19	2480316.569	5741381.297	*Platanus x acerifolia*	London Plane		**No**
243	Durham Street South	T100	39C, H19	2480373.919	5741390.437	*Ulmus glabra Horizontalis*	Horizontal Elm		**No**
243	Durham Street South	T101	39C, H19	2480302.102	5741362.347	*Liriodendron tulipifera*	Tulip Tree		**No**

Street number	Street address	Tree ID	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter
243	Durham Street South	T593	39C, H19	2480320.722	5741355.761	*Acer pseudoplatanus*	Sycamore		**No**
54	Dyers Pass Road	T594	46C	2480115.251	5737172.748	*Cedrus deodara*	Deodar Cedar		**Yes - Heritage**
54	Dyers Pass Road	T595	46C	2480146.764	5737170.666	*Cedrus deodara*	Deodar Cedar		**Yes – Section 7**
54	Dyers Pass Road	T596	46C	2480143.592	5737157.318	*Acer pseudoplatanus*	Sycamore		**Yes - Heritage**
89	Dyers Pass Road	T102	46C	2480180.713	5736798.599	*Sequoiadendron giganteum*	Wellingtonia		**Yes - Heritage**
96	Esplanade	T103	48C	2490963.172	5737312.936	*Araucaria heterophylla*	Norfolk Island Pine		**Yes - Heritage**
20	Evans Pass Road	T104	53C	2490270.552	5736023.197	*Cupressus macrocarpa*	Monterey Cypress		**Yes – Section 7**
24	Exeter Street	T598	52C, R1C, H31	2487572.097	5734079.381	*Metrosideros excelsa*	Pohutukawa	Heritage Landscape	**Yes - Heritage**
67	Fendalton Road	T105	31C, H9	2478155.005	5742850.757	*Tilia x europaea*	Common Lime		**Yes - Heritage**
67	Fendalton Road	T599	31C, H9	2478175.833	5742858.9	*Quercus robur*	English Oak		**Yes - Heritage**
67	Fendalton Road	T600	31C, H9	2478165.024	5742850.02	*Quercus robur*	English Oak		**Yes - Heritage**
67	Fendalton Road	T601	31C, H9	2478161.091	5742840.228	*Quercus robur*	English Oak		**Yes - Heritage**
67	Fendalton Road	T602	31C, H9	2478167.076	5742829.711	*Quercus robur*	English Oak		**Yes - Heritage**
67	Fendalton Road	T603	31C, H9	2478158.359	5742829.673	*Quercus robur*	English Oak		**Yes - Heritage**
123	Fendalton Road	T106	31C, H8	2477606.481	5743023.277	*Platanus x acerifolia*	London Plane		**Yes - Heritage**
123	Fendalton Road	T107	31C, H8	2477587.215	5742994.298	*Fagus sylvatica Purpurea*	Copper Beech		**Yes - Heritage**
123	Fendalton Road	T605	31C, H8	2477588.072	5742984.301	*Platanus x acerifolia*	London Plane		**Yes - Heritage**
142	Fendalton Road	T108	31C, H8	2477416.725	5743140.14	*Tilia x europaea*	Common Lime		**Yes - Heritage**
1/165	Fendalton Road	T606	31C, H8	2477261.008	5743071.615	*Quercus palustris*	Pin Oak		**Yes – Section 7**
7/142	Ferry Road	T607	39C	2481874.922	5740906.266	*Ulmus glabra Horizontalis*	Horizontal Elm		**Yes - Heritage**
2	Flavell Street	T608	47C	2486468.206	5736646.642	*Schinus molle*	Pepper Tree		**Yes – Section 7**
2	Flavell Street	T609	47C	2486476.267	5736651.114	*Schinus molle*	Pepper Tree		**Yes – Section 7**

Street number	Street address	Tree ID	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter
30	Ford Road	T109	39C, H40	2482921.83	5739028.017	*Carpinus betulus*	Common Hornbeam		**No**
30	Ford Road	T610	39C, H40	2482922.008	5739037.041	*Fagus sylvatica*	European Beech		**No**
30	Ford Road	T611	39C, H40	2482936.033	5738979.738	*Catalpa bignonioides*	Indian Bean Tree		**No**
30	Ford Road	T612	39C, H40	2482941.477	5739006.529	*Fraxinus excelsior*	English Ash		**No**
30	Ford Road	T613	39C, H40	2482966.585	5738982.446	*Fraxinus excelsior*	English Ash		**No**
30	Ford Road	T614	39C, H40	2482966.24	5738974.239	*Catalpa bignonioides*	Indian Bean Tree		**No**
30	Ford Road	T615	39C, H40	2482922.865	5739056.02	*Ulmus procera*	English Elm		**No**
30	Ford Road	T616	39C, H40	2482927.421	5738991.941	*Quercus coccinea*	Scarlet Oak		**No**
30	Ford Road	T617	39C, H40	2482927.251	5738974.241	*Fraxinus excelsior*	English Ash		**No**
30	Ford Road	T618	39C, H40	2482927.256	5738983.942	*Acer pseudoplatanus*	Sycamore		**No**
8A	Garden Road	T111	31C, H9	2478746.423	5743023.012	*Thuja plicata*	Western Red Cedar		**Yes – Section 7**
24	Garden Road	T110	31C, H9	2478615.968	5743101.356	*Fagus sylvatica Purpurea*	Copper Beech		**Yes – Section 7**
263	Gebbies Pass Road	T619	R3C	2478846.78	5722730.869	*Juglans*	Walnut		**No**
263	Gebbies Pass Road	T620	R1C	2478827.616	5722759.887	*Juglans*	Walnut		**No**
834	Gebbies Pass Road	T621	R1C	2482524.142	5726102.49	*Quercus robur*	English Oak	Heritage Landscape	**Yes - Heritage**
21	Glandovey Road	T112	31C, H8	2477245.182	5743334.862	*Metasequoia glyptostroboides*	Dawn Redwood		**Yes – Section 7**
21	Glandovey Road	T113	31C, H8	2477243.586	5743330.41	*Metasequoia glyptostroboides*	Dawn Redwood		**Yes – Section 7**
27	Glandovey Road	T114	31C, H8	2477260.351	5743399.04	*Fagus sylvatica Purpurea*	Copper Beech		**Yes - Heritage**
27	Glandovey Road	T629	31C, H8	2477250.814	5743359.467	*Alnus glutinosa*	Common Alder		**No**
32A	Glandovey Road	T633	31C, H8	2477421.845	5743252.383	*Quercus robur*	English Oak		**Yes - Heritage**

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60	Glandovey Road	T115	31C, H8	2477601.162	5743294.438	*Ulmus minor Variegata*	Variegated Smooth-leaved Elm	Heritage	**Yes - Heritage**
60	Glandovey Road	T116	31C, H8	2477555.51	5743354.523	*Fraxinus excelsior Aurea*	Golden Ash		**Yes - Heritage**
60	Glandovey Road	T630	31C, H8	2477552.669	5743365.835	*Acer monspessulanum*	Montpelier Maple		**No**
88A	Glandovey Road	T634	31C	2477802.169	5743528.634	*Tilia x europaea*	Common Lime		**Yes - Heritage**
104	Glandovey Road	T117	31C	2477975.907	5743582.974	*Fagus sylvatica Purpurea*	Copper Beech	Heritage	**Yes - Heritage**
311	Gloucester Street	T635	32C, H16	2481390.875	5741947.009	*Quercus robur*	English Oak		**No**
311	Gloucester Street	T636	32C, CC	2481568.832	5741921.091	*Agathis australis*	Kauri		**No**
311	Gloucester Street	T637	32C, CC	2481412.712	5741944.879	*Juglans regia*	Common Walnut		**No**
311	Gloucester Street	T638	32C, CC	2481606.881	5741907.918	*Nothofagus solandri*	Black Beech		**No**
1/346	Gloucester Street	T639	32C, CC	2481860.887	5741866.755	*Plagianthus regius*	Ribbonwood		**Yes - Heritage**
1/346	Gloucester Street	T640	32C, CC	2481862.48	5741872.317	*Plagianthus regius*	Ribbonwood		**Yes - Heritage**
34	Governors Bay Teddington Road	T641	60C, R1C	2481341.489	5730213.372	*Sequoiadendron giganteum*	Wellingtonia		**Yes - Heritage**
151	Greers Road	T1212	30C	2475720	5744201	*Cordyline australis*	Cabbage tree	Heritage Botanical	**No**
463	Greers Road	T118	24C	2477277.905	5746605.988	*Quercus robur*	English Oak	Heritage	**Yes - Heritage**
463	Greers Road	T119	24C	2477275.309	5746604.251	*Quercus robur*	English Oak	Heritage	**Yes - Heritage**
463	Greers Road	T642	24C	2477290.051	5746603.825	*Quercus robur*	English Oak		**Yes - Heritage**

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463	Greers Road	T643	24C	2477287.634	5746601.591	*Quercus robur*	English Oak		**Yes - Heritage**
463	Greers Road	T644	24C	2477280.369	5746598.224	*Ulmus x hollandica*	Dutch Elm		**Yes - Heritage**
463	Greers Road	T645	24C	2477273.068	5746602.633	*Quercus robur*	English Oak		**Yes - Heritage**
61	Grehan Valley Road	T120	77C, H35	2508235.6	5711920.8	*Dacrycarpus dacrydioides*	Kahikatea	Heritage	**Yes - Heritage**
61	Grehan Valley Road	T121	77C, H35	2508306.698	5711918.261	*Podocarpus totara*	Totara	Heritage	**Yes - Heritage**
85	Grehan Valley Road	T122	77C, H35	2508415.75	5711826	*Dacrycarpus dacrydioides*	Kahikatea	Heritage	**Yes - Heritage**
50	Gresford Street	T647	32C	2481788.489	5743335.293	*Ulmus glabra Camperdownii*	Camperdown Elm		**Yes - Heritage**
27	Guys Road	T648	22C	2469383.19	5745010.007	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	**No**
27	Guys Road	T649	22C	2469381.546	5745014.44	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	**No**
27	Guys Road	T650	22C	2469379.146	5745009.983	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	**No**
33	Guys Road	T124	21C, H3	2467483.289	5744479.15	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	**No**
33	Guys Road	T651	22C	2469373.052	5745082.165	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	**No**
33	Guys Road	T652	22C	2469131.211	5744977.984	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	**No**
33	Guys Road	T653	22C	2469129.894	5744959.237	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	**No**
33	Guys Road	T654	22C	2467756.348	5745703.027	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	**No**
33	Guys Road	T655	22C	2467761.559	5745707.661	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	**No**

Street number	Street address	Tree ID	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter
33	Guys Road	T656	22C	2467779.334	5745708.293	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	**No**
33	Guys Road	T657	22C	2467778.767	5745696.656	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	**No**
33	Guys Road	T658	22C	2468092.023	5746052.478	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	**No**
33	Guys Road	T660	22C	2468942.706	5745679.168	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	**No**
33	Guys Road	T661	22C	2469417.644	5746079.542	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	**No**
33	Guys Road	T662	22C	2469561.931	5746059.026	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	**No**
33	Guys Road	T663	22C	2468347.356	5745368.491	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	**No**
33	Guys Road	T664	22C	2468957.156	5745216.957	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	**No**
33	Guys Road	T665	22C	2469036.867	5745056.494	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	**No**
11	Gwynfa Avenue	T666	45C	2479825.033	5736987.025	*Pseudopanax crassifolium*	Lancewood		**No**
21	Gwynfa Avenue	T667	45C	2479821.792	5736933.57	*Ulmus procera*	English Elm		**Yes – Section 7**
36	Hackthorne Road	T668	45C	2479682.686	5737076.387	*Metrosideros excelsa*	Pohutukawa		**Yes – Section 7**
36	Hackthorne Road	T669	45C	2479669.806	5737066.331	*Pseudopanax crassifolium*	Lancewood		**No**
50	Hackthorne Road	T1200	45C	2479702.068	5736896.47	*Metrosideros excels*	Pohutukawa	Heritage	**Yes - Heritage**
63	Hackthorne Road	T670	45C	2479701.753	5736786.479	*Araucaria heterophylla*	Norfolk Island Pine		**Yes – Section 7**

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70	Hackthorne Road	T671	45C	2479621.534	5736661.678	*Eucalyptus*	Gum		**No**
510	Hagley Avenue	T672	38C, CC	2479566.888	5741101.317	*Fraxinus excelsior*	English Ash		**No**
510	Hagley Avenue	T673	38C, CC	2479561.295	5741086.848	*Quercus robur*	English Oak		**No**
510	Hagley Avenue	T674	38C, CC	2479551.591	5741087.915	*Aesculus hippocastanum*	Horse Chestnut		**No**
510	Hagley Avenue	T675	38C, CC	2479550.019	5741077.909	*Quercus robur*	English Oak		**No**
510	Hagley Avenue	T676	38C, CC	2479541.926	5741080.095	*Quercus robur*	English Oak		**No**
510	Hagley Avenue	T677	38C, CC	2479523.406	5741064.455	*Quercus robur*	English Oak		**No**
510	Hagley Avenue	T678	38C, CC	2479508.906	5741053.28	*Fraxinus excelsior*	English Ash		**No**
510	Hagley Avenue	T679	38C, CC	2479516.262	5741035.536	*Quercus robur*	English Oak		**No**
510	Hagley Avenue	T680	38C, CC	2479588.64	5740936.976	*Ulmus glabra Horizontalis*	Horizontal Elm		**No**
16	Halswell Junction Road	T681	49C	2475234.443	5735739.524	*Juglans regia*	Common Walnut		**Yes – Section 7**
2	Halswell Road	T125	38C, H41	2477201.163	5739257.009	*Tilia x europaea*	Common Lime		**No**
2	Halswell Road	T682	38C, H41	2477095.421	5739207.611	*Magnolia delavayi*	Chinese Evergreen Magnolia		**No**
2	Halswell Road	T683	38C, H41	2477121.564	5739315.511	*Tilia x europaea*	Common Lime		**No**
2	Halswell Road	T684	38C, H41	2477125.653	5739305.532	*Quercus palustris*	Pin Oak		**No**
2	Halswell Road	T685	38C, H41	2477136.238	5739288.916	*Ulmus procera*	English Elm		**No**
2	Halswell Road	T686	38C, H41	2477207.05	5739252.422	*Aesculus hippocastanum*	Horse Chestnut		**No**
2	Halswell Road	T687	38C, H41	2477201.89	5739248.125	*Acer campestre*	Field Maple		**No**
2	Halswell Road	T688	38C, H41	2477212.739	5739249.07	*Platanus x acerifolia*	London Plane		**No**
329	Halswell Road	T126	44C, H28	2475087.429	5736370.977	*Sequoiadendron giganteum*	Wellingtonia		**Yes - Heritage**
80	Halton Street	T127	24C, H39	2478697.75	5744705.975	*Ulmus glabra Camperdownii*	Camperdown Elm		**Yes - Heritage**

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38	Hamilton Avenue	T128	31C, H8	2476634.926	5743075.1	*Tilia x europaea*	Common Lime		**No**
75	Hansons Lane	T689	37C	2475633.323	5741180.294	*Cedrus deodara*	Deodar Cedar		**Yes - Heritage**
75	Hansons Lane	T690	37C	2475647.058	5741181.474	*Cedrus deodara*	Deodar Cedar		**Yes - Heritage**
75	Hansons Lane	T691	37C	2475672.844	5741197.16	*Pseudotsuga menziesii*	Douglas Fir		**Yes - Heritage**
7	Harakeke Street	T692	31C	2478121.419	5742011.311	*Cordyline australis*	Cabbage Tree		**No**
8	Harakeke Street	T129	31C	2478150.226	5742022.615	*Ulmus glabra Camperdownii*	Camperdown Elm		**Yes - Heritage**
39	Harakeke Street	T693	31C	2478085.925	5742338.909	*Quercus rubra*	Red Oak		**Yes – Section 7**
53	Harakeke Street	T694	31C, H9	2478064.207	5742480.155	*Ulmus glabra Horizontalis*	Horizontal Elm		**Yes - Heritage**
73	Harakeke Street	T695	31C, H9	2478064.005	5742529.91	*Platanus x acerifolia*	London Plane		**Yes – Section 7**
1/74	Harakeke Street	T696	31C, H9	2478088.91	5742563.359	*Tilia x europaea*	Common Lime		**Yes – Section 7**
75	Harakeke Street	T130	31C, H9	2478059.102	5742540.998	*Fagus sylvatica*	European Beech		**Yes - Heritage**
91	Harewood Road	T698	24C	2477793.133	5745770.719	*Ulmus glabra Horizontalis*	Horizontal Elm		**No**
91	Harewood Road	T699	24C	2477839.516	5745821.001	*Cedrus deodara*	Deodar Cedar		**No**
91	Harewood Road	T700	24C	2477778.141	5745691.762	*Ulmus procera*	English Elm		**No**
522	Harewood Road	T132	17C	2475486.063	5747243.734	*Ulmus procera*	English Elm	Heritage	**No**
522	Harewood Road	T701	17C	2475498.079	5747267.128	*Ulmus procera*	English Elm		**No**
522	Harewood Road	T702	17C	2475497.298	5747261.568	*Ulmus procera*	English Elm		**No**
544	Harewood Road	T133	17C	2475495.601	5747277.114	*Podocarpus totara*	Totara	Heritage	**No**
544	Harewood Road	T134	17C	2475493.876	5747298.216	*Tilia x europaea*	Common Lime	Heritage	**No**
544	Harewood Road	T135	17C	2475478.754	5747249.251	*Ulmus procera*	English Elm	Heritage	**No**
750	Harewood Road	T136	17C, H2	2474172.92	5747535.893	*Sequoiadendron giganteum*	Wellingtonia	Landscape Heritage	**No**
139	Harmans Track	T137	R4C	2497698.198	5718921.417	*Podocarpus totara*	Totara	Heritage	**Yes - Heritage**
139	Harmans Track	T138	R4C	2497757.298	5718785.637	*Dacrydium cupressinum*	Rimu	Heritage	**Yes - Heritage**

Street number	Street address	Tree ID	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter
32	Harrow Street	T703	39C	2482938.508	5741179.389	*Quercus robur*	English Oak		**Yes – Section 7**
14	Harvey Terrace	T139	32C	2481924	5742438.11	*Robinia pseudoacacia*	Black Locust		**No**
11	Hawford Road	T140	46C, H25	2482577.092	5738674.223	*Fagus sylvatica*	European Beech		**Yes - Heritage**
11	Hawford Road	T141	46C, H25	2482583.499	5738688.692	*Juglans regia*	Common Walnut		**Yes - Heritage**
11	Hawford Road	T704	46C, H25	2482620.226	5738694.886	*Catalpa bignonioides*	Indian Bean Tree		**Yes - Heritage**
14	Hawford Road	T142	46C, H25	2482775.787	5738692.8	*Sequoiadendron giganteum*	Wellingtonia	Heritage	**Yes - Heritage**
14	Hawford Road	T705	46C, H25	2482778.135	5738711.697	*Magnolia grandiflora*	Southern Magnolia		**Yes – Section 7**
14	Hawford Road	T708	46C, H25	2482738.533	5738767.829	*Quercus robur*	English Oak		**Yes - Heritage**
14	Hawford Road	T710	46C, H25	2482659.437	5738692.331	*Ulmus glabra Horizontalis*	Horizontal Elm		**Yes - Heritage**
14	Hawford Road	T711	46C, H25	2482667.521	5738691.254	*Ulmus glabra Horizontalis*	Horizontal Elm		**Yes - Heritage**
14	Hawford Road	T712	46C, H25	2482675.61	5738689.063	*Ulmus glabra Horizontalis*	Horizontal Elm		**Yes - Heritage**
14	Hawford Road	T713	46C, H25	2482683.694	5738687.986	*Ulmus glabra Horizontalis*	Horizontal Elm		**Yes - Heritage**
14	Hawford Road	T714	46C, H25	2482692.586	5738686.91	*Ulmus glabra Horizontalis*	Horizontal Elm		**Yes - Heritage**
14	Hawford Road	T715	46C, H25	2482699.863	5738685.828	*Ulmus glabra Horizontalis*	Horizontal Elm		**Yes - Heritage**
14	Hawford Road	T716	46C, H25	2482707.947	5738684.748	*Ulmus glabra Horizontalis*	Horizontal Elm		**Yes - Heritage**
14	Hawford Road	T717	46C, H25	2482724.928	5738681.484	*Ulmus glabra Horizontalis*	Horizontal Elm		**Yes - Heritage**
44	Hawford Road	T1198	46C, H25	2482715.478	5738821.443	*Ulmus x hollandica*	Dutch Elm		**Yes - Heritage**
44	Hawford Road	T1199	46C, H25	2482712.246	5738821.429	*Ulmus x hollandica*	Dutch Elm		**Yes - Heritage**
46	Hawford Road	T719	46C, H25	2482721.877	5738819.618	*Quercus robur*	English Oak		**Yes - Heritage**

Street number	Street address	Tree ID	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter
46	Hawke Street	T143	26C, H4	2487883.629	5744514.546	*Quercus ilex*	Holm Oak	Landscape Heritage	**Yes - Heritage**
40C	Head Street	T739	48C, H29	2491024.2	5736866.446	*Cedrus atlantica*	Atlas Cedar		**Yes - Heritage**
3	Heathfield Avenue	T740	31C	2477720.952	5742924.937	*Acer pseudoplatanus*	Sycamore		**No**
3	Heathfield Avenue	T741	31C	2477720.957	5742923.827	*Acer pseudoplatanus*	Sycamore		**No**
16	Heaton Street	T144	31C, H6	2478469.177	5743718.43	*Tilia x europaea*	Common Lime		**No**
56	Heberden Avenue	T145	48C, H29	2490912.592	5736482.012	*Araucaria heterophylla*	Norfolk Island Pine		**Yes - Heritage**
19	Helmores Lane	T744	31C, H9	2478891.397	5742740.946	*Tilia x europaea*	Common Lime		**No**
29	Helmores Lane	T146	31C, H9	2478862.352	5742796.949	*Quercus robur*	English Oak		**Yes - Heritage**
41	Helmores Lane	T745	31C, H9	2478832.342	5742902.238	*Betula pendula*	Silver Birch		**No**
41	Helmores Lane	T746	31C, H9	2478826.896	5742899.267	*Betula pendula*	Silver Birch		**No**
41	Helmores Lane	T747	31C, H9	2478818.917	5742900.49	*Betula pendula*	Silver Birch		**No**
41	Helmores Lane	T748	31C, H9	2478813.446	5742897.578	*Betula pendula*	Silver Birch		**No**
41	Helmores Lane	T749	31C, H9	2478805.134	5742887.631	*Betula pendula*	Silver Birch		**No**
41	Helmores Lane	T750	31C, H9	2478802.789	5742891.823	*Betula pendula*	Silver Birch		**No**
41	Helmores Lane	T751	31C, H9	2478799.662	5742884.505	*Betula pendula*	Silver Birch		**No**
41	Helmores Lane	T752	31C, H9	2478797.389	5742888.767	*Betula pendula*	Silver Birch		**No**
41	Helmores Lane	T753	31C, H9	2478794.263	5742881.664	*Betula pendula*	Silver Birch		**No**
16	Hendon Street	T147	32C	2481664.272	5743843.645	*Fagus sylvatica Purpurea*	Copper Beech		**Yes – Section 7**
16	Hendon Street	T754	32C	2481656.944	5743848.684	*Agathis australis*	Kauri		**Yes – Section 7**
16	Hendon Street	T755	32C	2481656.998	5743842.504	*Chamaecyparis obtusa*	Hinoki Cypress		**No**
16	Hendon Street	T756	32C	2481648.888	5743846.189	*Liquidambar styraciflua*	Sweet Gum		**Yes – Section 7**
16	Hendon Street	T757	32C	2481649.735	5743839.139	*Podocarpus totara*	Totara		**Yes – Section 7**
16	Hendon Street	T758	32C	2481653.071	5743814.711	*Juglans regia*	Common Walnut		**No**

Street number	Street address	Tree ID	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter
234	Hereford Street	T759	32C, H16	2481217.577	5741637.396	*Magnolia grandiflora*	Southern Magnolia		**Yes – Section 7**
234	Hereford Street	T761	32C, H16	2481152.096	5741638.229	*Tilia x europaea*	Common Lime		**No**
234	Hereford Street	T762	32C, H16	2481142.476	5741619.299	*Quercus palustris*	Pin Oak		**Yes – Section 7**
59	Hewitts Road	T148	31C	2479059.744	5742947.847	*Quercus robur*	English Oak	Heritage	**No**
59	Hewitts Road	T150	31C	2479026.607	5742945.474	*Tilia x europaea*	Common Lime		**No**
59	Hewitts Road	T151	31C	2479112.468	5742910.31	*Dacrycarpus dacrydioides*	Kahikatea		**No**
59	Hewitts Road	T763	31C	2479072.629	5742959.015	*Pittosporum eugenioides*	Lemonwood		**No**
59	Hewitts Road	T764	31C	2479086.409	5742951.302	*Plagianthus regius*	Ribbonwood		**No**
275	Highsted Road	T152	18C	2477616.518	5748474.362	*Tilia x europaea*	Common Lime		**Yes - Heritage**
275	Highsted Road	T765	18C	2477635.222	5748475.531	*Tilia x europaea*	Common Lime		**Yes - Heritage**
275	Highsted Road	T766	18C	2477604.653	5748472.667	*Tilia x europaea*	Common Lime		**Yes - Heritage**
275	Highsted Road	T767	18C	2477588.988	5748471.615	*Tilia x europaea*	Common Lime		**Yes - Heritage**
34	Hills Road	T768	32C	2481859.627	5743338.922	*Ginkgo biloba*	Maidenhair Tree		**Yes – Section 7**
75	Hinau Street	T769	31C, H13	2476913.58	5742157.057	*Liquidambar styraciflua*	Sweet Gum		**Yes – Section 7**
2/77A	Hinau Street	T770	31C, H13	2476900.995	5742128.648	*Quercus rubra*	Red Oak		**Yes - Heritage**
78	Hinau Street	T153	31C	2476869.381	5742176.656	*Tilia pecies*	Lime		**Yes – Section 7**
30	Holmwood Road	T771	31C, H9	2478775.276	5742919.877	*Ulmus glabra Camperdownii*	Camperdown Elm		**Yes – Section 7**
1/37A	Holmwood Road	T772	31C, H9	2478809.744	5742984.478	*Tilia x europaea*	Common Lime		**Yes - Heritage**
1/37A	Holmwood Road	T773	31C, H9	2478808.895	5742993.361	*Quercus robur*	English Oak		**Yes - Heritage**
170	Hoon Hay Valley Road	T154	57C	2480294.259	5731436.968	*Podocarpus totara*	Totara	Heritage	**No**
170	Hoon Hay Valley Road	T155	57C	2480267.254	5731448.139	*Podocarpus totara*	Totara	Heritage	**No**

Street number	Street address	Tree ID	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter
170	Hoon Hay Valley Road	T156	57C	2480064.856	5731894.844	*Podocarpus totara*	Totara	Heritage	**No**
170	Hoon Hay Valley Road	T1210	57C, R1C	2480169.35	5731534.609	*Podocarpus totara*	Totara	Heritage	**No**
170	Hoon Hay Valley Road	T1211	57C, R1C	2480172.223	5731544.519	*Podocarpus totara*	Totara	Heritage	**No**
60	Horseshoe Lake Road	T157	25C	2483211.663	5744741.015	*Sequoiadendron giganteum*	Wellingtonia	Heritage	**Yes - Heritage**
60	Horseshoe Lake Road	T775	25C	2483219.755	5744739.936	*Sequoiadendron giganteum*	Wellingtonia		**Yes - Heritage**
6	Idris Road	T159	31C	2477782.499	5743074.113	*Quercus palustris*	Pin Oak		**Yes – Section 7**
38	Idris Road	T158	31C	2477973.922	5743458.34	*Platanus x acerifolia*	London Plane		**Yes - Heritage**
379	Ilam Road	T776	31C	2476576.66	5744122.677	*Agathis australis*	Kauri		**Yes – Section 7**
43	Innes Road	T779	24C, H39	2479397.177	5744318.214	*Tilia x europaea*	Common Lime		**Yes - Heritage**
43	Innes Road	T780	24C, H39	2479389.919	5744313.737	*Tilia x europaea*	Common Lime		**Yes - Heritage**
54	Innes Road	T160	24C	2479461.875	5744317.395	*Ulmus glabra Horizontalis*	Horizontal Elm	Heritage	**Yes - Heritage**
66	Innes Road	T781	24C, H39	2479496.488	5744353.105	*Quercus palustris*	Pin Oak		**Yes - Heritage**
22A	Jacksons Road	T162	31C	2478094.098	5743178.917	*Tilia x europaea*	Common Lime		**No**
24A	Jacksons Road	T163	31C	2478163.553	5743195.909	*Ginkgo biloba*	Maidenhair Tree		**Yes – Section 7**
30	Jacksons Road	T161	31C	2478094.624	5743238.917	*Quercus robur*	English Oak		**Yes - Heritage**
20	Johns Road	T2	11C	2479182.239	5750925.601	*Fagus sylvatica Purpurea*	Copper Beech		**Yes – Section 7**
36	Johns Road	T2	11C	2479182.239	5750925.601	*Fagus sylvatica Purpurea*	Copper Beech		**Yes – Section 7**
38	Johns Road	T2	11C	2479182.239	5750925.601	*Fagus sylvatica Purpurea*	Copper Beech		**Yes – Section 7**
40	Johns Road	T2	11C	2479182.239	5750925.601	*Fagus sylvatica Purpurea*	Copper Beech		**Yes – Section 7**

Street number	Street address	Tree ID	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter
40A	Johns Road	T2	11C	2479182.239	5750925.601	*Fagus sylvatica Purpurea*	Copper Beech		**Yes – Section 7**
40B	Johns Road	T2	11C	2479182.239	5750925.601	*Fagus sylvatica Purpurea*	Copper Beech		**Yes – Section 7**
42	Johns Road	T2	11C	2479182.239	5750925.601	*Fagus sylvatica Purpurea*	Copper Beech		**Yes – Section 7**
44	Johns Road	T2	11C	2479182.239	5750925.601	*Fagus sylvatica Purpurea*	Copper Beech		**Yes – Section 7**
48	Johns Road	T2	11C	2479182.239	5750925.601	*Fagus sylvatica Purpurea*	Copper Beech		**Yes – Section 7**
50	Johns Road	T2	11C	2479182.239	5750925.601	*Fagus sylvatica Purpurea*	Copper Beech		**Yes – Section 7**
52	Johns Road	T2	11C	2479182.239	5750925.601	*Fagus sylvatica Purpurea*	Copper Beech		**Yes – Section 7**
54	Johns Road	T2	11C	2479182.239	5750925.601	*Fagus sylvatica Purpurea*	Copper Beech		**Yes – Section 7**
56	Johns Road	T2	11C	2479182.239	5750925.601	*Fagus sylvatica Purpurea*	Copper Beech		**Yes – Section 7**
58	Johns Road	T2	11C	2479182.239	5750925.601	*Fagus sylvatica Purpurea*	Copper Beech		**Yes – Section 7**
62	Johns Road	T2	11C	2479182.239	5750925.601	*Fagus sylvatica Purpurea*	Copper Beech		**Yes – Section 7**
64	Johns Road	T2	11C	2479182.239	5750925.601	*Fagus sylvatica Purpurea*	Copper Beech		**Yes – Section 7**
66	Johns Road	T2	11C	2479182.239	5750925.601	*Fagus sylvatica Purpurea*	Copper Beech		**Yes – Section 7**
66A	Johns Road	T2	11C	2479182.239	5750925.601	*Fagus sylvatica Purpurea*	Copper Beech		**Yes – Section 7**
68	Johns Road	T2	11C	2479182.239	5750925.601	*Fagus sylvatica Purpurea*	Copper Beech		**Yes – Section 7**

Street number	Street address	Tree ID	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter
70A	Johns Road	T2	11C	2479182.239	5750925.601	*Fagus sylvatica Purpurea*	Copper Beech		**Yes – Section 7**
70	Johns Road	T2	11C	2479182.239	5750925.601	*Fagus sylvatica Purpurea*	Copper Beech		**Yes – Section 7**
72	Johns Road	T2	11C	2479182.239	5750925.601	*Fagus sylvatica Purpurea*	Copper Beech		**Yes – Section 7**
72A	Johns Road	T2	11C	2479182.239	5750925.601	*Fagus sylvatica Purpurea*	Copper Beech		**Yes – Section 7**
16	Kahu Road	T164	31C, H13	2477557.56	5742264.183	*Quercus robur*	English Oak	Heritage	**No**
16	Kahu Road	T165	31C, H13	2477560.071	5742246.418	*Quercus robur*	English Oak	Heritage	**No**
16	Kahu Road	T166	31C, H13	2477560.708	5742281.975	*Podocarpus totara*	Totara	Heritage	**No**
16	Kahu Road	T167	31C, H13	2477561.719	5742239.758	*Quercus robur*	English Oak	Heritage	**No**
16	Kahu Road	T168	31C, H13	2477537.404	5742252.975	*Cedrus deodara*	Deodar Cedar	Heritage	**No**
16	Kahu Road	T169	31C, H13	2477628.786	5742246.746	*Aesculus hippocastanum*	Horse Chestnut	Heritage	**No**
16	Kahu Road	T170	31C, H13	2477598.927	5742235.492	*Quercus robur*	English Oak	Heritage	**No**
16	Kahu Road	T171	31C, H13	2477540.706	5742238.547	*Sequoia sempervirens*	Coast Redwood	Heritage	**No**
16	Kahu Road	T172	31C, H13	2477691.05	5742243.71	*TilSTGia x europaea*	Common Lime	Heritage	**No**
16	Kahu Road	T173	31C, H13	2477660.346	5742240.23	*Tilia x europaea*	Common Lime	Heritage	**No**
16	Kahu Road	T174	31C, H13	2477673.866	5742286.96	*Quercus robur*	English Oak	Heritage	**No**
16	Kahu Road	T175	31C, H13	2477693.564	5742224.833	*Tilia x europaea*	Common Lime	Heritage	**No**
16	Kahu Road	T176	31C, H13	2477668.503	5742224.713	*Quercus robur*	English Oak	Heritage	**No**
16	Kahu Road	T177	31C, H13	2477645.821	5742234.605	*Ulmus procera*	English Elm	Heritage	**No**
16	Kahu Road	T178	31C, H13	2477608.915	5742175.542	*Quercus robur*	English Oak	Heritage	**No**
16	Kahu Road	T179	31C, H13	2477508.503	5742210.617	*Tilia petiolaris*	Silver Pendent Lime	Landscape Heritage	**No**
16	Kahu Road	T180	31C, H13	2477561.901	5742201.982	*Chamaecyparis lawsoniana*	Lawson Cypress		**No**
16	Kahu Road	T181	31C, H13	2477680.434	5742265.88	*Quercus robur*	English Oak		**No**

Street number	Street address	Tree ID	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter
16	Kahu Road	T182	31C, H13	2477530.617	5742150.724	*Quercus macranthera*	Caucasian Oak		**No**
16	Kahu Road	T183	31C, H13	2477527.872	5742217.374	*Quercus robur*	English Oak		**No**
16	Kahu Road	T394	31C, H13	2477297.3	5742187.9	*Dacrtcarpus dacrydioides*	Kahikatea	Landscape Heritage Botanical	**No**
16	Kahu Road	T784	31C, H13	2477580.207	5742262.069	*Tilia x europaea*	Common Lime		**No**
16	Kahu Road	T785	31C, H13	2477598.816	5742258.824	*Tilia x europaea*	Common Lime		**No**
16	Kahu Road	T786	31C, H13	2477605.337	5742247.744	*Juglans regia*	Common Walnut		**No**
16	Kahu Road	T787	31C, H13	2477642.529	5742246.811	*Tilia x europaea*	Common Lime		**No**
16	Kahu Road	T788	31C, H13	2477522.958	5742230.684	*Cupressus nootkatensis*	Nootka Cypress		**No**
16	Kahu Road	T789	31C, H13	2477615.814	5742254.461	*Tilia x europaea*	Common Lime		**No**
16	Kahu Road	T790	31C, H13	2477657.028	5742257.992	*Tilia x europaea*	Common Lime		**No**
16	Kahu Road	T791	31C, H13	2477674.035	5742251.406	*Tilia x europaea*	Common Lime		**No**
16	Kahu Road	T792	31C, H13	2477677.359	5742232.533	*Tilia x europaea*	Common Lime		**No**
16	Kahu Road	T793	31C, H13	2477632.13	5742223.429	*Quercus robur*	English Oak		**No**
16	Kahu Road	T794	31C, H13	2477671.817	5742208.063	*Quercus robur*	English Oak		**No**
16	Kahu Road	T795	31C, H13	2477633.886	5742194.549	*Quercus robur*	English Oak		**No**
16	Kahu Road	T796	31C, H13	2477448.435	5742261.437	*Eucalyptus globulus*	Tasmanian Blue Gum		**No**
16	Kahu Road	T797	31C, H13	2477458.981	5742253.71	*Ulmus glabra*	Wych Elm		**No**
16	Kahu Road	T798	31C, H13	2477464.705	5742240.404	*Ulmus procera*	English Elm		**No**
16	Kahu Road	T799	31C, H13	2477563.766	5742149.772	*Quercus robur*	English Oak		**No**
16	Kahu Road	T800	31C, H13	2477514.512	5742137.315	*Quercus robur*	English Oak		**No**
16	Kahu Road	T801	31C, H13	2477458.083	5742272.594	*Quercus robur*	English Oak		**No**
16	Kahu Road	T802	31C, H13	2477464.549	5742272.624	*Quercus robur*	English Oak		**No**
16	Kahu Road	T803	31C, H13	2477575.701	5742189.828	*Fraxinus excelsior*	English Ash		**No**
16	Kahu Road	T804	31C, H13	2477580.276	5742247.626	*Acer pseudoplatanus*	Sycamore		**No**

Street number	Street address	Tree ID	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter
39	Kahu Road	T184	31C, H13	2477755.432	5742475.119	*Fagus sylvatica Purpurea*	Copper Beech		**No**
39	Kahu Road	T185	31C, H13	2477650.228	5742496.839	*Platanus x acerifolia*	London Plane		**No**
39	Kahu Road	T186	31C, H13	2477837.782	5742498.843	*Platanus x acerifolia*	London Plane		**No**
39	Kahu Road	T187	31C, H13	2477833.677	5742512.156	*Platanus x acerifolia*	London Plane		**No**
39	Kahu Road	T188	31C, H13	2477829.582	5742523.247	*Platanus x acerifolia*	London Plane		**No**
39	Kahu Road	T189	31C, H13	2477825.492	5742533.227	*Platanus x acerifolia*	London Plane		**No**
39	Kahu Road	T190	31C, H13	2477814.865	5742557.62	*Platanus x acerifolia*	London Plane		**No**
39	Kahu Road	T191	31C, H13	2477801.752	5742595.334	*Platanus x acerifolia*	London Plane		**No**
39	Kahu Road	T192	31C, H13	2477795.997	5742615.307	*Platanus x acerifolia*	London Plane		**No**
39	Kahu Road	T193	31C, H13	2477789.44	5742634.163	*Platanus x acerifolia*	London Plane		**No**
39	Kahu Road	T194	31C, H13	2477726.179	5742676.083	*Tilia x europaea*	Common Lime		**No**
39	Kahu Road	T196	31C, H13	2477471.246	5742730.419	*Tilia x europaea*	Common Lime		**No**
39	Kahu Road	T805	31C, H13	2477749.852	5742458.426	*Ulmus parvifolia*	Chinese Elm		**No**
39	Kahu Road	T806	31C, H13	2477747.69	5742402.862	*Ulmus carpinifolia*	Smooth-leaved Elm		**No**
39	Kahu Road	T807	31C, H13	2477763.062	5742400.712	*Platanus x acerifolia*	London Plane		**No**
39	Kahu Road	T808	31C, H13	2477729.07	5742408.329	*Eucalyptus globulus*	Tasmanian Blue Gum		**No**
39	Kahu Road	T809	31C, H13	2477700.078	5742384.858	*Fagus sylvatica Purpurea*	Copper Beech		**No**
39	Kahu Road	T810	31C, H13	2477673.485	5742366.954	*Quercus robur*	English Oak		**No**
39	Kahu Road	T811	31C, H13	2477691.973	5742389.264	*Tilia x europaea*	Common Lime		**No**
39	Kahu Road	T812	31C, H13	2477666.225	5742363.586	*Ulmus procera*	English Elm		**No**
39	Kahu Road	T813	31C, H13	2477658.183	5742354.66	*Ulmus procera*	English Elm		**No**
39	Kahu Road	T814	31C, H13	2477644.359	5742371.26	*Ulmus procera*	English Elm		**No**
39	Kahu Road	T815	31C, H13	2477654.832	5742379.087	*Ulmus procera*	English Elm		**No**
39	Kahu Road	T816	31C, H13	2477660.401	5742398.003	*Fagus sylvatica*	European Beech		**No**
39	Kahu Road	T817	31C, H13	2477668.47	5742401.374	*Carpinus betulus*	Common Hornbeam		**No**

Street number	Street address	Tree ID	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter
39	Kahu Road	T820	31C, H13	2477764.214	5742498.492	*Platanus x acerifolia*	London Plane		No
39	Kahu Road	T821	31C, H13	2477740.357	5742415.049	*Quercus ilex*	Holm Oak		No
39	Kahu Road	T822	31C, H13	2477758.205	5742401.802	*Platanus x acerifolia*	London Plane		No
39	Kahu Road	T823	31C, H13	2477745.429	5742368.408	*Fraxinus excelsior*	English Ash		No
39	Kahu Road	T824	31C, H13	2477727.844	5742496.097	*Ulmus x hollandica*	Dutch Elm		No
39	Kahu Road	T825	31C, H13	2477820.605	5742540.981	*Platanus x acerifolia*	London Plane		No
39	Kahu Road	T826	31C, H13	2477818.137	5742549.859	*Platanus x acerifolia*	London Plane		No
39	Kahu Road	T827	31C, H13	2477809.117	5742576.482	*Platanus x acerifolia*	London Plane		No
39	Kahu Road	T828	31C, H13	2477798.46	5742607.541	*Platanus x acerifolia*	London Plane		No
39	Kahu Road	T829	31C, H13	2477782.063	5742655.239	*Platanus x acerifolia*	London Plane		No
39	Kahu Road	T830	31C, H13	2477777.123	5742674.103	*Platanus x acerifolia*	London Plane		No
39	Kahu Road	T831	31C, H13	2477762.56	5742676.256	*Acer pseudoplatanus*	Sycamore		No
39	Kahu Road	T832	31C, H13	2477734.269	5742675.011	*Quercus cerris*	Turkey Oak		No
39	Kahu Road	T833	31C, H13	2477707.589	5742674.884	*Fagus sylvatica Purpurea*	Copper Beech		No
39	Kahu Road	T834	31C, H13	2477647.673	5742693.485	*Ulmus procera*	English Elm		No
39	Kahu Road	T835	31C, H13	2477525.413	5742730.678	*Fraxinus excelsior*	English Ash		No
39	Kahu Road	T845	31C, H13	2477479.331	5742730.457	*Platanus x acerifolia*	London Plane		No
39	Kahu Road	T836	31C, H13	2477460.735	5742730.367	*Fraxinus excelsior*	English Ash		No
39	Kahu Road	T837	31C, H13	2477451.847	5742729.214	*Acer pseudoplatanus*	Sycamore		No
39	Kahu Road	T838	31C, H13	2477448.854	5742679.201	*Tilia pecies*	Lime		No
39	Kahu Road	T839	31C, H13	2477449.879	5742465.88	*Cedrus atlantica Glauca*	Blue Atlas Cedar		No
39	Kahu Road	T840	31C, H13	2477472.744	5742418.214	*Cedrus atlantica Glauca*	Blue Atlas Cedar		No
39	Kahu Road	T841	31C, H13	2477485.674	5742419.388	*Cedrus atlantica Glauca*	Blue Atlas Cedar		No

Street number	Street address	Tree ID	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter
39	Kahu Road	T842	31C, H13	2477503.464	5742418.362	*Cedrus atlantica Glauca*	Blue Atlas Cedar		**No**
39	Kahu Road	T843	31C, H13	2477531.76	5742418.498	*Cedrus atlantica Glauca*	Blue Atlas Cedar		**No**
39	Kahu Road	T844	31C, H13	2477448.593	5742643.51	*Fagus sylvatica Purpurea*	Copper Beech		**No**
859	Kaituna Valley Road	T846	R4C	2487715.133	5720492.354	*Dacrydium cupressinum*	Rimu	Heritage Landscape	**Yes - Heritage**
859	Kaituna Valley Road	T847	R4C	2487692.232	5720485.423	*Cedrus deodara*	Deodar Cedar	Heritage Landscape	**Yes - Heritage**
6/3	Karitane Drive	T848	46C	2479929.316	5737567.474	*Ulmus procera*	English Elm		**Yes - Heritage**
57	Kilmarnock Street	T197	31C	2477971.968	5742160.6	*Ulmus glabra Camperdownii*	Camperdown Elm		**Yes - Heritage**
50	Kirk Road	T850	35C	2467303.293	5739581.885	*Araucaria araucana*	Monkey Puzzle		**Yes - Heritage**
50	Kirk Road	T851	35C	2467318.731	5739568.649	*Cedrus atlantica*	Atlas Cedar		**Yes - Heritage**
14	Kirkwood Avenue	T854	31C	2476504.685	5742160.176	*Ulmus glabra Camperdownii*	Camperdown Elm		**No**
14	Kirkwood Avenue	T855	31C	2476489.391	5742146.768	*Acer platanoides*	Norway Maple		**Yes – Section 7**
33A	Kotare Street	T856	31C, H13	2477163.811	5742606.717	*Nothofagus solandri*	Black Beech		**Yes - Heritage**
67A	Kotare Street	T198	31C, H13	2476887.303	5742642.615	*Quercus palustris*	Pin Oak		**Yes – Section 7**
80	Lake Terrace Road	T857	26C	2483968.864	5745733.926	*Quercus coccinea*	Scarlet Oak		**Yes – Section 7**
14	Laura Kent Place	T859	40C	2484138.755	5739578.11	*Quercus robur*	English Oak		**No**
603	Lavericks Ridge Road	T860	R5C, 72C	2517280.928	5718350.183	*Metrosideros robusta*	Northern Rata	Heritage Landscape	**Yes - Heritage**
549	Le Bons Bay Road	T199	72C	2517013.122	5717561.3	*Podocarpus totara*	Totara	Heritage	**Yes - Heritage**
568	Le Bons Bay Road	T861	R5C, 71C	2515243.308	5716074.855	*Dacrycarpus dacrydioides*	Kahikatea	Heritage Landscape	**Yes - Heritage**
592	Le Bons Bay Road	T200	71C	2515528.387	5716088.023	*Sequoiadendron giganteum*	Wellingtonia		**Yes - Heritage**

Street number	Street address	Tree ID	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter
625	Le Bons Bay Road	T862	R5C, 71C	2515499.999	5716169.254	*Podocarpus totara*	Totara	Heritage Landscape	**Yes - Heritage**
137	Leinster Road	T863	31C	2479226.608	5744126.338	*Podocarpus totara*	Totara		**No**
137	Leinster Road	T864	31C	2479204.103	5744096.238	*Tilia x europaea*	Common Lime		**No**
137	Leinster Road	T866	31C, H6	2479064.074	5743984.216	*Fraxinus excelsior Aurea*	Golden Ash		**No**
1	Lincoln Road	T202	38C, H23	2476871.773	5739830.947	*Quercus robur*	English Oak		**No**
1	Lincoln Road	T203	38C, H23	2476863.148	5739942.013	*Acer negundo*	Box Elder		**No**
1	Lincoln Road	T204	38C, H23	2476931.58	5739995.679	*Platanus x acerifolia*	London Plane		**No**
1	Lincoln Road	T205	38C, H23	2476956.784	5739964.692	*Quercus robur*	English Oak		**No**
1	Lincoln Road	T206	38C, H23	2477203.955	5739823.674	*Aesculus hippocastanum*	Horse Chestnut		**No**
1	Lincoln Road	T207	38C, H23	2477243.397	5739856.085	*Tilia x europaea*	Common Lime		**No**
1	Lincoln Road	T208	38C, H23	2477249.9	5739848.339	*Tilia x europaea*	Common Lime		**No**
1	Lincoln Road	T209	38C, H23	2477247.519	5739839.439	*Tilia x europaea*	Common Lime		**No**
1	Lincoln Road	T210	38C, H23	2477256.398	5739841.704	*Tilia x europaea*	Common Lime		**No**
1	Lincoln Road	T211	38C, H23	2477261.273	5739836.173	*Tilia x europaea*	Common Lime		**No**
1	Lincoln Road	T212	38C, H23	2477258.078	5739828.379	*Tilia x europaea*	Common Lime		**No**
1	Lincoln Road	T213	38C, H23	2477265.34	5739830.636	*Tilia x europaea*	Common Lime		**No**
1	Lincoln Road	T214	38C, H23	2477268.605	5739823.985	*Tilia x europaea*	Common Lime		**No**
1	Lincoln Road	T215	38C, H23	2477273.481	5739818.454	*Tilia x europaea*	Common Lime		**No**
1	Lincoln Road	T216	38C, H23	2477349.089	5739388.83	*Tilia x europaea*	Common Lime		**No**
1	Lincoln Road	T217	38C, H23	2477303.8	5739396.391	*Tilia x europaea*	Common Lime		**No**
1	Lincoln Road	T218	38C, H23	2477291.668	5739398.554	*Platanus x acerifolia*	London Plane		**No**
1	Lincoln Road	T219	38C, H23	2477263.359	5739403.973	*Platanus x acerifolia*	London Plane		**No**
1	Lincoln Road	T220	38C, H23	2477274.725	5739392.916	*Cedrus deodara*	Deodar Cedar		**No**
1	Lincoln Road	T221	38C, H23	2476903.881	5739907.865	*Nothofagus solandri*	Black Beech	Heritage	**No**
1	Lincoln Road	T867	38C, H23	2477033.227	5739700.627	*Fraxinus excelsior*	English Ash		**No**
1	Lincoln Road	T868	38C, H23	2477021.046	5739712.789	*Fraxinus excelsior*	English Ash		**No**

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1	Lincoln Road	T869	38C, H23	2476803.655	5739746.858	*Ulmus procera*	English Elm		**Yes – Section 7**
1	Lincoln Road	T870	38C, H23	2476843.163	5739731.922	*Quercus robur*	English Oak		**No**
1	Lincoln Road	T871	38C, H23	2476965.734	5739952.513	*Quercus robur*	English Oak		**No**
1	Lincoln Road	T872	38C, H23	2477235.353	5739848.269	*Fraxinus excelsior*	English Ash		**No**
1	Lincoln Road	T873	38C, H41	2477393.673	5739360.158	*Cedrus atlantica Glauca*	Blue Atlas Cedar		**No**
1	Lincoln Road	T874	38C, H41	2477365.481	5739341.134	*Cedrus atlantica Glauca*	Blue Atlas Cedar		**No**
1	Lincoln Road	T875	38C, H23	2477320.845	5739380.918	*Ulmus procera Louis van Houtte*	Golden Elm		**No**
1	Lincoln Road	T876	38C, H23	2477295.864	5739366.352	*Cedrus atlantica Glauca*	Blue Atlas Cedar		**No**
1	Lincoln Road	T877	38C, H41	2477226.012	5739357.255	*Sequoia sempervirens*	Coast Redwood		**No**
1	Lincoln Road	T878	38C, H41	2477233.708	5739352.72	*Ulmus procera*	English Elm		**No**
1	Lincoln Road	T879	38C, H41	2477229.732	5739339.367	*Ulmus procera*	English Elm		**No**
1	Lincoln Road	T880	38C, H41	2477234.623	5739330.503	*Ulmus procera*	English Elm		**No**
1	Lincoln Road	T881	38C, H41	2477221.198	5739334.881	*Ulmus procera*	English Elm		**No**
1	Lincoln Road	T882	38C, H41	2477229.025	5739318.254	*Acer pseudoplatanus*	Sycamore		**No**
1	Lincoln Road	T883	38C, H41	2477237.112	5739317.181	*Acer pseudoplatanus*	Sycamore		**No**
1	Lincoln Road	T884	38C, H23	2477230.758	5739367.696	*Photinia glabra*	Japanese Photinia		**No**
1	Lincoln Road	T885	38C, H23	2476908.349	5740023.586	*Acer pseudoplatanus*	Sycamore		**No**
1	Lincoln Road	T886	38C, H23	2477012.098	5739724.968	*Acer pseudoplatanus*	Sycamore		**No**
1	Lincoln Road	T887	38C, H23	2476852.638	5739777.522	*Quercus robur*	English Oak		**No**
207	Lincoln Road	T888	38C	2478164.775	5740045.346	*Ulmus glabra*	Wych Elm		**Yes - Heritage**

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20	Linwood Avenue	T222	32C, H14	2482605.086	5742347.566	*Quercus cerris*	Turkey Oak		**Yes - Heritage**
20	Linwood Avenue	T889	32C, H14	2482589.927	5742297.506	*Acer pseudoplatanus*	Sycamore		**Yes - Heritage**
32	Linwood Avenue	T890	32C, H14	2482631.282	5742266.562	*Ulmus glabra Horizontalis*	Horizontal Elm		**Yes - Heritage**
32	Linwood Avenue	T891	32C, H14	2482641.747	5742277.716	*Ulmus glabra*	Wych Elm		**No**
32	Linwood Avenue	T892	32C, H14	2482641.918	5742235.495	*Juglans regia*	Common Walnut		**Yes - Heritage**
21	Locarno Street	T893	39C, H40	2482503.691	5739440.573	*Acacia melanoxylon*	Tasmanian Blackwood		**No**
21	Locarno Street	T894	39C, H40	2482502.878	5739441.68	*Acacia melanoxylon*	Tasmanian Blackwood		**No**
119	Lower Styx Road	T895	12C	2483353.886	5750496.92	*Eucalyptus dalrympleana*	Mountain Gum		**No**
2/10	Ludecke Place	T896	30C, H18	2474853.653	5741737.389	*Ulmus procera*	English Elm		**Yes - Heritage**
4	Ludecke Place	T223	30C, H18	2474857.426	5741789.629	*Fagus sylvatica*	European Beech		**Yes - Heritage**
20	Lychgate Close	T224	32C, H14	2482413.934	5742236.794	*Tilia x europaea*	Common Lime	Heritage	**Yes - Heritage**
20	Lychgate Close	T225	32C, H14	2482362.137	5742251.026	*Quercus rubra*	Red Oak		**Yes - Heritage**
20	Lychgate Close	T899	32C, H14	2482433.129	5742287.982	*Ulmus procera*	English Elm		**Yes - Heritage**
20	Lychgate Close	T901	32C, H14	2482401.56	5742297.853	*Quercus cerris*	Turkey Oak		**Yes - Heritage**
20	MacMillan Avenue	T903	46C	2479989.123	5736955.734	*Eucalyptus globulus*	Tasmanian Blue Gum		**Yes - Heritage**
35	MacMillan Avenue	T906	46C	2479942.406	5736800.881	*Quercus robur*	English Oak		**Yes - Heritage**
89	Maidstone Road	T226	30C	2475247.482	5743284.916	*Metasequoia glyptostroboides*	Dawn Redwood		**Yes – Section 7**
340	Main North Road	T908	18C	2479122.793	5748099.019	*Sequoiadendron giganteum*	Wellingtonia		**Yes - Heritage**
55	Main Road	T227	57C	2481819.169	5731627.923	*Sequoiadendron giganteum*	Wellingtonia		**Yes - Heritage**

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55	Main Road	T228	57C	2481832.182	5731593.404	*Sequoiadendron giganteum*	Wellingtonia		**Yes - Heritage**
119	Main Road	T229	57C	2481577.924	5731154.672	*Sequoiadendron giganteum*	Wellingtonia		**Yes - Heritage**
1A/1	Main South Road	T235	30C, H18	2475392.65	5741615.722	*Tilia x europaea*	Common Lime		**Yes – Section 7**
1A/1	Main South Road	T236	30C, H18	2475378.915	5741614.54	*Tilia x europaea*	Common Lime		**Yes – Section 7**
1A/1	Main South Road	T237	30C, H18	2475364.376	5741612.244	*Tilia x europaea*	Common Lime		**Yes – Section 7**
1A/1	Main South Road	T238	30C, H18	2475350.639	5741611.062	*Tilia x europaea*	Common Lime		**Yes – Section 7**
1A/1	Main South Road	T924	30C, H18	2475406.386	5741616.902	*Tilia x europaea*	Common Lime		**Yes – Section 7**
3	Main South Road	T230	30C, H18	2475336.904	5741609.882	*Tilia x europaea*	Common Lime		**Yes – Section 7**
3	Main South Road	T231	30C, H18	2475323.168	5741608.7	*Tilia x europaea*	Common Lime		**Yes – Section 7**
7	Main South Road	T232	30C, H18	2475309.432	5741607.519	*Tilia x europaea*	Common Lime		**Yes – Section 7**
24	Main South Road	T233	30C, H18	2475368.264	5741642.262	*Quercus robur*	English Oak	Heritage	**Yes - Heritage**
24	Main South Road	T909	30C, H18	2475285.712	5741661.84	*Quercus robur*	English Oak		**Yes – Section 7**
24	Main South Road	T910	30C, H18	2475213.957	5741624.806	*Ulmus procera*	English Elm		**Yes - Heritage**
24	Main South Road	T911	30C, H18	2475237.849	5741694.926	*Ulmus procera*	English Elm		**Yes - Heritage**
24	Main South Road	T912	30C, H18	2475230.561	5741697.112	*Ulmus procera*	English Elm		**Yes - Heritage**
24	Main South Road	T913	30C, H18	2475191.756	5741698.024	*Quercus robur*	English Oak		**Yes - Heritage**
24	Main South Road	T914	30C, H18	2475188.596	5741683.563	*Quercus robur*	English Oak		**Yes - Heritage**
26B	Main South Road	T239	30C, H18	2475101.427	5741657.559	*Platanus x acerifolia*	London Plane	Heritage	**Yes - Heritage**
26B	Main South Road	T925	30C, H18	2475115.357	5741620.966	*Tilia x europaea*	Common Lime		**Yes – Section 7**
26B	Main South Road	T926	30C, H18	2475108.081	5741620.93	*Tilia x europaea*	Common Lime		**Yes – Section 7**
26B	Main South Road	T927	30C, H18	2475100.005	5741619.777	*Tilia x europaea*	Common Lime		**Yes – Section 7**
28	Main South Road	T915	30C, H18	2475092.735	5741618.628	*Tilia x europaea*	Common Lime		**Yes – Section 7**
28	Main South Road	T916	30C, H18	2475084.652	5741618.586	*Tilia x europaea*	Common Lime		**Yes – Section 7**
30	Main South Road	T917	30C, H18	2475077.383	5741617.439	*Tilia x europaea*	Common Lime		**Yes – Section 7**
30	Main South Road	T918	30C, H18	2475070.114	5741616.289	*Tilia x europaea*	Common Lime		**Yes – Section 7**
30	Main South Road	T919	30C, H18	2475062.036	5741615.136	*Tilia x europaea*	Common Lime		**Yes – Section 7**
40	Main South Road	T920	30C, H18	2474962.42	5741651.288	*Ilex aquifolium*	Common Holly		**Yes - Heritage**

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46	Main South Road	T921	30C, H18	2474901.858	5741638.753	*Acer pseudoplatanus*	Sycamore		**No**
46	Main South Road	T923	30C, H18	2474927.674	5741648.886	*Ulmus procera*	English Elm		**Yes – Section 7**
46	Main South Road	T922	37C, H18	2474907.871	5741535.507	*Ulmus procera*	English Elm		**Yes - Heritage**
75	Main South Road	T234	37C	2474607.971	5741237.952	*Tilia x europaea*	Common Lime		**Yes – Section 7**
4	Majestic Lane	T928	46C	2480490.489	5738132.645	*Cordyline australis*	Cabbage Tree		**No**
4	Majestic Lane	T929	46C	2480493.945	5738142.162	*Cordyline australis*	Cabbage Tree		**No**
6	Majestic Lane	T242	46C	2480536.688	5738160.125	*Fagus sylvatica Purpurea*	Copper Beech	Heritage	**Yes - Heritage**
30	Major Aitken Drive	T931	46C	2481475.574	5737272.454	*Cedrus atlantica Glauca*	Blue Atlas Cedar		**No**
248	Manchester Street	T243	32C, H11	2480890.539	5742309.311	*Tilia x europaea*	Common Lime		**Yes – Section 7**
373	Manchester Street	T244	32C, H11	2480860.931	5742614.73	*Tilia x europaea*	Common Lime	Heritage Landscape	**No**
373	Manchester Street	T245	32C, H11	2480860.047	5742632.501	*Tilia x europaea*	Common Lime	Heritage Landscape	**No**
373	Manchester Street	T932	32C, H11	2480861.783	5742604.733	*Tilia x europaea*	Common Lime	Heritage Landscape	**No**
373	Manchester Street	T933	32C, H11	2480860.894	5742623.618	*Tilia x europaea*	Common Lime	Heritage Landscape	**No**
373	Manchester Street	T934	32C, H10	2480852.9	5742602.472	*Tilia x europaea*	Common Lime	Heritage Landscape	**No**
375	Manchester Street	T935	32C, H11	2480863.037	5742689.179	*Sequoia sempervirens*	Coast Redwood		**No**
387	Manchester Street	T936	32C, H10	2480842.673	5742724.647	*Fagus sylvatica Purpurea*	Copper Beech		**No**
387	Manchester Street	T937	32C, H10	2480851.552	5742728.018	*Fagus sylvatica Purpurea*	Copper Beech		**No**
2	Marsden Street	T939	47C	2486457.017	5736612.158	*Quercus robur*	English Oak		**Yes – Section 7**

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1	Martindales Road	T940	47C	2486611.813	5736775.142	*Elaeocarpus hookerianus*	Pokaka		**No**
1	Martindales Road	T941	47C	2486609.259	5736777.34	*Metrosideros umbellata*	Southern Rata		**No**
1	Martindales Road	T942	47C	2486605.976	5736780.741	*Carpodetus serratus*	Marble leaf		**No**
47	Matai Street West	T943	31C	2478211.516	5742278.391	*Juglans regia*	Common Walnut		**Yes – Section 7**
63	Matai Street West	T944	31C	2478057.656	5742333.222	*Quercus palustris*	Pin Oak		**No**
32	Matipo Street	T247	38C	2477435.37	5741110.303	*Ulmus glabra Horizontalis*	Horizontal Elm	Heritage	**No**
32	Matipo Street	T248	38C	2477480.134	5741133.582	*Betula pendula*	Silver Birch		**No**
32	Matipo Street	T945	38C	2477403.624	5741156.816	*Betula pendula*	Silver Birch		**No**
24	McDougall Avenue	T946	31C	2479448.611	5744030.68	*Ulmus glabra Horizontalis*	Horizontal Elm		**No**
116	McFaddens Road	T948	25C	2480109.508	5745261.355	*Quercus robur*	English Oak		**Yes - Heritage**
19	Memorial Avenue	T949	31C, H8	2476707.857	5743260.025	*Quercus robur*	English Oak		**No**
19	Memorial Avenue	T950	31C, H8	2476720.077	5743241.197	*Quercus robur*	English Oak		**Yes – Section 7**
46	Memorial Avenue	T249	31C	2476584.973	5743420.524	*Cordyline australis*	Cabbage Tree	Heritage	**Yes - Heritage**
10B	Middlepark Road	T951	30C	2474280.957	5741961.052	*Cordyline australis*	Cabbage Tree		**Yes - Heritage**
24A	Middlepark Road	T250	30C	2474178.084	5741847.181	*Cedrus deodara*	Deodar Cedar		**Yes - Heritage**
7	Middleton Road	T251	31C	2476083.522	5741670.323	*Quercus coccinea*	Scarlet Oak		**Yes – Section 7**
280	Millers Road	T952	R3C	2479346.851	5722347.076	*Quercus robur*	English Oak	Heritage Landscape	**Yes - Heritage**
273	Montreal Street	T953	39C, H19	2480119.307	5741571.536	*Magnolia grandiflora*	Southern Magnolia		**No**

Street number	Street address	Tree ID	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter
15	Nash Road	T252	44C, H26	2475256.401	5738232.91	*Ginkgo biloba*	Maidenhair Tree		**No**
15	Nash Road	T253	44C, H26	2475255.474	5738256.238	*Fagus sylvatica*	European Beech		**No**
15	Nash Road	T254	44C, H26	2475206.56	5738183.766	*Juglans regia*	Common Walnut		**No**
15	Nash Road	T955	44C, H26	2475267.894	5738197.414	*Tilia x europaea*	Common Lime		**No**
15	Nash Road	T956	44C, H26	2475238.69	5738220.597	*Tilia x europaea*	Common Lime		**No**
15	Nash Road	T957	44C, H26	2475181.929	5738260.305	*Juglans regia*	Common Walnut		**No**
15	Nash Road	T958	44C, H26	2475177.918	5738254.728	*Juglans regia*	Common Walnut		**No**
15	Nash Road	T959	44C, H26	2475189.662	5738170.347	*Juglans regia*	Common Walnut		**No**
26	Nash Road	T255	44C, H26	2475290.472	5738206.418	*Chamaecyparis lawsoniana*	Lawson Cypress		**No**
26	Nash Road	T256	44C, H26	2475303.177	5738249.815	*Liquidambar styraciflua*	Sweet Gum		**No**
26	Nash Road	T257	44C, H26	2475334.22	5738341.083	*Ulmus*	Elm	Landscape Heritage	**Yes - Heritage**
26	Nash Road	T258	44C, H26	2475321.883	5738225.466	*Cedrus deodara*	Deodar Cedar		**No**
26	Nash Road	T960	44C, H26	2475407.783	5738333.681	*Pseudotsuga menziesii*	Douglas Fir		**Yes – Section 7**
26	Nash Road	T962	44C, H26	2475306.692	5738194.278	*Cupressus torulosa*	Bhutan Cypress		**No**
26	Nash Road	T963	44C, H26	2475321.013	5738237.685	*Fagus sylvatica Purpurea*	Copper Beech		**No**
26	Nash Road	T964	44C, H26	2475333.94	5738237.75	*Cedrus deodara*	Deodar Cedar		**No**
63	Nayland Street	T966	48C, H27	2490692.214	5737428.838	*Phoenix canariensis*	Canary Island Palm		**No**
63	Nayland Street	T967	48C, H27	2490697.857	5737433.297	*Phoenix canariensis*	Canary Island Palm		**No**
85	North Avon Road	T968	32C	2482269.012	5743277.278	*Ulmus glabra Camperdownii*	Camperdown Elm		**No**
126	North Parade	T969	32C	2482880.899	5743930.842	*Cunninghamia lanceolata*	China Fir		**Yes – Section 7**

Street number	Street address	Tree ID	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter
135	Office Road	T970	31C	2479225.705	5743790.792	*Fagus sylvatica Purpurea*	Copper Beech		**No**
3	Old Mill Lane	T259	19C	2483854.762	5748263.376	*Sequoiadendron giganteum*	Wellingtonia	Heritage	**Yes - Heritage**
1	Onuku Road	T971	R5C, 77C, H37	2506852.206	5710452.572	*Metrosideros umbellata*	Southern Rata	Heritage Landscape	**Yes - Heritage**
404	Onuku Road	T260	R9C	2505784.438	5707933.278	*Corynocarpus laevigatus*	Karaka	Heritage	**Yes - Heritage**
82	Opawa Road	T972	39C, H40	2482534.018	5739503.16	*Juglans regia*	Common Walnut		**Yes – Section 7**
82	Opawa Road	T973	39C, H40	2482522.707	5739533.98	*Juglans regia*	Common Walnut		**Yes - Heritage**
86	Opawa Road	T261	39C, H40	2482584.831	5739558.677	*Tilia x europaea*	Common Lime		**Yes - Heritage**
92	Opawa Road	T262	39C, H40	2482624.518	5739536.615	*Tilia x europaea*	Common Lime		**Yes - Heritage**
43	Oxley Avenue	T263	32C	2481006.96	5744198.63	*Agathis australis*	Kauri		**Yes - Heritage**
4	Paeroa Street	T977	31C	2476777.473	5741593.761	*Abies pinsapo*	Spanish Fir		**No**
76	Palatine Terrace	T978	46C	2481598.616	5738476.869	*Tilia x europaea*	Common Lime		**Yes – Section 7**
71	Papanui Road	T264	31C, H7	2479415.035	5743228.338	*Juglans regia*	Common Walnut	Heritage	**No**
85	Papanui Road	T265	31C, H7	2479619.325	5743289.254	*Fagus sylvatica Purpurea*	Copper Beech		**No**
85	Papanui Road	T979	31C, H7	2479608.838	5743283.651	*Platanus orientalis*	Oriental Plane		**No**
122	Papanui Road	T266	31C, H7	2479642.461	5743539.348	*Ulmus glabra Camperdownii*	Camperdown Elm		**Yes - Heritage**
162	Papanui Road	T267	31C, H7	2479588.899	5743713.758	*Tilia petiolaris*	Silver Pendent Lime	Heritage	**Yes - Heritage**
236	Papanui Road	T980	31C	2479295.541	5744077.677	*Ulmus glabra Horizontalis*	Horizontal Elm		**Yes - Heritage**
283	Papanui Road	T982	24C, H39	2479104.478	5744310.089	*Eucalyptus pulchella*	White Peppermint Gum		**Yes - Heritage**
347	Papanui Road	T268	24C, H39	2478899.024	5744495.939	*Platanus x acerifolia*	London Plane		**No**
347	Papanui Road	T983	24C, H39	2478781.438	5744390.959	*Quercus robur*	English Oak		**No**
347	Papanui Road	T984	24C, H39	2478801.557	5744412.161	*Quercus robur*	English Oak		**No**

Street number	Street address	Tree ID	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter
347	Papanui Road	T985	24C, H39	2478840.444	5744396.786	*Cupressus torulosa*	Bhutan Cypress		**No**
347	Papanui Road	T986	24C, H39	2478858.174	5744410.2	*Chamaecyparis lawsoniana*	Lawson Cypress		**No**
347	Papanui Road	T987	24C, H39	2478881.707	5744392.53	*Tilia x europaea*	Common Lime		**No**
347	Papanui Road	T988	24C, H39	2478897.804	5744409.271	*Quercus robur*	English Oak		**No**
347	Papanui Road	T989	24C, H39	2478884.789	5744425.878	*Ulmus x hollandica*	Dutch Elm		**No**
347	Papanui Road	T990	24C, H39	2478918.718	5744433.811	*Ulmus x hollandica*	Dutch Elm		**No**
347	Papanui Road	T991	24C, H39	2478909.532	5744497.099	*Ulmus carpinifolia*	Smooth-leaved Elm		**No**
347	Papanui Road	T992	24C, H39	2478988.853	5744481.908	*Ulmus x hollandica*	Dutch Elm		**No**
347	Papanui Road	T993	24C, H39	2478992.114	5744476.366	*Quercus robur*	English Oak		**No**
347	Papanui Road	T994	24C, H39	2478999.459	5744461.957	*Ulmus x hollandica*	Dutch Elm		**No**
347	Papanui Road	T995	24C, H39	2478808.201	5744374.416	*Fagus sylvatica*	European Beech		**No**
347	Papanui Road	T996	24C, H39	2478829.906	5744402.293	*Ulmus carpinifolia*	Smooth-leaved Elm		**No**
347	Papanui Road	T997	24C, H39	2478840.501	5744384.564	*Ilex aquifolium Golden Queen*	Variegated Holly		**No**
347	Papanui Road	T998	24C, H39	2478847.661	5744410.152	*Araucaria araucana*	Monkey Puzzle		**No**
347	Papanui Road	T999	24C, H39	2478876.871	5744389.176	*Tilia x europaea*	Common Lime		**No**
347	Papanui Road	T1000	24C, H39	2478890.562	5744401.46	*Quercus robur*	English Oak		**No**
347	Papanui Road	T1001	24C, H39	2478905.062	5744413.748	*Tilia x europaea*	Common Lime		**No**
347	Papanui Road	T1002	24C, H39	2478908.231	5744428.206	*Ulmus x hollandica*	Dutch Elm		**No**
347	Papanui Road	T1003	24C, H39	2478940.42	5744462.797	*Quercus robur*	English Oak		**No**
347	Papanui Road	T1004	24C, H39	2478985.598	5744486.337	*Ulmus x hollandica*	Dutch Elm		**No**
347	Papanui Road	T1005	24C, H39	2478997.826	5744465.282	*Ulmus x hollandica*	Dutch Elm		**No**
347	Papanui Road	T1006	24C, H39	2479006.786	5744450.88	*Quercus robur*	English Oak		**No**
347	Papanui Road	T1007	24C, H39	2479010.856	5744445.342	*Quercus robur*	English Oak		**No**
347	Papanui Road	T1008	24C, H39	2479030.396	5744416.544	*Acer pseudoplatanus*	Sycamore		**No**
347	Papanui Road	T1009	24C, H39	2479045.033	5744398.834	*Quercus robur*	English Oak		**No**

Street number	Street address	Tree ID	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter
347	Papanui Road	T1010	24C, H39	2479073.545	5744353.411	*Quercus robur*	English Oak		**No**
347	Papanui Road	T1011	24C, H39	2479017.366	5744436.484	*Ulmus x hollandica*	Dutch Elm		**No**
347	Papanui Road	T1012	24C, H39	2479026.322	5744423.192	*Ulmus x hollandica*	Dutch Elm		**No**
347	Papanui Road	T1013	24C, H39	2479036.082	5744411.015	*Acer pseudoplatanus*	Sycamore		**No**
347	Papanui Road	T1014	24C, H39	2479054.824	5744379.99	*Acer pseudoplatanus*	Sycamore		**No**
347	Papanui Road	T1015	24C, H39	2479070.275	5744361.174	*Quercus robur*	English Oak		**No**
380	Papanui Road	T1016	24C, H39	2478771.04	5744857.171	*Phoenix canariensis*	Canary Island Palm		**Yes - Heritage**
42	Parade Court	T1018	38C	2478255.758	5740254.221	*Tilia x europaea*	Common Lime		**Yes - Heritage**
19	Park Terrace	T1019	58C, R1C	2485921.76	5733064.355	*Metrosideros excelsa*	Pohutukawa	Landscape	**Yes - Heritage**
54	Park Terrace	T269	32C, H10	2479978.667	5742298.668	*Tilia x europaea*	Common Lime		**Yes - Heritage**
54	Park Terrace	T1021	32C, H10	2479970.588	5742297.522	*Quercus robur*	English Oak		**Yes - Heritage**
95/78	Park Terrace	T271	32C, H10	2480016.285	5742384.387	*Tilia x europaea*	Common Lime		**Yes - Heritage**
90	Park Terrace	T1022	32C, H10	2479914.53	5742541.71	*Quercus robur*	English Oak		**Yes - Heritage**
57	Parkstone Avenue	T1023	30C	2474678.472	5742623.111	*Eucalyptus*	Gum		**Yes - Heritage**
19	Pavitt Street	T272	32C	2482030.796	5742810.76	*Ulmus glabra Camperdownii*	Camperdown Elm		**No**
19	Pavitt Street	T1024	32C	2482034.086	5742797.44	*Ulmus glabra Camperdownii*	Camperdown Elm		**No**
6	Peartree Lane	T1025	46C	2483276.438	5738157.023	*Eucalyptus globulus*	Tasmanian Blue Gum		**Yes - Heritage**
6	Peartree Lane	T1026	46C	2483300.711	5738148.229	*Eucalyptus globulus*	Tasmanian Blue Gum		**Yes - Heritage**
7	Percy Street	T1028	R5C, 77C, H37	2507028.76	5710506.831	*Metrosideros excelsa*	Pohutukawa	Heritage Landscape	**Yes - Heritage**

Street number	Street address	Tree ID	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter
70	Perry Street	T273	24C	2478982.223	5745224.067	*Sequoia sempervirens*	Coast Redwood		**Yes - Heritage**
1/15	Peterborough Street	T1029	32C, H10	2480049.448	5742387.001	*Elaeocarpus hookerianus*	Pokaka		**No**
2/15	Peterborough Street	T1030	32C, H10	2480047.819	5742383.415	*Agathis australis*	Kauri		**Yes – Section 7**
5/15	Peterborough Street	T1032	32C, H10	2480051.973	5742391.475	*Podocarpus hallii*	Hall's Totara		**Yes – Section 7**
2/25	Peterborough Street	T274	32C, H10	2480068.716	5742411.285	*Ulmus glabra Horizontalis*	Horizontal Elm		**No**
27/44	Peterborough Street	T1031	32C, H10	2480194.262	5742357.396	*Quercus robur*	English Oak		**Yes - Heritage**
170	Peterborough Street	T938	32C, H11	2480890.439	5742332.643	*Tilia x europaea*	Common Lime		**Yes – Section 7**
63	Port Hills Road	T276	47C	2486206.731	5736577.953	*Quercus robur*	English Oak	Heritage	**Yes - Heritage**
81	Port Hills Road	T277	47C	2486102.976	5736728.261	*Ulmus glabra Horizontalis*	Horizontal Elm		**No**
17B	Poynder Avenue	T307	31C, H6	2478314.816	5743527.717	*Aesculus hippocastanum*	Horse Chestnut		**Yes – Section 7**
86	Puriri Street	T308	31C, H13	2476977.599	5742494.707	*Fagus sylvatica Purpurea*	Copper Beech		**Yes - Heritage**
92	Puriri Street	T309	31C, H13	2476979.73	5742515.505	*Fagus sylvatica*	European Beech		**No**
111	Puriri Street	T310	31C, H13	2476954.493	5742517.052	*Quercus ilex*	Holm Oak		**Yes - Heritage**
111	Puriri Street	T1033	31C, H13	2476955.8	5742529.641	*Cedrus deodara*	Deodar Cedar		**Yes - Heritage**
113	Puriri Street	T1034	31C, H13	2476956.26	5742544.916	*Ulmus*	Elm		**Yes - Heritage**
118	Puriri Street	T311	31C, H13	2477048.859	5742637.271	*Quercus palustris*	Pin Oak		**No**
165	Racecourse Road	T312	30C, H17	2473639.692	5741697.653	*Sequoiadendron giganteum*	Wellingtonia		**No**
165	Racecourse Road	T313	37C, H17	2473211.952	5741569.795	*Platanus x acerifolia*	London Plane		**No**
165	Racecourse Road	T314	30C, H17	2473130.135	5741601.571	*Platanus x acerifolia*	London Plane		**No**

Street number	Street address	Tree ID	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter
165	Racecourse Road	T315	30C, H17	2473164.785	5741621.758	*Tilia x europaea*	Common Lime		**No**
165	Racecourse Road	T316	30C, H17	2473150.114	5741643.901	*Tilia x europaea*	Common Lime		**No**
165	Racecourse Road	T317	30C, H17	2473108.063	5741647.004	*Platanus x acerifolia*	London Plane		**No**
165	Racecourse Road	T318	30C, H17	2473039.034	5741705.516	*Tilia x europaea*	Common Lime		**No**
165	Racecourse Road	T319	30C, H17	2473017.973	5741713.179	*Quercus robur*	English Oak		**No**
165	Racecourse Road	T320	30C, H17	2472936.507	5741680.512	*Tilia x europaea*	Common Lime		**No**
165	Racecourse Road	T321	30C, H17	2473610.694	5741678.61	*Sequoiadendron giganteum*	Wellingtonia	Heritage	**No**
165	Racecourse Road	T322	30C, H17	2473485.761	5741611.274	*Sequoiadendron giganteum*	Wellingtonia	Heritage	**No**
165	Racecourse Road	T323	30C, H17	2473467.235	5741598.952	*Tilia x europaea*	Common Lime		**No**
165	Racecourse Road	T324	37C, H17	2473384.959	5741566.287	*Sequoiadendron giganteum*	Wellingtonia	Heritage	**No**
165	Racecourse Road	T325	30C, H17	2472926.181	5741942.667	*Quercus robur*	English Oak		**No**
165	Racecourse Road	T326	30C, H17	2472969.868	5741788.469	*Tilia x europaea*	Common Lime		**No**
165	Racecourse Road	T327	30C, H17	2472925.531	5741766.005	*Tilia x europaea*	Common Lime		**No**
165	Racecourse Road	T1036	30C, H17	2473576.857	5741657.317	*Sequoiadendron giganteum*	Wellingtonia		**No**
165	Racecourse Road	T1037	37C, H17	2473338.866	5741569.371	*Acer pseudoplatanus*	Sycamore		**No**
165	Racecourse Road	T1038	37C, H17	2473314.562	5741579.239	*Tilia x europaea*	Common Lime		**No**
165	Racecourse Road	T1039	37C, H17	2473231.25	5741588.787	*Tilia x europaea*	Common Lime		**No**
165	Racecourse Road	T1040	30C, H17	2473210.855	5741623.121	*Tilia x europaea*	Common Lime		**No**
165	Racecourse Road	T1041	30C, H17	2473194.772	5741607.478	*Tilia x europaea*	Common Lime		**No**
165	Racecourse Road	T1042	37C, H17	2473195.744	5741577.484	*Platanus x acerifolia*	London Plane		**No**
165	Racecourse Road	T1043	37C, H17	2473166.589	5741587.325	*Platanus x acerifolia*	London Plane		**No**
165	Racecourse Road	T1044	30C, H17	2473113.927	5741609.26	*Platanus x acerifolia*	London Plane		**No**
165	Racecourse Road	T1045	30C, H17	2473168.87	5741614.004	*Platanus x acerifolia*	London Plane		**No**
165	Racecourse Road	T1046	30C, H17	2473161.516	5741628.408	*Platanus x acerifolia*	London Plane		**No**
165	Racecourse Road	T1047	30C, H17	2473136.349	5741648.271	*Tilia x europaea*	Common Lime		**No**

Street number	Street address	Tree ID	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter
165	Racecourse Road	T1048	30C, H17	2473071.168	5741742.356	*Fraxinus excelsior Aurea*	Golden Ash		**No**
165	Racecourse Road	T1049	30C, H17	2473052.575	5741742.255	*Cedrus atlantica Glauca*	Blue Atlas Cedar		**No**
165	Racecourse Road	T1050	30C, H17	2472963.996	5741679.551	*Castanea sativa*	Sweet Chestnut		**No**
165	Racecourse Road	T1051	30C, H17	2472947.021	5741679.458	*Ulmus procera*	English Elm		**No**
165	Racecourse Road	T1052	30C, H17	2472952.491	5741713.932	*Juglans regia*	Common Walnut		**No**
165	Racecourse Road	T1053	30C, H17	2473549.464	5741640.504	*Ulmus procera*	English Elm		**No**
165	Racecourse Road	T1054	30C, H17	2472952.22	5741911.701	*Ulmus procera*	English Elm		**No**
165	Racecourse Road	T1055	30C	2472804.09	5742094.216	*Cedrus libani*	Cedar of Lebanon		**No**
165	Racecourse Road	T1056	30C	2472773.176	5742129.6	*Quercus robur*	English Oak		**Yes - Heritage**
165	Racecourse Road	T1057	30C	2472612.531	5742380.929	*Cedrus deodara*	Deodar Cedar		**Yes – Section 7**
165	Racecourse Road	T1058	30C	2472739.806	5742170.527	*Ulmus procera*	English Elm		**Yes - Heritage**
165	Racecourse Road	T1059	30C, H17	2472982.457	5741851.868	*Ulmus procera*	English Elm		**No**
165	Racecourse Road	T1060	30C, H17	2472976.021	5741846.277	*Aesculus hippocastanum*	Horse Chestnut		**No**
165	Racecourse Road	T1061	30C, H17	2473010.328	5741780.912	*Acer palmatum*	Japanese Maple		**No**
165	Racecourse Road	T1062	30C, H17	2473005.285	5741816.438	*Ulmus procera*	English Elm		**No**
165	Racecourse Road	T1063	30C, H17	2472998.229	5741776.402	*Nothofagus fusca*	Red Beech		**No**
165	Racecourse Road	T1064	30C, H17	2473017.349	5741827.616	*Platanus x acerifolia*	London Plane		**No**
165	Racecourse Road	T1065	30C, H17	2472999.475	5741844.183	*Platanus x acerifolia*	London Plane		**No**
165	Racecourse Road	T1066	30C, H17	2472958.661	5741768.408	*Platanus x acerifolia*	London Plane		**No**
165	Racecourse Road	T1067	30C, H17	2472944.062	5741777.216	*Sequoia sempervirens*	Coast Redwood		**No**
165	Racecourse Road	T1068	30C, H17	2472913.424	5741762.606	*Castanea sativa*	Sweet Chestnut		**Yes - Heritage**
165	Racecourse Road	T1069	30C, H17	2472907.741	5741767.018	*Quercus robur*	English Oak		**Yes - Heritage**
165	Racecourse Road	T1070	30C, H17	2472928.655	5741786.02	*Paulownia tomentosa*	Princess Tree		**Yes - Heritage**
165	Racecourse Road	T1071	30C, H17	2472972.666	5741868.48	*Ulmus procera*	English Elm		**No**
165	Racecourse Road	T1072	30C, H17	2472932.74	5741926.038	*Ulmus procera*	English Elm		**No**

Street number	Street address	Tree ID	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter
165	Racecourse Road	T1073	30C, H17	2472871.661	5742007.923	*Cedrus deodara*	Deodar Cedar		**No**
165	Racecourse Road	T1074	30C	2472651.624	5742328.924	*Quercus robur*	English Oak		**Yes - Heritage**
17	Rata Street	T1075	31C	2477691.965	5742051.499	*Ulmus minor Variegata*	Variegated Smooth-leaved Elm		**No**
38	Riccarton Road	T1081	31C, CC	2478297.016	5741974.358	*Thuja plicata*	Western Red Cedar		**No**
265	Riccarton Road	T329	31C	2476409.115	5741706.387	*Ulmus glabra Horizontalis*	Horizontal Elm	Heritage	**Yes - Heritage**
265	Riccarton Road	T1082	31C	2476434.942	5741714.292	*Fraxinus excelsior Pendula*	Weeping Ash		**No**
373	River Road	T1083	32C	2483031.617	5743649.231	*Juglans regia*	Common Walnut		**No**
26	Riverview Street	T1084	46C	2481007.593	5737622.166	*Aesculus hippocastanum*	Horse Chestnut		**Yes - Heritage**
6	Rockport Place	T332	19C	2483825.615	5748311.439	*Sequoiadendron giganteum*	Wellingtonia	Heritage	**Yes - Heritage**
8	Rockport Place	T332	19C	2483825.615	5748311.439	*Sequoiadendron giganteum*	Wellingtonia	Heritage	**Yes - Heritage**
33	Rolleston Avenue	T333	31C, CC, H15	2479755.016	5741924.074	*Cupressus sempervirens*	Italian Cypress		**No**
33	Rolleston Avenue	T1086	32C, CC, H15	2479880.572	5741973.972	*Fraxinus excelsior*	English Ash		**No**
17	Rossall Street	T334	31C	2479030.53	5742794.385	*Fagus sylvatica*	European Beech		**Yes - Heritage**
131	Rossall Street	T335	31C, H6	2478459.718	5743666.164	*Cedrus deodara*	Deodar Cedar	Heritage	**Yes - Heritage**
133	Rossall Street	T1089	31C, H6	2478448.356	5743675.001	*Chamaecyparis lawsoniana*	Lawson Cypress		**Yes - Heritage**
46	Rossmore Terrace	T336	46C	2480492.275	5737220.853	*Sequoia sempervirens*	Coast Redwood		**Yes - Heritage**
6	Rue Balguerie	T1090	R5C, 77C, H36	2507303.218	5711365.965	*Corynocarpus laevigatus*	Karaka		**No**
6	Rue Balguerie	T1091	R5C, 77C, H36	2507301.438	5711366.702	*Rhopalostylis sapida*	Nikau Palm	Landscape	**Yes - Heritage**

Street number	Street address	Tree ID	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter
37	Rue Balguerie	T1092	R5C, 77C, H36	2507575.782	5711259.925	*Myoporum laetum*	Ngaio	Heritage Landscape	**Yes - Heritage**
64	Rue Balguerie	T337	R5C, 77C, H36	2507876.269	5711058.495	*Rhopalostylis sapida*	Nikau Palm	Heritage	**Yes - Heritage**
91	Rue Balguerie	T1093	R5C, 77C, H36	2508004.797	5711047.749	*Rhododendron*	Rhododendron		**No**
25	Rue Grehan	T338	R5C, 77C, H35	2507832.018	5711791.466	*Dacrycarpus dacrydioides*	Kahikatea	Heritage	**Yes - Heritage**
42	Rue Grehan	T339	R5C, 77C, H35	2507855.652	5711741.794	*Araucaria bidwillii*	Bunya Bunya		**Yes - Heritage**
130	Rue Jolie	T340	R5C, 77C, H37	2506987.619	5710773.1	*Rhopalostylis sapida*	Nikau Palm	Heritage	**Yes - Heritage**
130	Rue Jolie	T341	R5C, 77C, H37	2506994.626	5710776.29	*Rhopalostylis sapida*	Nikau Palm	Heritage	**Yes - Heritage**
132	Rue Jolie	T1094	R5C, 77C, H37	2506979.674	5710774.158	*Rhopalostylis sapida*	Nikau Palm	Landscape	**Yes - Heritage**
162	Rue Jolie	T1095	R5C, 77C, H37	2506839.945	5710528.305	*Rhopalostylis sapida*	Nikau Palm	Landscape	**No**
81	Rue Lavaud	T1096	R5C, 77C, H36	2507361.203	5711296.784	*Quercus robur*	English Oak	Heritage Landscape	**Yes - Heritage**
84	Rue Lavaud	T1097	R5C, 77C, H36	2507305.415	5711320.527	*Phoenix canariensis*	Canary Island Palm	Heritage Landscape	**Yes - Heritage**
84	Rue Lavaud	T1098	R5C, 77C, H36	2507301.07	5711311.992	*Phoenix canariensis*	Canary Island Palm	Heritage Landscape	**Yes - Heritage**
84	Rue Lavaud	T1099	R5C, 77C, H36	2507325.123	5711309.819	*Phoenix canariensis*	Canary Island Palm	Heritage Landscape	**Yes - Heritage**
84	Rue Lavaud	T1100	R5C, 77C, H36	2507320.545	5711301.827	*Phoenix canariensis*	Canary Island Palm	Heritage Landscape	**Yes - Heritage**
1	Rue Pompallier	T342	R5C, 77C, H36	2507573.757	5711600.089	*Rhopalostylis sapida*	Nikau Palm	Heritage	**Yes - Heritage**
1	Rue Pompallier	T1101	R5C, 77C, H36	2507563.286 2507561.6	5711604.423 5711596.1	*Alectryon excelsus* *Phoenix canariensis*	Titoki Canary Island Palm		**Yes - Heritage**
1	Rue Pompallier	T1102	R5C, 77C, H36	2507568.693	5711593.48	*Trachycarpus fortunei*	Chusan Palm	Heritage Landscape	**Yes - Heritage**
83	Rutherford Street	T1104	40C	2484398.142	5738940.22	*Juglans regia*	Common Walnut	Heritage	**Yes - Heritage**
71	Sandwich Road	T1105	46C	2481463.126	5738225.195	*Fraxinus excelsior*	English Ash		**No**
71	Sandwich Road	T1106	46C	2481519.63	5738237.654	*Platanus orientalis*	Oriental Plane		**No**

71	Sandwich Road	T1107	46C	2481500.151	5738258.683	*Cryptomeria japonica*	Japanese Cedar		**No**
384	Sawyers Arms Road	T343	18C	2476287.624	5747768.854	*Quercus robur*	English Oak		**Yes - Heritage**
231	School Road	T344	21C, H3	2467250.605	5744516.949	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	**No**
231	School Road	T345	21C, H3	2467264.164	5744528.671	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	**No**
231	School Road	T346	21C, H3	2467265.968	5744527.446	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	**No**
231	School Road	T347	21C, H3	2467268.426	5744535.79	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	**No**
231	School Road	T348	21C, H3	2467266.544	5744542.694	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	**No**
231	School Road	T349	21C, H3	2467281.519	5744576.017	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	**No**
231	School Road	T350	21C, H3	2467319.162	5744569.809	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	**No**
231	School Road	T351	21C	2467176.083	5746671.027	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	**No**
231	School Road	T352	21C	2467168.76	5746672.349	*Sophora microphylla*	Small-leaved Kowhai	Heritage Botanical	**No**
5	Seaview Avenue	T1109	R5C, 77C, H37	2507109.066	5710637.466	*Morus nigra*	Common Mulberry	Heritage Landscape	**Yes - Heritage**
17	Sheppard Place	T1110	32C	2480512.566	5744267.605	*Quercus robur*	English Oak		**No**
1	Show Place	T353	38C	2478027.345	5740532.028	*Tilia x europaea*	Common Lime		**Yes - Heritage**
1	Show Place	T1111	38C	2478070.426	5740480.011	*Quercus robur*	English Oak		**Yes - Heritage**
1	Show Place	T1112	38C	2478039.542	5740516.531	*Ulmus procera*	English Elm		**Yes - Heritage**
13	Snowdon Road	T354	31C, H8	2477562.078	5743178.613	*Podocarpus totara*	Totara	Heritage	**Yes - Heritage**
123A	Sparks Road	T1114	45C	2478021.022	5737930.961	*Eriobotrya japonica*	Loquat		**No**
57	St Andrews Hill Road	T356	47C	2487090.012	5738853.176	*Metrosideros excelsa*	Pohutukawa		**Yes – Section 7**

5	St Barnabas Lane	T1115	31C, H8	2477328.334	5743194.158	*Sequoiadendron giganteum*	Wellingtonia		**Yes - Heritage**
35A	St Martins Road	T1116	46C	2481635.819	5738661.465	*Tilia x europaea*	Common Lime		**Yes - Heritage**
300	Stanmore Road	T1118	32C	2482250.74	5742992.706	*Ulmus glabra Horizontalis*	Horizontal Elm	Heritage Landscape	**Yes - Heritage**
19	Straven Road	T1120	31C, H13	2477833.863	5742132.17	*Tilia pecies*	Lime		**Yes - Heritage**
22	Straven Road	T1121	31C, H13	2477861.912	5742106.275	*Quercus palustris*	Pin Oak		**Yes - Heritage**
125	Studholme Street	T357	46C	2480303.5	5738247.085	*Tilia x europaea*	Common Lime		**Yes - Heritage**
30	Sullivan Avenue	T358	39C	2482643.305	5739887.792	*Quercus robur*	English Oak	Heritage	**No**
30	Sullivan Avenue	T1122	39C	2482638.505	5739875.551	*Ulmus glabra Horizontalis*	Horizontal Elm		**No**
5	The Oval	T1124	38C, H23	2477009.388	5739617.179	*Quercus palustris*	Pin Oak		**Yes – Section 7**
7	The Oval	T1125	38C, H23	2477003.878	5739587.155	*Quercus palustris*	Pin Oak		**No**
8	The Oval	T359	38C, H23	2476956.722	5739645.812	*Tilia x europaea*	Common Lime	Landscape	**Yes - Heritage**
10	The Oval	T360	38C, H23	2476933.347	5739633.475	*Platanus x acerifolia*	London Plane		**Yes - Heritage**
15	Thornycroft Street	T1126	31C	2477284.093	5743481.711	*Fagus sylvatica*	European Beech		**Yes - Heritage**
23	Thornycroft Street	T1127	31C	2477185.967	5743541.234	*Tilia x europaea*	Common Lime		**Yes - Heritage**
14	Thorrington Road	T1128	46C	2480515.298	5738062.257	*Nothofagus solandri*	Black Beech		**Yes – Section 7**
14	Thorrington Road	T1129	46C	2480516.039	5738077.814	*Nothofagus solandri*	Black Beech		**Yes – Section 7**
14	Thorrington Road	T1130	46C	2480520.121	5738067.833	*Nothofagus solandri*	Black Beech		**No**
14	Thorrington Road	T1131	46C	2480520.532	5738072.046	*Nothofagus solandri*	Black Beech		**Yes – Section 7**
117	Totara Street	T362	31C	2476860.622	5741947.489	*Tilia x europaea*	Common Lime		**Yes - Heritage**
123	Totara Street	T361	31C	2476829.822	5741964.004	*Fraxinus excelsior*	English Ash		**Yes – Section 7**
38	Truro Street	T365	48C	2490327.232	5736253.359	*Quercus robur*	English Oak		**No**
38	Truro Street	T366	48C, H29	2490566.948	5736315.159	*Quercus robur*	English Oak		**No**

38	Truro Street	T367	48C, H29	2490547.947	5736462.881	*Quercus robur*	English Oak		**No**
38	Truro Street	T1132	48C	2490326.994	5736335.58	*Platanus x acerifolia*	London Plane		**No**
38	Truro Street	T1133	48C	2490358.415	5736363.448	*Quercus suber*	Cork Oak		**No**
38	Truro Street	T1134	48C	2490357.005	5736292.333	*Cedrus deodara*	Deodar Cedar		**No**
38	Truro Street	T1135	48C	2490321.476	5736288.897	*Ulmus carpinifolia*	Smooth-leaved Elm		**No**
38	Truro Street	T1136	48C	2490416.045	5736265.836	*Cedrus atlantica Glauca*	Blue Atlas Cedar		**No**
38	Truro Street	T1137	48C, H29	2490458.711	5736315.959	*Corynocarpus laevigatus*	Karaka		**No**
38	Truro Street	T1138	48C, H29	2490509.091	5736492.77	*Quercus cerris*	Turkey Oak		**No**
38	Truro Street	T1139	48C, H29	2490500.24	5736480.522	*Quercus robur*	English Oak		**No**
38	Truro Street	T1140	48C, H29	2490459.173	5736435.96	*Quercus robur*	English Oak		**Yes - Heritage**
38	Truro Street	T1141	48C, H29	2490631.065	5736250.717	*Pittosporum eugenioides Variegata*	Variegated Lemonwood		**No**
38	Truro Street	T1142	48C, H29	2490671.36	5736276.82	*Pittosporum eugenioides Variegata*	Variegated Lemonwood		**No**
38	Truro Street	T1143	48C	2490339.896	5736343.394	*Araucaria heterophylla*	Norfolk Island Pine		**No**
8	Tui Street	T368	31C, H8	2477353.275	5743052.061	*Tilia x europaea*	Common Lime		**Yes - Heritage**
8	Tui Street	T369	31C, H8	2477362.147	5743056.548	*Fagus sylvatica Purpurea*	Copper Beech		**Yes - Heritage**
8	Tui Street	T370	31C, H8	2477413.114	5743050.127	*Fagus sylvatica Purpurea*	Copper Beech		**Yes – Section 7**
8	Tui Street	T1144	31C, H8	2477379.928	5743057.745	*Tilia x europaea*	Common Lime		**Yes - Heritage**
8	Tui Street	T1145	31C, H8	2477396.919	5743055.604	*Tilia x europaea*	Common Lime		**Yes - Heritage**
8	Tui Street	T1146	31C, H8	2477388.02	5743056.673	*Aesculus hippocastanum*	Horse Chestnut		**Yes - Heritage**
8	Tui Street	T1147	31C, H8	2477370.22	5743058.809	*Aesculus hippocastanum*	Horse Chestnut		**No**

24	Turners Road	T371	12C	2482530.791	5751305.753	*Quercus robur*	English Oak		**No**
24	Turners Road	T1148	12C	2482529.177	5751276.596	*Juglans regia*	Common Walnut		**No**
24	Turners Road	T1149	12C	2482531.948	5751278.078	*Juglans regia*	Common Walnut		**No**
47	Voelas Road	T1150	52C, R1C, H30	2486518.895	5734013.324	*Magnolia soulangiana*	Saucer Magnolia	Landscape	**Yes - Heritage**
30	Wai-Iti Terrace	T1151	31C	2476911.549	5743903.921	*Quercus robur*	English Oak		**No**
91	Wairakei Road	T1	24C	2477564.24	5744481.26	*Abies pinsapo*	Spanish Fir	Botanical	**Yes – Section 7**
95	Wairakei Road	T1	24C	2477564.24	5744481.26	*Abies pinsapo*	Spanish Fir	Botanical	**Yes – Section 7**
167	Wairakei Road	T372	24C	2477242.385	5744750.345	*Ginkgo biloba*	Maidenhair Tree		**Yes - Heritage**
750	Wairakei Road	T373	23C	2474087.657	5746862.041	*Juglans regia*	Common Walnut	Heritage	**Yes - Heritage**
32	Wairarapa Terrace	T374	31C	2478495.059	5743195.236	*Sequoiadendron giganteum*	Wellingtonia		**No**
32	Wairarapa Terrace	T1153	31C	2478501.638	5743180.412	*Cupressus torulosa*	Bhutan Cypress		**Yes - Heritage**
111	Waitikiri Drive	T375	19C	2483897.59	5748907.953	*Cedrus atlantica*	Atlas Cedar		**No**
111	Waitikiri Drive	T376	19C	2483905.571	5748936.873	*Quercus robur*	English Oak		**No**
111	Waitikiri Drive	T1154	20C	2483946.259	5748878.144	*Quercus robur*	English Oak		**No**
111	Waitikiri Drive	T1155	19C	2483851.406	5748923.33	*Abies pinsapo*	Spanish Fir		**No**
35A	Waiwetu Street	T377	31C, H8	2477033.7	5743411.782	*Tilia x europaea*	Common Lime		**Yes - Heritage**
130	Waltham Road	T378	39C	2481484.984	5739753.025	*Tilia x europaea*	Common Lime		**No**
98	Western Valley Road	T379	R4C, 69C, H33	2493710.495	5716423.366	*Dacrycarpus dacrydioides*	Kahikatea	Heritage	**Yes - Heritage**
104	Western Valley Road	T380	R4C, 69C, H33	2493734.021	5716473.888	*Podocarpus totara*	Totara	Heritage	**Yes - Heritage**
106	Western Valley Road	T381	R4C, 69C, H33	2493756.462	5716487.513	*Podocarpus totara*	Totara	Heritage	**Yes - Heritage**
106	Western Valley Road	T1156	R4C, 69C, H33	2493749.697	5716538.244	*Elaeocarpus hookerianus*	Pokaka	Heritage Landscape	**Yes - Heritage**
107	Western Valley Road	T1157	R4C, 69C, H33	2493716.916	5716525.674	*Quercus robur*	English Oak	Heritage Landscape	**Yes - Heritage**
63	Westgrove Avenue	T1158	23C	2473900.169	5744547.819	*Juglans regia*	Common Walnut		**Yes – Section 7**

11	Weston Road	T382	24C, H39	2479147.578	5744433.745	*Fagus sylvatica Purpurea*	Copper Beech	Heritage	**Yes - Heritage**
35	Whiteleigh Avenue	T1159	38C	2478214.306	5740304.026	*Ulmus procera*	English Elm		**Yes - Heritage**
35	Whiteleigh Avenue	T1160	38C	2478206.173	5740315.098	*Fraxinus excelsior*	English Ash		**Yes - Heritage**
35	Whiteleigh Avenue	T1161	38C	2478197.235	5740325.055	*Quercus robur*	English Oak		**Yes - Heritage**
35	Whiteleigh Avenue	T1162	38C	2478188.289	5740337.236	*Acer pseudoplatanus*	Sycamore		**Yes - Heritage**
35	Whiteleigh Avenue	T1163	38C	2478180.16	5740347.198	*Ulmus procera*	English Elm		**Yes - Heritage**
35	Whiteleigh Avenue	T1164	38C	2478150.897	5740382.614	*Quercus robur*	English Oak		**Yes - Heritage**
35	Whiteleigh Avenue	T1165	38C	2478138.706	5740397.001	*Quercus robur*	English Oak		**Yes - Heritage**
35	Whiteleigh Avenue	T1166	38C	2478133.018	5740403.641	*Ulmus procera*	English Elm		**Yes - Heritage**
35	Whiteleigh Avenue	T1167	38C	2478120.827	5740418.027	*Tilia x europaea*	Common Lime		**Yes - Heritage**
35	Whiteleigh Avenue	T1168	38C	2478115.134	5740425.778	*Quercus robur*	English Oak		**Yes - Heritage**
9	William Street	T383	R5C, 77C, H37	2506955.714	5710523.685	*Morus nigra*	Common Mulberry	Landscape	**Yes - Heritage**
14	William Street	T1169	R5C, 77C, H37	2506923.04	5710546.313	*Morus nigra*	Common Mulberry	Heritage Landscape	**Yes - Heritage**
192	Wilsons Road South	T384	39C	2481827.425	5739218.915	*Nothofagus fusca*	Red Beech	Heritage	**Yes - Heritage**
192	Wilsons Road South	T1170	39C	2481847.387	5739229.304	*Agathis australis*	Kauri		**Yes - Heritage**
1	Wood Lane	T385	31C, H9	2478692.978	5742532.845	*Fagus sylvatica Purpurea*	Copper Beech		**Yes - Heritage**

53	Woodills Road	T1173	R5C, 77C, H35	2507815.695	5711932.373	*Dacrycarpus dacrydioides*	Kahikatea		**Yes - Heritage**
67	Woodills Road	T1174	R5C, 77C, H35	2507821.877	5711943.671	*Podocarpus totara*	Totara	Heritage Landscape	**Yes - Heritage**
67	Woodills Road	T1175	R5C, 77C, H35	2507814.505	5711944.546	*Podocarpus totara*	Totara		**Yes - Heritage**
2	Worcester Street	T1179	32C, H15	2479936.628	5741751.834	*Podocarpus totara*	Totara	Heritage Landscape	**Yes - Heritage**
2	Worcester Street	T1180	32C, H15	2480044.134	5741753.42	*Tilia platyphyllos Rubra*	Red Twigged Lime	Heritage Landscape	**Yes - Heritage**
2	Worcester Street	T1181	32C, H15	2479976.532	5741685.347	*Fagus sylvatica Purpurea*	Copper Beech	Heritage Landscape	**Yes - Heritage**
15	Worcester Street	T1182	32C, H15	2479979.303	5741789.799	*Magnolia grandiflora*	Southern Magnolia		**Yes - Heritage**
30	Worcester Street	T1183	32C, H15	2480086.17	5741753.606	*Podocarpus totara*	Totara	Heritage	**Yes - Heritage**
124	Worcester Street	T1184	32C, H16	2480854.095	5741760.285	*Chamaecyparis lawsoniana*	Lawson Cypress		**Yes - Heritage**
154	Worcester Street	T1185	32C, H16	2481047.292	5741761.111	*Acer pseudoplatanus*	Sycamore		**No**
314	Worcester Street	T386	32C	2481930.844	5741761.494	*Quercus palustris*	Pin Oak		**Yes – Section 7**
7	Worsleys Road	T387	45C, H42	2479026.006	5736883.426	*Tilia x europaea*	Common Lime		**Yes - Heritage**
7	Worsleys Road	T388	45C, H42	2479014.636	5736896.706	*Tilia x europaea*	Common Lime		**Yes - Heritage**
7A	Worsleys Road	T1187	45C, H42	2479035.7	5736883.47	*Quercus robur*	English Oak		**Yes - Heritage**
7B	Worsleys Road	T1188	45C, H42	2479009.759	5736903.35	*Quercus robur*	English Oak		**Yes - Heritage**
67	Yaldhurst Road	T389	30C, H18	2474849.733	5741806.046	*Eucalyptus delegatensis*	Alpine Ash		**Yes - Heritage**
67	Yaldhurst Road	T390	30C, H18	2474765.911	5741724.39	*Sequoiadendron giganteum*	Wellingtonia	Heritage	**Yes - Heritage**
67	Yaldhurst Road	T391	30C, H18	2474828.243	5741722.342	*Quercus robur*	English Oak		**Yes - Heritage**
67	Yaldhurst Road	T392	30C, H18	2474769.64	5741701.16	*Quercus robur*	English Oak		**Yes - Heritage**

67	Yaldhurst Road	T1189	30C, H18	2474849.123	5741831.806	*Aesculus hippocastanum*	Horse Chestnut		**Yes - Heritage**
67	Yaldhurst Road	T1190	30C, H18	2474841.136	5741823.775	*Tilia x europaea*	Common Lime		**Yes - Heritage**
67	Yaldhurst Road	T1191	30C, H18	2474841.782	5741815.179	*Fraxinus excelsior*	English Ash		**Yes - Heritage**
67	Yaldhurst Road	T1192	30C, H18	2474767.284	5741719.274	*Cedrus atlantica*	Atlas Cedar		**Yes - Heritage**
67	Yaldhurst Road	T1193	30C, H18	2474756.51	5741740.724	*Ulmus procera*	English Elm		**Yes - Heritage**
67	Yaldhurst Road	T1194	30C, H18	2474754.029	5741755.709	*Sequoia sempervirens*	Coast Redwood		**Yes - Heritage**
67	Yaldhurst Road	T1195	30C, H18	2474852.634	5741731.583	*Ulmus procera*	English Elm		**Yes - Heritage**

Street Address		**Tree ID Number**	**Planning Map Number**	**GPS Easting Co-ordinate**	**GPS Northing Co-ordinate**	**Name**		**Exceptional Values**	**Qualifying Matter?**
75	Aynsley Terrace	TG5	46C, H25	2482965.105	5738429.117	*Araucaria araucana*	Monkey Puzzle		**No**
				2482969.091	5738442.466	*Abies alba*	Silver Fir		**No**
				2482969.122	5738434.689	*Abies alba*	Silver Fir		**No**
82	Brockworth Place	TG8	31C	2478549.331	5741794.746	*Cordyline australis*	Cabbage Tree	Heritage	**Yes - Heritage**
				2478545.963	5741794.271	*Cordyline australis*	Cabbage Tree		**Yes - Heritage**
				2478546.483	5741792.554	*Cordyline australis*	Cabbage Tree		**Yes - Heritage**
5797	Christchurch Akaroa Road	TG20	R4, 73C	2503040.674	5716387.815	*Dacrycarpus dacrydioides*	Kahikatea	Heritage	**Yes - Heritage**

Street Address		Tree ID Number	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter?
				2503042.165	5716397.985	*Dacrycarpus dacrydioides*	Kahikatea		**Yes - Heritage**
				2503033.894	5716369.916	*Dacrycarpus dacrydioides*	Kahikatea		**Yes - Heritage**
				2503026.526	5716365.531	*Dacrycarpus dacrydioides*	Kahikatea		**Yes - Heritage**
				2503029.148	5716405.036	*Dacrycarpus dacrydioides*	Kahikatea		**Yes - Heritage**
				2503031.408	5716413.353	*Dacrycarpus dacrydioides*	Kahikatea		**Yes - Heritage**
				2503033.329	5716425.783	*Dacrycarpus dacrydioides*	Kahikatea		**Yes - Heritage**
				2503015.249	5716423.636	*Dacrycarpus dacrydioides*	Kahikatea		**Yes - Heritage**
				2503018.594	5716416.246	*Dacrycarpus dacrydioides*	Kahikatea		**Yes - Heritage**
				2503022.639	5716407.974	*Dacrycarpus dacrydioides*	Kahikatea		**Yes - Heritage**
				2503027.927	5716421.557	*Dacrycarpus dacrydioides*	Kahikatea		**Yes - Heritage**
				2503012.085	5716402.46	*Dacrycarpus dacrydioides*	Kahikatea		**Yes - Heritage**
				2503004.988	5716416.652	*Dacrycarpus dacrydioides*	Kahikatea		**Yes - Heritage**
				2502999.361	5716412.833	*Dacrycarpus dacrydioides*	Kahikatea		**Yes - Heritage**
				2503000.92	5716394.278	*Dacrycarpus dacrydioides*	Kahikatea		**Yes - Heritage**
168	Clyde Road	TG9	31C, H8	2477007.8	5743265.936	*Acer pseudoplatanus*	Sycamore		**No**

Street Address		Tree ID Number	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter?
				2476994.051	5743266.979	*Acer pseudoplatanus*	Sycamore		**No**
189	Deans Avenue	TG10	31C, CC	2478666.717	5742267.178	*Tilia x europaea*	Common Lime		**Yes – Section 7**
				2478666.713	5742268.288	*Tilia x europaea*	Common Lime		**Yes – Section 7**
				2478668.335	5742267.184	*Tilia x europaea*	Common Lime		**Yes – Section 7**
				2478669.952	5742267.191	*Tilia x europaea*	Common Lime		**Yes – Section 7**
				2478669.148	5742266.078	*Tilia x europaea*	Common Lime		**Yes – Section 7**
				2478668.339	5742266.073	*Tilia x europaea*	Common Lime		**Yes – Section 7**
				2478666.728	5742264.956	*Tilia x europaea*	Common Lime		**Yes – Section 7**
239	Eastern Terrace	TG4	46C	2481499.32	5738648.671	*Pseudopanax crassifolium*	Lancewood		**No**
				2481496.934	5738639.772	*Pseudopanax crassifolium*	Lancewood		**No**
22	Fendalton Road	TG11	31C, H9	2478620.934	5742726.948	*Acer palmatum*	Japanese Maple		**No**
				2478628.993	5742732.541	*Acer palmatum*	Japanese Maple		**No**
				2478637.048	5742739.245	*Acer palmatum*	Japanese Maple		**No**
24A	Fendalton Road			2478638.679	5742735.919	*Acer palmatum*	Japanese Maple		**No**
				2478646.738	5742741.512	*Acer palmatum*	Japanese Maple		**No**
				2478623.371	5742724.738	*Acer palmatum*	Japanese Maple		**No**
				2478631.428	5742730.331	*Acer palmatum*	Japanese Maple		**No**
27	Glandovey Road	TG21	31C, H8	2477292.811	5743350.647	*Platanus x acerifolia*	London Plane		**Yes – Section 7**
			31C, H8	2477299.329	5743340.678	*Platanus x acerifolia*	London Plane		**Yes – Section 7**
			31C, H8	2477296.972	5743326.224	*Platanus x acerifolia*	London Plane		**Yes – Section 7**
			31C, H8	2477302.001	5743332.666	*Platanus x acerifolia*	London Plane		**Yes – Section 7**
			31C, H8	2477304.292	5743317.37	*Platanus x acerifolia*	London Plane		**Yes – Section 7**
			31C, H8	2477308.412	5743323.626	*Platanus x acerifolia*	London Plane		**Yes – Section 7**
			31C, H8	2477317.256	5743311.877	*Platanus x acerifolia*	London Plane		**Yes – Section 7**
60	Glandovey Road	TG12	31C, H8	2477554.408	5743431.903	*Tilia x europaea*	Common Lime	Landscape Heritage	**No**
				2477548.512	5743427.772	*Tilia x europaea*	Common Lime		**No**

Street Address		Tree ID Number	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter?
				2477559.824	5743424.215	*Tilia x europaea*	Common Lime		**No**
				2477565.032	5743417.016	*Tilia x europaea*	Common Lime		**No**
				2477570.373	5743409.615	*Tilia x europaea*	Common Lime		**No**
				2477576.142	5743401.643	*Tilia x europaea*	Common Lime		**No**
				2477581.787	5743394.175	*Tilia x europaea*	Common Lime		**No**
				2477586.947	5743387.022	*Tilia x europaea*	Common Lime		**No**
				2477597.419	5743372.622	*Tilia x europaea*	Common Lime		**No**
				2477592.536	5743368.769	*Tilia x europaea*	Common Lime		**No**
				2477581.32	5743383.189	*Tilia x europaea*	Common Lime		**No**
				2477575.866	5743390.818	*Tilia x europaea*	Common Lime		**No**
				2477570.716	5743398.296	*Tilia x europaea*	Common Lime		**No**
				2477564.803	5743405.619	*Tilia x europaea*	Common Lime		**No**
				2477559.464	5743413.277	*Tilia x europaea*	Common Lime		**No**
				2477553.892	5743420.262	*Tilia x europaea*	Common Lime		**No**
11	Gwynfa Avenue	TG14	46C	2479858.571	5736994.845	*Podocarpus totara*	Totara	Heritage	**No**
				2479857.577	5736995.93	*Dacrycarpus dacrydioides*	Kahikatea		**No**
70	Harakeke Street	TG15	31C, H9	2478094.436	5742473.171	*Picea smithiana*	Morinda Spruce		**Yes – Section 7**
				2478094.248	5742465.045	*Cupressus torulosa*	Bhutan Cypress		**Yes – Section 7**
				2478096.098	5742458.248	*Picea smithiana*	Morinda Spruce		**Yes – Section 7**
2/4	Ludecke Place	TG3	30C, H18	2474872.097	5741766.372	*Platanus orientalis*	Oriental Plane		**Yes – Section 7**
8	Ludecke Place			2474868.095	5741758.573	*Fagus sylvatica*	European Beech		**Yes – Section 7**
				2474868.96	5741747.468	*Fagus sylvatica*	European Beech		**Yes – Section 7**
				2474857.586	5741758.52	*Fagus sylvatica*	European Beech		**No**
				2474858.452	5741747.413	*Fagus sylvatica*	European Beech		**Yes – Section 7**
2/10	Ludecke Place	TG2	30C, H18	2474859.37	5741726.308	*Fagus sylvatica*	European Beech		**No**
				2474869.931	5741716.363	*Fagus sylvatica*	European Beech		**Yes – Section 7**
				2474854.508	5741728.504	*Ulmus procera*	English Elm		**Yes – Section 7**
				2474854.491	5741731.837	*Ulmus procera*	English Elm		**Yes – Section 7**

Street Address		Tree ID Number	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter?
				2474853.923	5741724.674	*Ulmus procera*	English Elm		**Yes – Section 7**
1	Martindales Road	TG16	47C	2486638.196	5736799.787	*Myoporum laetum*	Ngaio	Heritage	**No**
				2486642.604	5736799.771	*Sophora microphylla*	Small-leaved Kowhai		**No**
				2486651.687	5736800.332	*Pittosporum eugenioides*	Lemonwood		**No**
				2486655.482	5736800.543	*Kunzea ericoides*	Kanuka		**No**
				2486650.21	5736794.006	*Hoheria sextylosa*	Long-leaved Lacebark		**No**
				2486647.364	5736795.271	*Nothofagus fusca*	Red Beech		**No**
				2486645.255	5736790.527	*Griselinia littoralis*	Broadleaf		**No**
				2486645.284	5736788.455	*Pittosporum eugenioides*	Lemonwomarod		**No**
				2486645.495	5736786.451	*Cordyline australis*	Cabbage Tree		**No**
				2486636.102	5736788.289	*Kunzea ericoides*	Kanuka		**No**
73	Rossall Street	TG17	31C	2478778.433	5743308.206	*Betula pendula*	Silver Birch		**No**
				2478781.634	5743302.146	*Betula pendula*	Silver Birch		**No**
				2478771.861	5743296.634	*Betula pendula*	Silver Birch		**No**
				2478767.559	5743302.464	*Betula pendula*	Silver Birch		**No**
				2478760.136	5743290.597	*Betula pendula*	Silver Birch		**No**
				2478757.345	5743297.039	*Betula pendula*	Silver Birch		**No**
				2478748.329	5743284.337	*Betula pendula*	Silver Birch		**No**
				2478737.381	5743279.103	*Betula pendula*	Silver Birch		**No**
108	Shortland Street	TG18	33C	2485452.307	5743273.996	*Eucalyptus viminalis*	Manna Gum		**No**
				2485453.124	5743271.778	*Eucalyptus viminalis*	Manna Gum		**Yes – Section 7**
				2485456.369	5743268.457	*Eucalyptus viminalis*	Manna Gum		**Yes – Section 7**
				2485460.428	5743264.027	*Eucalyptus viminalis*	Manna Gum		**Yes – Section 7**
29	Snowdon Road	TG1	31C	2477725.23	5743214.947	*Tilia x europaea*	Common Lime		**No**
29A	Snowdon Road			2477729.257	5743218.3	*Tilia x europaea*	Common Lime		**No**

Street Address		Tree ID Number	Planning Map Number	GPS Easting Co-ordinate	GPS Northing Co-ordinate	Name		Exceptional Values	Qualifying Matter?
1	Wood Lane	TG19	31C, H9	2478712.438	5742520.713	*Liriodendron tulipifera*	Tulip Tree		**No**
				2478711.645	5742517.853	*Liriodendron tulipifera*	Tulip Tree		**No**

All items in the table are within scope of PC 13. Green shading indicates that the Heritage Item is outside the scope of PC14.

Appendix 9.3.7.2 Schedule of Significant Historic Heritage Items

For the purposes of this plan change, any unchanged text is shown as normal text or in **bold**, any text proposed to be added by the plan change is shown as **bold underlined** and text to be deleted as ~~**bold strikethrough**~~.

Text in blue font indicates links to other provisions in the district Plan and/or external documents. These will have pop-ups and links, respectively, in the on-line Christchurch District Plan.

Advice notes:

1. Where heritage settings contain multiple heritage items, these have been grouped together using thicker lines in the table below and a collective name for the scheduled historic heritage is also noted.
2. **The schedule can be searched by keyword using the Find function (keyboard shortcut: Ctrl+F).**

Street #	Street Address	Other Addresses	Location	Description and/or Name	Heritage Item Number	Heritage Setting Number	Scheduled Interiors~~s~~	Significance: ~~Group 1~~ Highly Significant/ ~~Group 2~~ Significant	Heritage NZ Pouhere Taonga Heritage List number & registration type	Heritage Aerial Map Number	Planning Map Number
23	Abberley Crescent		St Albans	Abberley Park	31	N/A	**N/A**	Significant		677	32C;H7
30	Acacia Avenue	74 Middleton Road, 47A Arthur Street	Upper Riccarton	Former Dwelling and Setting, Middleton	27	200	**No - not yet assessed**	Significant	1824 Category 2	28	38C
33	Aikmans Road		Merivale	Elmwood School War Memorial and Setting	326	439	**N/A**	Significant		82	31C; H6
63	Aldwins Road		Linwood	Dwelling and Setting	28	392	**No - not yet assessed**	Significant	579 Category 2	338	39C
	Alpha Avenue	**Claremont Avenue,**	**Papanui**	**Papanui War Memorial Avenues**	**1459**	**N/A**	**N/A**	**Highly Significant**		**861**	**24C; 31C**

		Condell Avenue, Dormer Street, Gambia Street, Halton Street, Hartley Avenue, Kenwyn Avenue, Lansbury Avenue, Norfolk Street, Perry Street, Scotston Avenue, St James Avenue, Tillman Avenue, Tomes Road, Windermere Road.									
	Armagh Street, between Durham-Oxford		Central City	Armagh Street Kerbstones and Setting	619	315	**N/A**	Highly Significant		228	32C; H16
	Armagh Street, between Durham-Oxford		Central City	Armagh Street Bridge and Setting	219	583	**N/A**	Highly Significant	1830 Category 2	232	32C; H16
~~**25**~~	~~**Armagh Street**~~	~~-~~	~~**Central City**~~	~~**Dwelling and Setting, Red House**~~	~~**35**~~	~~**280**~~		~~**Highly Significant**~~	~~**3703**~~ ~~**Category 1**~~	~~**175**~~	~~**32C;**~~ ~~**H15**~~
32	Armagh Street	325 Montreal Street	Central City	Former Dwelling and Setting	390	287	**No - not yet assessed**	Significant		184	32C; H15

56	Armagh Street		Central City	Dwelling and Setting	40	299	**No - not yet assessed**	Significant	3116 Category 2	201	32C; H15
85	Armagh Street		Central City	Former Magistrates Court and Setting	41	316	**No - not yet assessed**	Highly Significant	5308 Category 1	231	32C; H16
				Victoria Square							
89	Armagh Street	100 Kilmore Street	Central City	Queen Victoria Statue/Canterbury Jubilee Memorial and Setting	523	318	**N/A**	Highly Significant	1916 Category 2	247	32C; H16
89	Armagh Street	100 Kilmore Street	Central City	Horse Watering Ramp and Setting	621	318	**N/A**	Significant		683	32C; H16
100	Kilmore Street	89 Armagh Street	Central City	The Christchurch Town Hall and Setting	311	318	**Yes** **~~Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric~~**	Highly Significant	**9817** **Category 1**	237	32C; H16
89	Armagh Street Kilmore Street	100 Kilmore Street	Central City	Captain James Cook Statue and Setting	524	318	**N/A**	Highly Significant	1860 Category 2	240	32C; H16
89	Armagh Street	100 Kilmore Street	Central City	Bowker Fountain and Setting	527	318	**No - not yet assessed**	Highly Significant		246	32C; H16
100	Kilmore Street	89 Armagh Street	Central City	Floral Clock and Setting	526	318	**No - not yet assessed**	Significant		234	32C; H16
89	Armagh Street	100 Kilmore Street	Central City	K2 Telephone Box and Setting	528	318	**No - not yet assessed**	Significant		248	32C; H16
100	Kilmore Street	89 Armagh Street	Central City	Former Market Place Bridge/Hamish Hay Bridge and Setting	525	318	**N/A**	Highly Significant	1832 Category 2	684	32C; H16

~~218R~~ 210	~~Manchester~~ Armagh Street	195 Gloucester Street	Central City	Former MED Converter Station, Substation and Setting	~~372~~ 1407	~~345~~ 656	No - not yet assessed	Significant		276	32C; H16
9A	Aubrey Street		Akaroa	Dwelling and Setting	663	498	No - not yet assessed	Significant	3345 Category 2	500	77C; H37
6	Aubrey Street South		Akaroa	Dwelling and Setting, Betchworth	743	91	No - not yet assessed	Significant	5294 Category 2	487	77C; H37
16	Aubrey Street South		Akaroa	Dwelling and Setting (note the setting on the north east side of the building ends at the concrete retaining wall on that side)	1037	42	No - not yet assessed	Significant		482	77C; H37
	Avon River between Montreal-Cambridge	60, 78, 80 Cambridge Terrace	Central City	Rhododendron Island and Setting	399	576	N/A	Significant		206	39C; H19
	Avon River between Hereford-Worcester	71 Hereford Street, 110 Cambridge Terrace	Central City	Mill Island and Setting	608	~~578~~ 682	N/A	Significant		224	32C; H16
31	Aylmers Valley Road		Akaroa	Dwelling and Setting	1042	33	No - not yet assessed	Significant		507	77C; H37
8A and 8B	Balmoral Lane		Redcliffs	Te Ana o Hineraki/Moa Bone Point Cave and Setting (underground heritage item)	351	613	N/A	Highly Significant		703	48C
~~136~~	~~Barbadoes Street~~	-	~~Central City~~	~~Cathedral of the Blessed Sacrament~~	~~46~~	~~N/A~~		~~Highly Significant~~	~~47 Category 1~~	~~301~~	~~39C; H20~~

391	Barbadoes Street	357 Cambridge Terrace, 351 Cambridge Terrace, 389 Barbadoes Street	Central City	Barbadoes Street Cemetery and Setting	603	365	**N/A**	Highly Significant		652	32C; H11
12	Barclays Road		Little River	Former Little River Railway Station and Setting	1183	538	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Significant	7681 Category 2	462	69C
270	Barrington Street		Barrington	Barrington Park Gates	1377	N/A	**N/A**	Significant		792	38C
14	Bass Street		Linwood	Dwelling and Setting	51	394	**No - not yet assessed**	Significant	1876 Category 2	340	39C
	Beach Road, between Aylmers Valley-Hempleman		Akaroa	Akaroa Lighthouse and Setting	701	547	**No - not yet assessed**	Highly Significant	3343 Category 2	479	77C; H37
	Beach Road, between Bruce-Aylmers Valley		Akaroa	The Akaroa Boating Club Boatshed and Setting	1230	529	**No - not yet assessed**	Significant		481	77C; H37
	Beach Road, between Bruce-Aylmers Valley		Akaroa	Beach Road Bridge and Setting	693	501	**N/A**	Significant	7193 Category 2	489	77C; H37
	Beach Road, between Jolie-Church		Akaroa	Trypots and Setting	1035	527	**N/A**	Significant		529	77C; H36

	Beach Road, between Jolie-Church		Akaroa	French Landing Site and Setting	1027	528	**N/A**	Highly Significant		531	77C; H36
				Akaroa Main Wharf Area							
	Beach Road, between Church-Bruce		Akaroa	Wharfinger's Office and Setting	1033	526	**Yes** **~~Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric~~**	Significant		497	77C; H37
	Beach Road, between Church-Bruce		Akaroa	Seat, Shelter and Setting, The Fisherman's Rest	1202	526	**N/A**	Significant		502	77C; H37
82	Beach Road		Akaroa	Cannon and Setting	1201	526	**N/A**	Significant		494	77C; H37
	Beach Road		Akaroa	Main Wharf and Setting	1137	526	**N/A**	Significant		480	77C; H37
65	Beach Road		Akaroa	Commercial Building and Setting	1138	482	**No - not yet assessed**	Significant		519	77C; H37
67	Beach Road		Akaroa	Commercial Building and Setting	1030	497	**No - not yet assessed**	Significant		517	77C; H37
69	Beach Road		Akaroa	Former Dwelling and Setting	1031	14	**No - not yet assessed**	Significant		514	77C; H37
71	Beach Road	73 Beach Road	Akaroa	Commercial Building and Setting	1032	496	**No - not yet assessed**	Significant		508	77C; H37
81	Beach Road		Akaroa	Commercial Building and Setting	1036	178	**No - not yet assessed**	Significant		495	77C; H37
99	Beach Road		Akaroa	Former Dwelling/Hotel and Setting	662	99	**No - not yet assessed**	Significant	1712 Category 2	491	77C; H37
28	Bealey Avenue	**28A Bealey Avenue**	Central City	Knox **Presbyterian** Church and **Setting** **~~Interior~~**	**~~53~~** **1409**	**~~N/A~~ 659**	**Yes**	**Highly** Significant	3723 Category 2	158	32C; H10

82	Bealey Avenue		Central City	Former Dwelling and Setting	55	311	**No - not yet assessed**	**Highly** Significant	1939 Category 2	211	32C; H10
1/2	Beveridge Street		Central City	Dwelling and Setting	395	290	**No - not yet assessed**	Significant		191	32C; H10
18	Beveridge Street		Central City	Dwelling and Setting	60	304	**No - not yet assessed**	Significant	3695 Category 2	204	32C; H10
12	Blakes Road		Belfast	Dwelling and Setting, Spring Grove	62	459	**No - not yet assessed**	Highly Significant	3811 Category 2	265	12C
10A	Bridle Path		Lyttelton	Dwelling and Setting, Devonia	1131	30	**No - not yet assessed**	Significant		370	52C; H31
285	Bridle Path Road		Heathcote	Dwelling and Setting, Ferrymead House	591	405	**No - not yet assessed**	Significant		357	47C
2	Brittan Terrace		Lyttelton	Dwelling and Setting/ Former St Saviour's Vicarage	1133	7	**No - not yet assessed**	Significant		365	52C; H30
230	Brougham Street		Sydenham	King Edward VII Coronation Memorial Lamp and Drinking Fountain and Setting	68	326	**N/A**	Significant		250	39C
51	Browns Road		St Albans	Dwelling and Setting, Chippenham Lodge	70	449	**No - not yet assessed**	Significant	1846 Category 2	111	31C
9	Bruce Terrace		Akaroa	Dwelling and Setting	710	169	**No - not yet assessed**	Significant	1722 Category 2	501	77C; H37
11	Bruce Terrace		Akaroa	Dwelling and Setting	1079	93	**No - not yet assessed**	Significant		503	77C; H37
23	Bruce Terrace		Akaroa	Dwelling and Setting	661	26	**No - not yet assessed**	Significant	3052 Category 2	521	77C; H37
49	Bryndwr Road	49b Bryndwr Road	Fendalton	St John's Methodist Church, Lychgate and Setting	71	424	**Yes**	Highly Significant		648	31C
25	**Butterfield Avenue**		**Linwood**	**Linwood Cemetery**	**1406**	**N/A**	**N/A**	**Highly Significant**		**817**	**33C; 40C**

				Canterbury Club Gas Lamp and Hitching Post							
	Cambridge Terrace, between Hereford-Worcester		Central City	Canterbury Club Gas Lamp and Setting	1344	554	**N/A**	**Highly** Significant	1838 Category 2	743	32C; H15
	Cambridge Terrace, between Hereford-Worcester		Central City	Canterbury Club Hitching Post and Setting	77	554	**N/A**	Significant	1839 Category 2	216	32C; H15
2	Cambridge Terrace	13 Cambridge Terrace	Central City	Antigua Boatsheds and Setting	72	575	**No - not yet assessed**	Highly Significant	1825 Category 1	146	39C; H19
65	Cambridge Terrace	69 Cambridge Terrace	Central City	Commercial Building and Setting	1356	599	**Yes**	**Highly** Significant		746	39C; H19
129	Cambridge Terrace		Central City	Canterbury Club and Setting	76	305	**No - not yet assessed**	Highly Significant	1837 Category 2	208	32C; H15
137	Cambridge Terrace		Central City	Commercial Building and Setting, Harley Chambers	78	309	**No - not yet assessed**	Significant	3111 Category 2	209	32C; H15
				Poplar Crescent							
230	Cambridge Terrace, 272 Cambridge Terrace, 295F Madras Street, 267 Oxford Terrace	2/230 Cambridge Terrace, 211 Oxford Terrace, 283 Cambridge Terrace	Central City	Edmonds Band Rotunda Area including Rotunda, Shelter, Balustrades, Landing and Lamp Standards and Setting	79	585	**No - not yet assessed**	Highly Significant	1865 Category 2	258	32C; H16
272	Cambridge Terrace, 230 Cambridge Terrace, 295F Madras Street, 267	2/230 Cambridge Terrace, 211 Oxford Terrace, 283 Cambridge Terrace	Central City	Poplars, Lamp Standards and Setting	643	585	**N/A**	Highly Significant		271	32C; H16

	Oxford Terrace										
295F	Madras Street, 272 Cambridge Terrace, 267 Oxford Terrace	230 Cambridge Terrace, 2/230 Cambridge Terrace, 211 Oxford Terrace, 283 Cambridge Terrace	Central City	Edmonds Clock Tower, Telephone Cabinet and Setting	653	585	**No - not yet assessed**	Highly Significant	3106 Category 2	289	32C; H16
361	Cambridge Terrace		Central City	Dwelling and Setting	81	373	**No - not yet assessed**	Significant		308	32C; H11
				Former Purau Station							
16A	Camp Bay Road		Diamond Harbour	Dwelling and Setting, Purau	778	543	**No - not yet assessed**	Highly Significant	280 Category 1	454	62C
16A	Camp Bay Road		Diamond Harbour	Dwelling and Setting, The Whare	777	543	**No - not yet assessed**	Significant	7157 Category 2	455	62C
197	Camp Bay Road		Diamond Harbour	Ripapa Island/ Fort Jervois and Setting	691	142	**No - not yet assessed**	Highly Significant	5306 Category 1	450	59C
440	Camp Bay Road		Port Levy	Former Little Port Cooper School and Setting	1162	550	**No - not yet assessed**	Significant		467	R1C
450	Camp Bay Road		Diamond Harbour	Quarantine Cemetery	1161	N/A	**N/A**	Highly Significant		721	R1C
26	Canterbury Street		Lyttelton	Former Kilwinning Lodge and Setting	1052	140	**No - not yet assessed**	Significant		397	52C; H31
45	Canterbury Street		Lyttelton	Dwelling and Setting	1106	505	**No - not yet assessed**	Significant		400	52C; H31
47	Canterbury Street		Lyttelton	Dwelling and Setting	1105	32	**No - not yet assessed**	Significant		399	52C; H31
49	Canterbury Street		Lyttelton	Dwelling and Setting	1104	48	**No - not yet assessed**	Significant		402	52C; H31
79	Carmen Road		Hornby	Dwelling and Setting, Former Stoneycroft / Hornby Lodge	1370	635	**No - not yet assessed**	Significant		785	37C

	Cashel Street, between Oxford-Cambridge/75 and 78 Cashel Street	97, 100, 101, 127 Oxford Terrace	Central City	Bridge of Remembrance and Setting	607	~~297~~ **683**	**N/A**	Highly Significant	289 Category 1	680	39C; H19
23	Cashel Street	25 Cashel Street, 25 A Cashel	Central City	Dwelling and Setting	1326	568	**No - not yet assessed**	Significant	9997 Category 2	734	39C; H19
214	Cashel Street		Central City	Façade and Setting, Former New Zealand Farmers' Co-operative Association of Canterbury Ltd	95	351	**N/A**	Significant		282	39C; H20
28	Cathedral Square	28A-F Cathedral Square, 1-52/28 Cathedral Square, 54/28 Cathedral Square, 58/28 Cathedral Square	Central City	Former Government Buildings and Setting	575	605	**No - not yet assessed**	Highly Significant	301 Category 1	688	32C; H16
31	Cathedral Square		Central City	Commercial Building and Setting, Former Chief Post Office	609	611	**No - not yet assessed**	Highly Significant	291 Category 1	685	32C; H16
				Cathedral Square							
99	Cathedral Square	100 Cathedral Square, 105 Cathedral Square, and adjacent Road Reserve	Central City	Cathedral Square and Setting	98	553	**N/A**	Highly Significant		238	32C; H16
100	Cathedral Square	99 Cathedral Square, 105 Cathedral Square, and adjacent Road Reserve	Central City	Citizens' War Memorial and Setting	107	553	**N/A**	Highly Significant	3693 Category 1	629	32C; H16

100	Cathedral Square	105 Cathedral Square, 99 Cathedral Square, and adjacent Road Reserve	Central City	Christ Church Cathedral and Setting	106	553	**No - not yet assessed**	Highly Significant	46 Category 1	252	32C; H16
105	Cathedral Square	99 Cathedral Square, 100 Cathedral Square, and adjacent Road Reserve	Central City	Godley Statue, Godley Plot and Setting	105	553	**N/A**	Highly Significant	3666 Category 1	244	32C; H16
2A	Cave Terrace		Moncks Spur	Monck's Cave and Setting (underground heritage item)	1367	633	**N/A**	Highly Significant	9067 Category 1	778	48C
66	Chancellor Street		Richmond	Dwelling and Setting	110	465	**No - not yet assessed**	Significant		321	32C; H5
70	Chancellor Street		Richmond	Dwelling and Setting	111	464	**No - not yet assessed**	Significant		322	32C; H5
72	Chancellor Street		Richmond	Dwelling and Setting	112	463	**No - not yet assessed**	Significant		320	32C; H5
				Former Bradley Estate							
1	Charteris Bay Road		Diamond Harbour	Former Charteris Bay School and Setting	680	558	**No - not yet assessed**	Significant	5276 Category 2	349	63C
1	Charteris Bay Road		Diamond Harbour	Stables and Setting	682	558	**No - not yet assessed**	Significant	5285 Category 2	353	63C
1	Charteris Bay Road		Diamond Harbour	Millhouse and Setting	679	558	**No - not yet assessed**	**Highly** Significant	4392 Category 1	350	63C
86-88	Chester Street East		Central City	Dwellings and Setting	113	358	**Yes - 86 Chester Street East** **No - not yet assessed –**	Significant	1881 Category 2	291	32C; H16

							88 Chester Street East				
98-100	Chester Street East		Central City	Dwellings and Setting	116	361	**No - not yet assessed**	Significant	7323 Category 2	294	32C; H16
22	Cholmondeley Avenue	**22A, 22B, 22C Cholmondeley Avenue**	Opawa	Former Dwelling and Setting, Risingholme	118	387	**Yes** **~~Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric~~**	Highly Significant	3131 Category 2	333	39C; H40
	Chorlton Road, between McHales-View Hill		Okains Bay	Former Chorlton Post Office Depot and Setting	1298	531	**No - not yet assessed**	Significant	1738 Category 2	634	66C
1280	Chorlton Road	1238 Chorlton Road, 1236 Chorlton Road	Little Akaloa	St Luke's Church and Setting	1311	546	**No - not yet assessed**	Highly Significant	7094 Category 1	636	66C
4183	Christchurch Akaroa Road		Little River	St John the Evangelist Church and Setting	730	147	**No - not yet assessed**	Significant	5293 Category 2	461	69C
				Awa-Iti Domain							
4313	Christchurch Akaroa Road		Little River	Little River Library and Setting	772	159	**Yes** **~~Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric~~**	Significant		463	69C; H34

4313	Christchurch Akaroa Road		Little River	Little River War Memorial Gates and Setting	1160	159	**N/A**	Significant		464	69C; H34
6025	Christchurch Akaroa Road		Duvauchelle	Former Duvauchelle Saleyards Building and Setting	1157	544	**No - not yet assessed**	Significant		475	70C
6706	Christchurch Akaroa Road		Akaroa	Former Takamatua School and Setting	1185	71	**No - not yet assessed**	Significant		590	76C
				Church of St Mary the Virgin							
30	Church Square	30E Church Square	Addington	Church Square and Setting	120	241	**N/A**	Highly Significant	7516 Historic Area	90	38C; H22
30	Church Square	30E Church Square	Addington	Church of St Mary the Virgin and Setting	1300	241	**No - not yet assessed**	Highly Significant	7516 Historic Area	638	38C; H22
30	Church Square	30E Church Square	Addington	Church of St Mary the Virgin Belltower and Setting	1301	241	**No - not yet assessed**	Significant	7516 Historic Area	639	38C; H22
30	Church Square	30E Church Square	Addington	Church of St Mary the Virgin Lychgate and Setting	1302	241	**N/A**	Significant	7516 Historic Area	640	38C; H22
3	Church Street		Akaroa	Former Shipping Office and Setting	711	65	**No - not yet assessed**	Highly Significant	5333 Category 2	510	77C; H37
6	Church Street		Akaroa	Commercial Building and Setting	1148	480	**No - not yet assessed**	Significant		513	77C; H37
66H	Clarence Street		Addington	Former Addington Railway Workshops Water Tower and Setting	96	222	**No - not yet assessed**	Highly Significant	5390 Category 1	65	38C
83	Clyde Road		Ilam	Dwelling and Setting, Te Whare Waiutuutu Kate Sheppard House	127	~~205~~ **676**	**No - not yet assessed**	Highly Significant	9325 Category 1	35	31C
88A	Clyde Road		Fendalton	Dwelling and Setting, Kooringa	126	207	**Yes**	Significant		37	31C

109	Clyde Road		Ilam	Dwelling and Setting	128	206	**No - not yet assessed**	Significant		36	31C; H8
				Fendalton Open Air School Classrooms							
168	Clyde Road		Fendalton	Open Air Classroom [west] and Setting	129	422	**No - not yet assessed**	Significant		39	31C; H8
168	Clyde Road		Fendalton	Open Air Classroom [east] and Setting	1284	422	**No - not yet assessed**	Significant		40	31C; H8
58	Colenso Street		Sumner	Dwelling and Setting	1350	595	**No - not yet assessed**	Significant	7466 Category 2	772	48C; H29
2	Coleridge Terrace		Lyttelton	Dwelling and Setting	1125	133	**No - not yet assessed**	Significant		377	52C; H31
3	Coleridge Terrace		Lyttelton	Dwelling and Setting	1126	106	**No - not yet assessed**	Significant		376	52C; H31
6	Coleridge Terrace		Lyttelton	Dwelling and Setting	1127	24	**No - not yet assessed**	Significant		374	52C; H31
7	Coleridge Terrace		Lyttelton	Dwelling and Setting	1128	110	**No - not yet assessed**	Significant		373	52C; H31
	Colombo Street, between Oxford-Cambridge	2/230, 3/230 Cambridge Terrace, 211 Oxford Terrace	Central City	Colombo Street Bridge and Setting	153	584	**N/A**	Highly Significant	1835 Category 2	249	32C; H16
69	Colombo Street		Somerfield	The Malthouse and Setting	130	327	**No - not yet assessed**	Highly Significant	1902 Category 2	251	46C
527	Colombo Street		Central City	New City Hotel and Setting	1327	569	**No - not yet assessed**	Significant	3124 Category 2	735	39C, CC
690	Colombo Street	682,684, 686, 688 Colombo Street, 146, 146A, 146B, 148 Cashel Street	Central City	Former Beaths Department Store in respect of the following features only: [a] The Cashel Street facade above the veranda level	90	N/A	**N/A**	Significant	3094 Category 2	687	39C; H19

				[including the parapet, the multi paned windows above the veranda level] and being approximately 18.8 metres from the northwest corner of the site. [b] The Colombo Street facade above the veranda level [including the parapet, the multi paned windows above the veranda level] being approximately 24 metres in length from the northwest corner of the site and the 1933 building facade return on the south end [being approximately 1.5 metres in length]. [c] The existing [1933] street veranda on Cashel and Colombo Streets including the diagonal metal supports, decorative copper fascias, metal soffit linings and decorative 'flower' bosses. [d] The "Starmart" Colombo Street shop front being the bronzed metal							

				sections, diagonally intersected fan light, the decorative metal panels and metal framed exterior light. [e] The 2 metal display cases on the granite faced columns.							
779	Colombo Street		Central City	Commercial Building and Setting, Former Cook and Ross	152	318	**No - not yet assessed**	Highly Significant	7383 Category 2	686	32C; H16
866	Colombo Street		Central City	Former St Mary's Convent Chapel and Setting	154	329	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Highly Significant	7239 Category 2	254	32C; H10
				Former RNZAF Base Wigram							
~~**35**~~ **75**	~~**Mustang Avenue**~~ **Sioux Avenue**	69 Corsair Drive **95 Sioux Avenue**	Hornby	Former RNZAF Station Wigram Hangar 4 and Setting	1306	~~**184**~~ **677**	**No - not yet assessed**	Highly Significant		7	37C
~~**35**~~ **75**	~~**Mustang Avenue**~~ **Sioux Avenue**	69 Corsair Drive **95 Sioux Avenue**	Hornby	Former RNZAF Station Wigram Hangar 5 and Setting	629	~~**184**~~ **677**	**No - not yet assessed**	Highly Significant		8	37C
69	Corsair Drive	~~**35 Mustang Avenue**~~	Hornby	Former RNZAF Station Wigram Instructional	628	~~**184**~~ **677**	**No - not yet assessed**	Highly Significant		10	37C

		75 Sioux Avenue, 95 Sioux Avenue		Building/Control Tower and Setting							
32R	Bennington Way		Hornby	Kingsford Smith Landing Site	632	N/A	**N/A**	Significant		722	37C
14	Henry Wigram Drive	20E Henry Wigram Drive	Hornby	Former RNZAF Station Wigram No 1 Officers' Mess, Brevet Garden and Setting	630	185	**No - not yet assessed**	Highly Significant		647	37C
235	Main South Road		Hornby	Former Canterbury Aviation Company Barracks and Setting	631	186	**No - not yet assessed**	Highly Significant		9	37C
5	Cracroft Terrace		Cashmere	St Augustine's Anglican Church and Setting (excluding the basement, Hannan Hall and Hannan Centre)	156	312	**No - not yet assessed**	Significant	1924 Category 2	223	46C
1	**Cranmer Square**	**25 Armagh Street**	**Central City**	**Dwelling and Setting, Red House**	**35**	**280**	**No - not yet assessed**	**Highly Significant**	**3703** **Category 1**	**175**	**32C; H15**
1P	Cranmer Square		Central City	Cranmer Square and Setting	157	284	**N/A**	Highly Significant		181	32C; H15
38	Cranmer Square		Central City	Dwelling and Setting	159	302	**No - not yet assessed**	Highly Significant		202	32C; H15
40	Cranmer Square		Central City	Former Shop/Dwelling and Setting	160	301	**No - not yet assessed**	Highly Significant		203	32C; H15
53	Cressy Terrace		Lyttelton	Dwelling and Setting, Omarama	1204	141	**No - not yet assessed**	Significant		352	58C
2	Cunningham Terrace		Lyttelton	Dwelling and Setting	1132	177	**Yes**	Significant		371	52C; H31
9	Daresbury Lane	67, 67B Fendalton Road	Fendalton	Dwelling and Setting, Daresbury	185	602	**No - not yet assessed**	Highly Significant	3659 Category 1	664	31C; H9
66	Derby Street		St Albans	Dwelling and Setting	162	298	**Yes**	Significant	3711 Category 2	199	32C

74	Derby Street		St Albans	Dwelling and Setting	163	303	**No - not yet assessed**	Significant	3710 Category 2	205	32C
71	Domain Terrace		Spreydon	Coronation Hall and Setting	1376	641	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Significant		791	38C
2	Dorset Street	4, 4A, 6, 8, 10, 12, 14 and 16 Dorset Street	Central City	Dwellings and Setting, Dorset Street Flats	165	266	**No - not yet assessed**	Highly Significant	7804 Category 1	138	32C; H10
12	Drummond Street		Sydenham	Dwelling and Setting	167	323	**No - not yet assessed**	Significant		242	39C; H24
26	Dublin Street	12-20 Bealey Avenue	Central City	Dwellings and Setting, Maisonettes	620	261	**No - not yet assessed**	Significant	3724 Category 2	133	32C; H10
28	Dublin Street		Lyttelton	Former Boarding House and Setting	1120	506	**No - not yet assessed**	Significant		379	52C; H31
30	Dublin Street		Lyttelton	Dwelling and Setting	1121	53	**No - not yet assessed**	Significant		380	52C; H31
32	Dublin Street		Lyttelton	Dwelling and Setting	1122	55	**No - not yet assessed**	Significant		381	52C; H31
				Canterbury Provincial Council Buildings							
280	Durham Street North		Central City	Canterbury Provincial Council Buildings Courtyard/Grounds	638	N/A	**N/A**	Highly Significant	45 Category 1	742	32C; H16
280	Durham Street North		Central City	Canterbury Provincial Council Buildings and Setting	172	625	**Yes** ~~**Scheduled interior heritage**~~	Highly Significant	45 Category 1	681	32C; H16

							~~fabric identified in~~ ~~Register of Interior Heritage Fabric~~				
280	Durham Street North		Central City	Canterbury Provincial Council Buildings Former Land Transfer Office and Setting	1345	625	**Yes** ~~Scheduled interior heritage fabric identified in~~ ~~Register of Interior Heritage Fabric~~	Significant	45 Category 1	725	32C; H16
65	Durham Street South	77 Durham Street South, 71 Durham Street South	Sydenham	Former Dwellings and Setting, Blackheath Place	168	313	**No - not yet assessed**	Significant	1829 Category 2	220	39C
				St. Michael and All Angels Church and School							
243	Durham Street South	90 Oxford Terrace	Central City	St. Michael and All Angels Church and Setting	410	307	**No - not yet assessed**	Highly Significant	294 Category 1	213	39C; H19
243	Durham Street South	90 Oxford Terrace	Central City	St Michael and All Angels Church Belfry and Setting	411	307	**No - not yet assessed**	Highly Significant	295 Category 1	214	39C; H19
243	Durham Street South	90 Oxford Terrace	Central City	St Michael's School Stone Building and Setting	412	307	**No - not yet assessed**	Highly Significant	1927 Category 2	219	39C; H19
243	Durham Street South	90 Oxford Terrace	Central City	St Michael's School Hall and Setting	169	307	**No - not yet assessed**	Highly Significant		221	39C; H19
54	Dyers Pass Road		Cashmere	Dwelling and Setting	179	282	**No - not yet assessed**	Significant		178	46C

63	Dyers Pass Road		Cashmere	Dwelling and Setting, Whareora	178	308	**No - not yet assessed**	Significant	3743 Category 2	210	46C
	Dyers Pass Road, between Summit-Governors Bay		Governors Bay	Bridge/Culvert and Setting	1181	588	**N/A**	Significant		695	57C
				Sumner Foreshore							
147R	Esplanade		Sumner	Sumner Clock Tower and Setting	1323	565	**No - not yet assessed**	Significant		731	48C
25	Esplanade	27 Esplanade	Sumner	The Esplanade War Memorials, Sea Walls and Setting	1288	412	**N/A**	Highly Significant		456	48C; H27
27	Esplanade	25 Esplanade	Sumner	Tuawera/Cave Rock and Pilot/Signal Station, and Setting	507	412	**No - not yet assessed**	Highly Significant		458	48C; H27
9	Eveleyn Couzins Avenue		Richmond	Dwelling and Setting, Avebury	1324	566	**Yes** **~~Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric~~**	Highly Significant	**9075** **Category 2**	732	32C
21	Exeter Street		Lyttelton	Former Dwelling and Setting	1102	16	**No - not yet assessed**	Significant		412	52C; H31
10	Farrells Road	768 Marshland Road	Chaneys	Former Fruit Storage Shed and Setting	376	461	**No - not yet assessed**	Significant		318	5C
				Mona Vale							
63	Fendalton Road	27F, 65 Fendalton Road; 40 Mona Vale Avenue	Fendalton	Mona Vale Grounds	644		**N/A**	Highly Significant		667	31C; H9

65	Fendalton Road	27F, 63 Fendalton Road; 40 Mona Vale Avenue	Fendalton	Mona Vale Gatehouse and Setting	184	623	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Highly Significant	1799 Category 2	668	31C; H9
63	Fendalton Road	27F, 65 Fendalton Road; 40 Mona Vale Avenue	Fendalton	Former Dwelling and Setting, Mona Vale	183	623	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Highly Significant	283 Category 1	669	31C; H9
63	Fendalton Road	27F, 65 Fendalton Road; 40 Mona Vale Avenue	Fendalton	Mona Vale Bath House and Setting	645	623	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Significant		670	31C; H9
40	Mona Vale Avenue	27F, 63, 65 Fendalton Road	Fendalton	Mona Vale Lodge and Setting	385	623	**Yes** ~~**Scheduled interior heritage fabric identified in Register**~~	Significant		671	31C; H9

							~~**of Interior Heritage Fabric**~~				
110	Fendalton Road		Fendalton	Dwelling and Setting, Los Angeles	186	216	**No - not yet assessed**	Highly Significant	3680 Category 1	55	31C
	Ferry Road, between Radley Street and Richardson Terrace		Woolston	Woolston Borough Monument and Setting	190	399	**N/A**	Significant	1949 Category 2	345	40C
365	Ferry Road	357 Ferry Road; 72 Ryan Street	Linwood	Edmonds Factory Garden	193	N/A	**N/A**	Significant		698	39C
471	Ferry Road		Linwood	Former Dwelling and Setting	194	396	**No - not yet assessed**	Significant	1915 Category 2	342	39C
502	Ferry Road	502E Ferry Road	Woolston	MED Substation and Setting	201	397	**No - not yet assessed**	Significant		343	39C
650	Ferry Road		Woolston	Commercial Building and Setting	196	400	**No - not yet assessed**	Significant		346	40C
704	Ferry Road		Woolston	Dwelling and Setting, Whalebone Cottage	200	401	**No - not yet assessed**	Significant	1945 Category 2	347	40C
147	Fitzgerald Avenue		Central City	Dwelling/Commercial Building and Setting	640	375	**No - not yet assessed**	Significant		314	32C, CC
187	Fitzgerald Avenue		Central City	Dwelling/Commercial Building and Setting	641	376	**No - not yet assessed**	Significant		313	32C, CC
196	Fitzgerald Avenue		Linwood	Dwelling and Setting	202	607	**No - not yet assessed**	Significant	5292 Category 2	315	32C
230	Fitzgerald Avenue		Linwood	Dwelling and Setting, Englefield	203	377	**No - not yet assessed**	Highly Significant	1867 Category 1	316	32C

				Former Ward's Brewery and Setting							
294	Kilmore Street	1-7/173 Chester Street East, 177 Chester Street East, 227 Fitzgerald Avenue, 227 A-C Fitzgerald Avenue, 229 Fitzgerald Avenue, 284 Kilmore Street, 296 Kilmore Street, 1-5/282 Kilmore Street	Central City	Former Maturing Cellars and Administration Offices and Setting	204	374	**No - not yet assessed**	Significant	7512 Historic Area	312	32C, CC
227	Fitzgerald Avenue	1-7/173 Chester Street East, 177 Chester Street East, 227 A-C Fitzgerald Avenue, 229 Fitzgerald Avenue, 1-5/282 Kilmore Street, 284 Kilmore Street, 294 Kilmore Street; 296 Kilmore Street	Central City	Former Boiler House and Setting	1295	374	**No - not yet assessed**	Significant	7512 Historic Area	632	32C, CC
14	Fleming Street		North New Brighton	Dwelling and Setting	1325	567	**No - not yet assessed**	Significant	7322 Category 2	733	26C
9	**Ford Road**		**Opawa**	**Dwelling and Setting**	**1439**	**671**	**Yes**	**Significant**	**3813 Category 2**	842	**39C**
155	French Farm Valley Road		Wainui	Dwelling and Setting	1332	573	**No - not yet assessed**	Highly Significant	7708	740	73C

									Category 1		
99A	Gasson Street		Sydenham	MED Substation and Setting	207	357	**No - not yet assessed**	Significant		290	39C
	Gebbies Pass Road, between Christchurch Akaroa-Park Hill		Motukarara	Water Trough and Setting	1165	559	**N/A**	Significant		32	R3C
834	Gebbies Pass Road		Teddington	St Peter's Church and Setting	1083	5	**No - not yet assessed**	Highly Significant		332	R1C
1	Gladstone Quay	4 Donald Street	Lyttelton	Former Lyttelton Borough Council Stables and Setting	1076	520	**Yes** **~~Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric~~**	Highly Significant		420	52C; H31
12	Glandovey Road		Fendalton	Dwelling and Setting	208	210	**No - not yet assessed**	Significant	3804 Category 2	41	31C; H8
27	Glandovey Road		Fendalton	Dwelling and Setting	209	423	**No - not yet assessed**	Significant	3805 Category 2	43	31C; H8
60	Glandovey Road		Fendalton	Dwelling and Setting	213	427	**No - not yet assessed**	Highly Significant	3806 Category 2	51	31C; H8
70	Glandovey Road		Fendalton	Dwelling and Setting	212	428	**No - not yet assessed**	Significant	3807 Category 2	53	31C
19	Gleneagles Terrace		Fendalton	Dwelling and Setting, Hatherley	215	420	**No - not yet assessed**	Significant		33	31C
	Gloucester Street, between	142 **~~Oxford~~** **Cambridge** Terrace	Central City	Gloucester Street Bridge and Setting	115	582	**N/A**	Highly Significant	1831 Category 2	229	32C; H16

	Durham-Oxford										
2	Gloucester Street		Central City	Former Dwelling and Setting, Rolleston House	216	268	**No - not yet assessed**	Significant	3729 Category 2	142	32C; H15
42	Gloucester Street		Central City	Dwelling and Setting, Orari	217	285	**No - not yet assessed**	Significant	3712 Category 2	179	32C; H15
53	Gloucester Street		Central City	Dwellings and Setting, Mildenhall	218	300	**No - not yet assessed**	Significant		200	32C; H15
66	Gloucester Street		Central City	Former CSA / CoCA Gallery and Setting	1354	598	**Yes**	Highly Significant		745	32C; H15
145	Gloucester Street		Central City	Theatre Royal including all of that part of the building south of the proscenium arch but excluding the new part of the building on the eastern side of the seismic wall, and Setting	222	331	**No - not yet assessed**	Highly Significant	1936 Category 1	257	32C; H16
6	Godley Quay		Lyttelton	Dwelling and Setting	677	85	**No - not yet assessed**	Highly Significant	2014 Category 2	368	52C; H30
14	Godley Quay		Lyttelton	Dwelling and Setting, Lochranza	676	90	**No - not yet assessed**	Significant	3087 Category 2	367	52C; H30
16	Godley Quay		Lyttelton	Dwelling and Setting, Dalcroy House	768	95	**No - not yet assessed**	Highly Significant	737~~9~~**6** Category 2	366	52C; H30
26	Godley Quay		Lyttelton	Dwelling and Setting	1134	122	**No - not yet assessed**	Significant		363	52C; H30
45	Godley Quay		Lyttelton	Graving Dock and Setting	773	515	**N/A**	Highly Significant	4389 Category 1	364	58C
	Governors Bay - Teddington		Governors Bay	Bridge/Culvert and Setting	1182	592	**N/A**	Significant		694	60C

	Road, between Church-Allandale										
	Governors Bay Road, between Omaru-Sandy Beach		Lyttelton	Governors Bay Road Bridge/Culvert and Setting	1180	591	**N/A**	Significant		696	57C
8	Governors Bay - Teddington Road		Governors Bay	St Cuthbert's Church and Setting	674	179	**No - not yet assessed**	Highly Significant	281 Category 1	298	60C
8	Governors Bay - Teddington Road		Governors Bay	Former Vicarage and Setting, St Cuthbert's	1375	640	**No - not yet assessed**	Significant		790	60C
31	Governors Bay - Teddington Road		Governors Bay	Dwelling and Setting, Ohinetahi	675	557	**No - not yet assessed**	Highly Significant	3349 Category 1	303	60C
59	Grehan Valley Road		Akaroa	Dwelling and Setting	727	113	**No - not yet assessed**	Significant	5290 Category 2	611	77C; H35
81	Grehan Valley Road		Akaroa	Dwelling and Setting	669	15	**No - not yet assessed**	Significant	1721 Category 2	612	77C; H35
250	Grehan Valley Road		Akaroa	Dwelling and Setting	1170	~~478~~ **658**	**No - not yet assessed**	Significant		616	R5C
16	Hackthorne Road		Cashmere	Dwelling and Setting, Hursthaven	226	250	**No - not yet assessed**	Significant		103	45C
30	Hackthorne Road		Cashmere	Dwelling and Setting, Blakeney	227	253	**No - not yet assessed**	Significant		107	45C
64H	Hackthorne Road	**97 Cashmere Road, 16 and 18 Delhi Place, 8 and 9 Sasaram**	Cashmere	Second World War Bunkers/ Cracroft Caverns **(underground heritage item)**	~~634~~ **1431**	N/A	**Yes** ~~**Scheduled interior heritage fabric**~~	Highly Significant		674	45C; H42

		Lane, 39B Bengal Drive					~~identified in Register of Interior Heritage Fabric~~				
141	Hackthorne Road		Cashmere	Dwelling and Setting	229	314	**No - not yet assessed**	Significant		227	46C
200	Hackthorne Road		Cashmere	Sign of the Takahe and Setting	230	321	**Yes** ~~Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric~~	Highly Significant	275 Category 1	241	51C
				Hagley Park							
445	Hagley Avenue	6, 10 and 12 Riccarton Avenue, 1 Harper Avenue.	Central City	Hagley Park	1395	N/A	**N/A**	Highly Significant		810	31C, 38C, CC, H9, H10, H15
445	Hagley Avenue		Central City	Cricket Pavilion and Setting	458	242	**No - not yet assessed**	Highly Significant	3656 Category 2	93	38C, CC
	Park Terrace, between Armagh- Hagley Park	5,6,7,8 Riccarton Avenue	Central City	Hagley Park Bridge and Setting	618	259	**N/A**	Highly Significant	1834 Category 2	131	32C; H15
6	Riccarton Avenue		Central City	Bandsmen's Memorial Rotunda and Setting	457	244	**No - not yet assessed**	Highly Significant	3093 Category 2	100	38C, CC
510	Hagley Avenue		Central City	Former West Christchurch School/Hagley Community College and Setting	231	249	**No - not yet assessed**	Highly Significant	1874 Category 2	102	38C, CC
				St Mary's Church							

329	Halswell Road		Halswell	St Mary's Church and Setting	232	192	**No - not yet assessed**	Highly Significant	3135 Category 2	17	44C; H28
329	Halswell Road		Halswell	St Mary's Church Lychgate and Setting	1334	192	**N/A**	Significant		751	44C; H28
329	Halswell Road		Halswell	St Mary's Church Graveyard	1335	N/A	**N/A**	Highly Significant		766	44C; H28
339	Halswell Road	301, 341 Halswell Road	Halswell	Halswell War Memorial and Setting	1330	572	**N/A**	Highly Significant		738	44C; H28
59	Hansons Lane	~~**69 Suva Street**~~	Upper Riccarton	Former Dwelling and Setting, Stevenholme/ Rannerdale House	234	~~**196**~~ **655**	**No - not yet assessed**	Significant		24	37C; H18
75	Hansons Lane		Upper Riccarton	Dwelling and Setting, Strone	235	198	**No - not yet assessed**	Significant		25	37C
				St Paul's Church							
1	Harewood Road		Papanui	St Paul's Church Graveyard	1318	N/A	**N/A**	Highly Significant	7635 Category 2	665	24C
1	Harewood Road		Papanui	St Paul's Church and Setting	237	622	**No - not yet assessed**	Highly Significant	7635 Category 2	666	24C
				St James' Church							
750	Harewood Road		Harewood	St James' Church Lychgate and Setting	1343	418	**N/A**	Significant		14	17C; H2
750	Harewood Road		Harewood	St James' Church and Setting	238	418	**No - not yet assessed**	Significant		748	17C; H2
750	Harewood Road		Harewood	St James' Church Graveyard	1287	N/A	**N/A**	Significant		653	17C; H2
14	Hawford Road		Opawa	Dwelling and Setting, Fifield	593	390	**No - not yet assessed**	Significant		336	46C; H25
	Harper Avenue, Bealey Avenue, Carlton Mill	**6 Riccarton Avenue**	**Central City**	**Carlton Bridge and Setting**	**1457**	**681**	**N/A**	**Significant**		**859**	**31C; CC**

	Road, Park Terrace intersection										
50	Hawke Street	46 Hawke Street	New Brighton	St Faith's Church and Setting	239	468	**No - not yet assessed**	Highly Significant		444	26C; H4
70	Heaton Street		Merivale	Dwelling and Setting	245	435	**No - not yet assessed**	Significant	3713 Category 2	74	31C; H6
74	Heaton Street		Merivale	Dwelling and Setting	246	437	**No - not yet assessed**	Significant	3716 Category 2	75	31C; H6
83	Heaton Street	83 A, B, C Heaton Street	Merivale	Elmwood Park	243	N/A	**N/A**	Significant		672	31C; H6
98	Heaton Street		Merivale	Dwelling and Setting	1364	630	**No - not yet assessed**	Significant	3714 Category 2	781	31C; H6
	Helmores Lane, between Harper-Desmond		Merivale	Bridge and Setting	248	237	**N/A**	Highly Significant	1798 Category 2	85	31C
2	Helmores Lane		Merivale	Dwelling and Setting	249	238	**No - not yet assessed**	Significant		86	31C
16	Helmores Lane		Merivale	Dwelling and Setting	250	236	**No - not yet assessed**	Significant		84	31C; H9
	Hereford Street, between Cambridge-Oxford	**100, 110 Cambridge Terrace**	**Central City**	**Hereford Street Bridge and Setting**	**1458**	**682**	**N/A**	**Significant**		**860**	**32C; H16**
167	**Hereford Street**		**Central City**	**Commercial Building and Setting**	**1435**	**668**	**No - not yet assessed**	**Significant**		**840**	**32C; H16**
272	Hereford Street		Central City	St Luke's Chapel and Setting	268	370	**Yes**	Significant	5328 Category 2	304	32C, CC
300	Hereford Street		Central City	Dwelling and Setting	269	372	**No - not yet assessed**	Significant		306	32C, CC

59	Hewitts Road		Merivale	Former Dwelling and Setting, Te Koraha	270	240	**No - not yet assessed**	Highly Significant	3130 Category 2	88	31C
59	Hewitts Road		Merivale	St Andrew's Church and Setting	271	239	**Yes**	Highly Significant	304 Category 1	87	31C
129	**High Street**		**Central City**	**Commercial Building and Setting, Former Bank of New Zealand**	**1403**	**652**	**Yes - limited to strong room and door with its locking mechanism, interior structural elements - floors, ceilings, beams, walls, columns and piers**.	**Significant**		**814**	**39C; H20**
135	High Street	**1-3 135 High Street, 267 St Asaph Street**, 139 High Street, 141 High Street, 143 High Street, **147 High Street, 151 High Street,** 155 High Street,~~**157 High Street,**~~ 159 High Street, 161 High Street, 163 High Street, 165 High Street, ~~**153 High**~~	Central City	Commercial Building and Setting, Duncan's Buildings	~~**274**~~ **1432**	604	**No - not yet assessed**	Significant	1864 Category 2	693	39C; H20

		~~Street, 145 High Street~~									
158	High Street		Central City	Commercial Building **Façade** and Setting, Former C F Cotter and Company	~~275~~ **1408**	~~471~~ **657**	**N/A**	Significant		280	39C; H20
181	High Street	238 Tuam Street, 179 High Street	Central City	Commercial Building Façade and Setting, Former A J Whites	1313	555	**N/A**	Significant	1909 Category 2	642	39C; H20
201	High Street	203 High Street	Central City	Commercial Building Façade and Setting	283	346	**N/A**	Significant		274	39C; H20
225	High Street		Central City	Commercial Building and Setting	286	339	**No - not yet assessed**	Significant		266	39C; H19
				High Street Triangles and Settings							
189F	High Street	Corner of High and Tuam Streets	Central City	Triangle Reserve and Setting	1282	349	**N/A**	Significant		279	39C; H20
192F	High Street	153 Manchester Street, corner of High and Manchester Street [North of Lichfield Street]	Central City	Triangle Reserve and Setting	1362	341	**N/A**	Significant		269	39C; H20
215F	High Street	211F High Street, Corner of High and Manchester Street [South of Lichfield Street]	Central City	Triangle Reserve and Setting	1281	343	**N/A**	Significant		272	39C; H20
220F	High Street	Corner of Cashel and High Street [South of Cashel Street]	Central City	Triangle Reserve and Setting	1279	334	**N/A**	Significant		261	39C; H19
261F	High Street	Corner of High and Cashel Street [North of Cashel Street]	Central City	Triangle Reserve and Setting	1359	601	**N/A**	Significant		747	39C; H19

291F	High Street	Corner of Colombo and Hereford Street	Central City	Triangle Reserve and Setting	272	328	**N/A**	Significant		253	32C; H16
153	Holly Road		St Albans	Dwelling and Setting	294	458	**No - not yet assessed**	Significant	3715 Category 2	236	32C
43	Holmwood Road		Fendalton	Dwelling and Setting	298	233	**No - not yet assessed**	Significant	3808 Category 2	80	31C; H9
90	Ilam Road		Ilam	Former Dwelling and Setting, Okeover	300	201	**No - not yet assessed**	Significant		29	31C; H12
				Ilam							
129	Ilam Road	77, 77A, 77B, 89, 87, 90, 106 Ilam Road; 9, 9A Maidstone Road, 68, 74 Waimairi Road; 2 Homestead Lane; 12 Siska Place	Ilam	Former Ilam Gardens	302	N/A	**N/A**	Highly Significant		656	31C; H12
129	Ilam Road	77, 77A, 77B, 89, 87, 90, 106 Ilam Road; 9, 9A Maidstone Road, 68, 74 Waimairi Road; 2 Homestead Lane; 12 Siska Place	Ilam	Former Dwelling and Setting, Ilam	301	620	**No - not yet assessed**	Highly Significant		657	31C; H12
5	Jacksons Road	9 Jacksons Road	Fendalton	Dwelling and Setting	303	219	**No - not yet assessed**	Significant		58	31C; H9
47	Jacksons Road		Lyttelton	Dwelling and Setting	1129	49	**No - not yet assessed**	Significant		375	52C; H31
46	Jeffreys Road		Fendalton	Dwelling and Setting	305	426	**No - not yet assessed**	Significant		48	31C
509	Johns Road	507 Johns Road	Belfast	Harewood Crematorium, Chapel and Setting	1351	615	**No - not yet assessed**	Highly Significant		774	18C

5	Julius Place		Akaroa	St Peter's Vicarage and Setting	1025	20	**No - not yet assessed**	Significant		543	77C; H36
				Riccarton							
16	Kahu Road	12 Kahu Road	Fendalton	Riccarton Grounds	1315	N/A	**N/A**	Highly Significant	1868 Category 1	661	31C; H13
16	Kahu Road		Fendalton	Riccarton Bush	647	N/A	**N/A**	Highly Significant	1868 Category 1	660	31C; H13
16	Kahu Road	12 Kahu Road	Fendalton	Former Dwelling and Setting, Deans Cottage	307	621	**Yes**	Highly Significant	3679 Category 1	662	31C; H13
16	Kahu Road	12 Kahu Road	Fendalton	Former Dwelling and Setting, Riccarton	306	621	**No - not yet assessed**	Highly Significant	1868 Category 1	663	31C; H13
39	Kahu Road	31A Kahu Road	Fendalton	Former Riccarton Farm Buildings and Setting	1291	215	**No - not yet assessed**	Significant		645	31C; H13
				Christchurch Boys' High School							
39	Kahu Road		Fendalton	Christchurch Boys' High School Main Block including east wing and Setting	506	214	**No - not yet assessed**	Highly Significant	3658 Category 1	52	31C; H13
39	Kahu Road		Fendalton	Christchurch Boys' High School War Memorial and Setting	1360	214	**N/A**	Highly Significant		754	31C; H13
629	Kaituna Valley Road		Motukarara	Sign of the Packhorse and Setting	1164	522	**No - not yet assessed**	Highly Significant		348	R1C
				Former Halswell Quarry							
185	Kennedys Bush Road		Halswell	Former Halswell Quarry	648	N/A	**N/A**	Highly Significant		654	50C
185	Kennedys Bush Road		Halswell	Former Dwelling and Setting, Halswell Quarry Manager's	309	618	**Yes** **~~Scheduled interior~~**	Significant	7223 Category 2	655	49C

				Residence, Garden and Garage			~~heritage fabric identified in~~ Register of Interior ~~Heritage Fabric~~				
185	Kennedys Bush Road		Halswell	Remaining Former Halswell Quarry Crusher Buildings, Foundations, Retaining Walls and Setting	1317	618	Yes ~~Scheduled interior heritage fabric identified in~~ Register of Interior ~~Heritage Fabric~~	Significant		658	50C
185	Kennedys Bush Road		Halswell	Former Halswell Quarry Singlemen's Quarters and Setting	1316	618	Yes ~~Scheduled interior heritage fabric identified in~~ Register of Interior ~~Heritage Fabric~~	Significant		724	50C
185	Kilmore Street		Central City	Former Vicarage of the Church of St Luke the Evangelist and Setting	315	344	No - not yet assessed	Significant	3132 Category 1 7716 Wāhi Tapu	278	32C; H11
228	Kilmore Street	226 Kilmore Street	Central City	Commercial Building and Setting	316	367	No - not yet assessed	Significant	9744 Category 2	300	32C; H16
250	Kilmore Street		Central City	Dwelling and Setting	319	371	No - not yet assessed	Significant		305	32C; CC

50	Kirk Road		Templeton	St Saviour's Church and Setting	321	182	**No - not yet assessed**	Significant	3075 Category 2	1	35C
14	Kirkwood Avenue		Riccarton	Dwelling and Setting	322	204	**No - not yet assessed**	Significant		31	31C
35	Knowles Street		St Albans	Dwelling and Setting, Cobham	323	~~441~~ **669**	**No - not yet assessed**	Significant	1883 Category 2	92	24C; H39
~~19~~	~~Kotare Street~~	-	~~Fendalton~~	~~Dwelling and Setting~~	~~324~~	~~209~~		~~Significant~~		~~42~~	~~31C; H13~~
1	Latimer Square		Central City	Latimer Square and Setting	325	355	**N/A**	Highly Significant		287	32C; H16
~~530~~ **546**	Le Bons Bay Road	~~546 Le Bons Bay Road~~	Le Bons Bay	Peace Memorial Library and Setting	719	~~545~~ **662**	**No - not yet assessed**	Significant	7321 Category 2	626	71C
41	Leinster Road		Merivale	Dwelling and Setting	327	434	**No - not yet assessed**	Significant	3717 Category 2	73	31C; H6
61	Leinster Road		Merivale	Dwelling and Setting	328	438	**No - not yet assessed**	Significant	3718 Category 2	76	31C; H6
92	Lichfield Street		Central City	Commercial Building and Setting, Former Sargood Son and Ewen	334	338	**No - not yet assessed**	Highly Significant		264	39C; H19
96	Lichfield Street		Central City	Commercial Building and Setting, Former Wellington Woollen Mills Manufacturing Company	333	340	**No - not yet assessed**	Highly Significant	1899 Category 1	268	39C; H19
338	Lincoln Road	1-29/336 Lincoln Road, 338A Lincoln Road	Addington	Former Addington Gaol, Wall and Setting	338	230	**No - not yet assessed**	Highly Significant	7467 Category 2	649	38C; H22
70E	Linwood Avenue		Linwood	MED Substation	624	N/A	**No - not yet assessed**	Significant		697	32C; H14

447	Linwood Avenue		Bromley	Canterbury Crematorium and Setting	1322	564	**No - not yet assessed**	Significant		730	40C
14	London Street	14A London Street	Lyttelton	Commercial Building and Setting	1049	175	**No - not yet assessed**	Significant		408	52C; H31
15	London Street		Lyttelton	Commercial Building and Setting	1078	150	**No - not yet assessed**	Significant		404	52C; H31
18A	London Street		Lyttelton	Commercial Building and Setting	1050	176	**No - not yet assessed**	Significant		406	52C; H31
31	London Street		Lyttelton	Commercial Building and Setting, Former Maher's Drapery	1206	509	**No - not yet assessed**	Highly Significant		398	52C; H31
47	London Street		Lyttelton	Commercial Building and Setting	1055	151	**No - not yet assessed**	Significant		389	52C; H31
62	London Street		Lyttelton	Dwelling and Setting	766	513	**Yes** **~~Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric~~**	Highly Significant	7370 Category 2	386	52C; H31
64	London Street		Lyttelton	Dwelling and Setting	1119	28	**No - not yet assessed**	Significant		385	52C; H31
66	London Street		Lyttelton	Dwelling and Setting	1118	114	**No - not yet assessed**	Significant		383	52C; H31
52	Longfellow Street		Sydenham	Dwelling and Setting	343	350	**No - not yet assessed**	**Highly** Significant	3719 Category 2	281	39C; H24
53	Lukes Road		Okains Bay	Dwelling and Setting, Wharenui	694	162	**No - not yet assessed**	Significant	5281 Category 2	614	66C
				Holy Trinity Avonside							
20	Lychgate Close	122 Avonside Drive, 20A Lychgate Close	Linwood	Holy Trinity Avonside Lychgate and Setting	1358	386	**N/A**	Significant		763	32C; H14

20	Lychgate Close	122 Avonside Drive, 20A Lychgate Close	Linwood	Holy Trinity Avonside Graveyard and Setting	45	386	**N/A**	Highly Significant		330	32C; H14
	Magazine Bay Foreshore		Lyttelton	Magazine and Setting	695	549	**No - not yet assessed**	Highly Significant	7234 Category 1	637	58C
24	McDougall Avenue		St Albans	Former Dwelling and Setting, Fitzroy	377	443	**Yes**	Highly Significant	1908 Category 2	99	31C
2	MacMillan Avenue		Cashmere	Cashmere Hills Presbyterian Church and Setting	345	289	**No - not yet assessed**	Highly Significant	1842 Category 2	197	46C
				Former Governors Bay School and School Master's House							
112	Main Road		Governors Bay	Former Governors Bay School and Setting	672	76	**Yes** **~~Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric~~**	Significant	5434 Category 2	309	57C
112	Main Road		Governors Bay	Former Governors Bay School Master's House and Setting	673	76	**Yes** **~~Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric~~**	Significant	5435 Category 2	307	57C

2	Main Road		Ferrymead	Former Dwelling and Setting	349	406	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Significant	3101 Category 2	362	47C
145F	Main Road	167 Main Road	Redcliffs	Redcliffs Tram/Bus Shelter, Wall and Setting	350	408	**N/A**	Significant		449	48C
186	Main Road		Redcliffs	Commercial Building and Setting	43	407	**No - not yet assessed**	Significant		447	48C
				Kapuatohe Historic Reserve							
663	Main North Road	665 Main North Road	Belfast	Kapuatohe Reserve	1361	N/A	**N/A**	Significant		759	11C; H1
66**35**	Main North Road	66**53** Main North Road	Belfast	Dwelling and Setting	1294	614	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Significant		109	11C; H1
66**53**	Main North Road	66**35** Main North Road	Belfast	Dwelling and Setting, Belfast School Master's House	352	614	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior**~~	Highly Significant	3350 Category 2	114	11C; H1

							~~Heritage Fabric~~				
774	Main North Road		Belfast	Commercial Building and Setting, Scanes Store	354	454	**No - not yet assessed**	Significant		187	12C
831	Main North Road		Belfast	St David's Church and Setting	353	456	**No - not yet assessed**	Highly Significant	3810 Category 2	215	12C
				St Peter's Church							
24	Main South Road	Part of 25, 25A Yaldhurst Road	Upper Riccarton	St Peter's Church – Graveyard and Setting	355	193	**N/A**	Highly Significant		19	30C; H18
24	Main South Road	Part of 25, 25A Yaldhurst Road	Upper Riccarton	St Peter's Church and Setting	1285	193	**No - not yet assessed**	Highly Significant	1792 Category 2	18	30C; H18
24	Main South Road	Part of 25, 25A Yaldhurst Road	Upper Riccarton	St Peter's Church Lychgate and Setting	1314	193	**N/A**	Significant		641	30C; H18
29	**Major Aitken Drive**		**Cashmere**	**Former Cashmere Sanatorium Open Air Hut and Setting**	**1456**	**680**	**Yes**	**Significant**		**858**	**46C**
159	**Manchester Street**		**Central City**	**Commercial Building and Setting, Former Canterbury Terminating Building Society**	**1402**	**651**	**Yes - limited to structure, lift, and staircase including light fittings.**	**Highly Significant**		**813**	**39C; H20**
217	Manchester Street	**124 Worcester Street**	Central City	~~Former~~ Commercial Building **and Setting**, **Shand's**	256	608	**No - not yet assessed**	Significant	307 Category 1	233	32C; H16
~~218R~~	~~Manchester Street~~		~~Central City~~	~~Former MED Converter Station, Substation and Setting~~	~~372~~	~~345~~		~~Significant~~		~~276~~	~~32C; H16~~
248	Manchester Street		Central City	Former Church of St Luke the Evangelist	1290	646	**No - not yet assessed**	Significant		630	32C; H11

				Bell Tower and Setting The extent of the setting area around the Bell Tower, measured from the base of timber buttresses of the structure for all directions, is 5 metres to the west, 4 metres to the east, 3 metres to the north, and 3 metres to the south							
387	Manchester Street		Central City	Former Dwelling and Setting, Holly Lea/McLean's Mansion	373	332	**No - not yet assessed**	Highly Significant	300 Category 1	259	32C; H10
23	Mandeville Street		Riccarton	Former Dwelling and Setting	374	221	**No - not yet assessed**	Significant	7311 Category 2	62	38C
				New Brighton Beachfront							
213	Marine Parade	**195 Marine Parade,** 213R Marine Parade, **Marine Parade and Brighton Mall Road Reserve**	New Brighton	New Brighton Clock Tower and Setting	602	~~469~~ **670**	**No - not yet assessed**	Significant		446	27C; H4
213	**Marine Parade**	**195 Marine Parade, 213R Marine Parade, Marine Parade and Brighton Mall Road Reserve**	**New Brighton**	**New Brighton War Memorial, Amphitheatre and Setting**	**1438**	**670**	**N/A**	**Highly Significant**		**841**	**27C; H4**

~~9~~ **5**	Matai Street East		Riccarton	Former Pumphouse and Setting, Pump No. 24.	613	228	**No - not yet assessed**	Significant		70	31C
37	Maunsell Street		Woolston	Dwelling and Setting, Bloomsbury	599	398	**No - not yet assessed**	Significant	7134 Category 2	344	47C
4	Medbury Terrace		Fendalton	Dwelling and Setting, Avonhoe	378	208	**No - not yet assessed**	Significant		38	31C; H8
46	Memorial Avenue		Fendalton	Dwelling and Setting, Colwell	379	421	**No - not yet assessed**	Significant		34	31C; H8
239	Middle Road		Pigeon Bay	Dwelling and Setting, former Burnside	776	79	**No - not yet assessed**	Significant	5282 Category 2	472	67C
7	Middleton Road		Upper Riccarton	Dwelling and Setting, Midway	383	202	**No - not yet assessed**	Significant		631	31C
19E	Millar Street		Sydenham	MED Substation and Setting	489	356	**No - not yet assessed**	Significant		288	39C
259	Milton Street		Sydenham	Former MED Substation and Setting	601	322	**No - not yet assessed**	Significant		239	39C; H24
20	Mona Vale Avenue		Riccarton	Dwelling and Setting	384	224	**No - not yet assessed**	Significant		66	31C
178	Moncks Spur Road		Moncks Spur	Dwelling and Setting	597	616	**No - not yet assessed**	Significant		702	47C
181	Montreal Street		Central City	Commercial Building and Setting, Former W. Williamson Construction Company	1353	597	**No - not yet assessed**	Significant		744	39C; H19
279	Montreal Street		Central City	Dwellings and Setting, West Avon Flats	387	552	**No - not yet assessed**	Significant	1944 Category 2	189	32C; H15
311	Montreal Street		Central City	Dwelling and Setting	389	286	**No - not yet assessed**	Significant		183	32C; H15
381	Montreal Street	32 Salisbury Street	Central City	Dwelling and Setting, Ironside House	487	288	**Yes**	Significant		185	32C; H10
402	Montreal Street		Central City	Dwelling and Setting	391	294	**No - not yet assessed**	Significant	3102	190	32C; H10

									Category 2		
404	Montreal Street		Central City	Dwelling and Setting	392	293	**No - not yet assessed**	Significant	3103 Category 2	193	32C; H10
406	Montreal Street		Central City	Dwelling and Setting	393	292	**No - not yet assessed**	Significant		194	32C; H10
2/408	Montreal Street		Central City	Dwelling and Setting	394	291	**No - not yet assessed**	Significant		192	32C; H10
367	Moorhouse Avenue		Central City	Former Grosvenor Hotel and Setting	398	359	**No - not yet assessed**	Significant		292	39C; CC
26a	Nash Road	15, 26b, 26, 28 Nash Road; 42, 46, 54 Aidanfield Drive	Oaklands	Former Mount Magdala Chapel/ St John of God Chapel and Setting	402	191	**No - not yet assessed**	Highly Significant	4393 Category 1	20	44C; H26
62	Nayland Street		Sumner	Dwelling and Setting	403	413	**No - not yet assessed**	Significant		459	48C
23	New Regent Street	3-8, 10-14, 16-17, 19, 21, 23-26, 28-35, 38 New Regent Street; 153 Gloucester Street; 157A Gloucester Street; 166 Armagh Street; 180 Armagh Street	Central City	New Regent Street Shops and Setting	404	336	**No - not yet assessed**	Highly Significant	4385 Category 1 7057 Historic Area	262	32C; H16
1	Norwich Quay		Lyttelton	Signal Box and Setting	1094	519	**No - not yet assessed**	Significant		427	52C; H31
2	Norwich Quay		Lyttelton	Commercial Building and Setting -	1372	637	**No - not yet assessed**	Significant		787	R1C, 52C, H31
5	Norwich Quay		Lyttelton	Former Harbour Board Office and Setting	735	174	**No - not yet assessed**	Significant	1815 Category 2	413	52C; H31
40	Norwich Quay		Lyttelton	Mitre Hotel and Setting	1060	40	**No - not yet assessed**	Significant		387	52C; H31
894	Okains Bay Road		Okains Bay	Dwelling and Setting, Rowandale	696	534	**No - not yet assessed**	Highly Significant	7283 Category 2	618	R5C

1048	Okains Bay Road		Okains Bay	Dwelling and Setting, Kawatea	717	139	**No - not yet assessed**	Significant	5275 Category 2	619	68C
1130	Okains Bay Road		Okains Bay	Former Library and Setting	690	532	**No - not yet assessed**	Significant	1731 Category 2	621	68C; H32
1131	Okains Bay Road		Okains Bay	St John the Evangelist Church and Setting	715	144	**No - not yet assessed**	Highly Significant	1715 Category 2	620	68C; H32
1147	Okains Bay Road		Okains Bay	Former Okains Bay School and Setting	1184	62	**No - not yet assessed**	Significant		623	68C; H32
1162	Okains Bay Road		Okains Bay	Former Seed Store and Setting	697	59	**No - not yet assessed**	Highly Significant	5278 Category 2	622	68C; H32
1162	Okains Bay Road		Okains Bay	Store, Former Post Office, Dwelling and Setting	689	59	**No - not yet assessed**	Highly Significant	5277 Category 2	625	68C; H32
231	Old Sumner - Lyttelton Road		Lyttelton	Battery Point Battery - Headland and Sentry Post	1229	N/A	**No - not yet assessed**	Highly Significant	7553 Historic Area	767	53C
389	Onuku Road		Akaroa	Karaweko and Setting	~~**1174**~~ **1454**	~~**152**~~ **678**	**No - not yet assessed**	Highly Significant		477	R9C
392	Onuku Road		Akaroa	Te Whare Karakia o Ōnuku and Setting	683	500	**No - not yet assessed**	**Highly** Significant	265 Category 1	478	R9C
41D	Opawa Road		Opawa	Dwelling and Setting, Roxburghe	405	382	**No - not yet assessed**	Significant	3814 Category 2	325	39C
44	Opawa Road		Opawa	Dwelling and Setting, Former Calimo	406	381	**No - not yet assessed**	Significant	3720 Category 2	324	39C
64	Opawa Road		Opawa	Dwelling and Setting, Cardowan	407	385	**No - not yet assessed**	Significant	3815 Category 2	328	39C

	Oxford Street, between End-Norwich		Lyttelton	Pilgrims Landing Site and Setting	736	514	**N/A**	Significant		409	52C; H31
	Oxford Street, between London - Exeter		Lyttelton	Cobblestone Gutters and Setting	1179	560	**N/A**	Significant		410	52C; H31
10	Oxford Street		Lyttelton	Former British Hotel and Setting	1070	157	**No - not yet assessed**	Significant		414	52C; H31
13	Oxford Street		Lyttelton	Commercial Building and Setting	1071	516	**No - not yet assessed**	Significant		416	52C; H31
20	Oxford Street		Lyttelton	Commercial Building and Setting	1320	562	**No - not yet assessed**	Significant		728	52C; H31
26	Oxford Street		Lyttelton	Former Lyttelton Gaol Site	738	N/A	**No - not yet assessed**	Highly Significant	7353 Category 1	701	52C; H31
39	Oxford Street		Lyttelton	Former Warder's House and Setting	767	31	**No - not yet assessed**	Significant	7533 Category 2	419	52C; H31
47	Oxford Street		Lyttelton	Dwelling and Setting	1098	510	**No - not yet assessed**	Significant		424	52C; H31
51	Oxford Street		Lyttelton	Dwelling and Setting	1096	4	**No - not yet assessed**	Significant		425	52C; H31
53	Oxford Street		Lyttelton	Dwelling and Setting	1095	104	**No - not yet assessed**	Significant		428	52C; H31
59	Oxford Street		Lyttelton	Dwelling and Setting	1108	111	**No - not yet assessed**	Significant		430	52C; H31
	Oxford Terrace, intersection with Bangor Street		Central City	Bangor Street No. 3 Pumphouse and Setting	635	587	**No - not yet assessed**	Highly Significant		311	32C; H11
14	Oxford Terrace		Central City	Former Dwelling and Setting	409	273	**No - not yet assessed**	Significant	1912 Category 2	156	39C; H19
95	Oxford Terrace	95A Oxford Terrace	Central City	Former Dwelling and Setting	606	310	**No - not yet assessed**	Significant		217	39C; H19
152	**Oxford Terrace**		**Central City**	**Commercial Building and**	**1401**	**650**	**Yes - limited to original posts and**	**Highly Significant**		**812**	**32C; H16**

				Setting, Former Public Trust Office			**beams, southern staircase, lift cab, lift shaft and lift glazing bars, vehicle turntable and safe doors in the basement and revolving door at the main entrance.**				
153	Oxford Terrace	161 Oxford Terrace	Central City	Captain Robert Falcon Scott Statue and Setting	572	579	**N/A**	Highly Significant	1840 Category 2	226	32C; H16
159	Oxford Terrace	142 Cambridge Terrace	Central City	Former Municipal Chambers and Setting	415	581	**Yes** **~~Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric~~**	Highly Significant	1844 Category 1	225	32C; H16
176	Oxford Terrace		Central City	Former Midland Club and Setting	416	610	**No - not yet assessed**	Significant	3123 Category 2	682	32C; H16
311	Oxford Terrace	320 Cambridge Terrace, 310 Cambridge Terrace, 315 Oxford Terrace	Central City	The Bricks Site, Cairn and Setting	133	586	**N/A**	Highly Significant	7715 Wāhi Tapu	650	32C; H11
20	Papanui Road		St Albans	Commercial Building and Setting	420	263	**No - not yet assessed**	Significant		134	32C

85	Papanui Road		Merivale	Former Dwelling and Setting, Acland House	421	251	**No - not yet assessed**	Significant		106	31C; H7
106	Papanui Road		St Albans	Former Dwelling and Setting	422	451	**No - not yet assessed**	Significant		113	31C; H7
110	Papanui Road		St Albans	Former Dwelling/ School and Setting, Former Rangi Ruru/Roseneath House	423	450	**No - not yet assessed**	Significant		112	31C; H7
122	Papanui Road		St Albans	Dwelling and Setting, Te Wepu	155	448	**No - not yet assessed**	Significant	4923 Category 2	110	31C; H7
146	Papanui Road		St Albans	Dwelling and Setting, Orana	425	446	**No - not yet assessed**	Significant	1910 Category 2	105	31C; H7
166	Papanui Road		St Albans	Dwelling and Setting, Amwell	427	445	**No - not yet assessed**	Significant		104	31C; H7
236	Papanui Road		St Albans	Dwelling and Setting	429	442	**No - not yet assessed**	Significant	1885 Category 2	94	31C
283	Papanui Road		Merivale	Dwelling and Setting, Damsels	433	440	**No - not yet assessed**	Significant	1884 Category 2	89	31C; H39
347	Papanui Road		Papanui	Former Dwelling and Setting, Strowan	434	436	**No - not yet assessed**	Highly Significant	3732 Category 2	78	24C; H39
399	Papanui Road		Papanui	Dwelling and Setting, Woodford	626	433	**Yes**	Significant		71	24C; H39
26	Park Terrace	17 Armagh Street, 17A Armagh Street	Central City	Former Dwelling and Setting, Inveresk	34	276	**No - not yet assessed**	Significant	3117 Category 2	169	32C; H15
26	Park Terrace	25A Cranmer Square	Central City	Former St Margaret's School Building and Setting	158	279	**No - not yet assessed**	Highly Significant	3105 Category 2	173	32C; H15
100	Park Terrace		Central City	Former Bishop's Chapel and Setting	1305	470	**No - not yet assessed**	Highly Significant	296 Category 1	163	32C; H10

122	Park Terrace		Central City	Dwelling and Setting	446	258	**No - not yet assessed**	Significant	1888 Category 2	126	32C; H10
8	Park Terrace		Lyttelton	Erskine Point Gun Emplacement and Setting	1136	548	**N/A**	Significant		351	58C
6	Peartree Lane		Hillsborough	Dwelling and Setting, Glenmore	449	395	**No - not yet assessed**	Significant	3109 Category 2	341	46C
4	Percy Street		Akaroa	Dwelling and Setting	1039	170	**No - not yet assessed**	Significant		516	77C; H37
				Glencarrig							
7	Percy Street		Akaroa	Dwelling and Setting, Glencarrig	659	51	**No - not yet assessed**	Significant	1709 Category 2	520	77C; H37
7	Percy Street		Akaroa	Glencarrig Waterwheel and Setting	1307	51	**N/A**	Significant		644	77C; H37
10	Percy Street		Akaroa	Dwelling and Setting	656	78	**No - not yet assessed**	Significant	3053 Category 2	511	77C; H37
14	Percy Street		Akaroa	Dwelling and Setting	708	22	**No - not yet assessed**	Significant	3054 Category 2	506	77C; H37
20	Percy Street		Akaroa	Dwelling and Setting	1041	138	**No - not yet assessed**	Significant		515	77C; H37
~~**22A**~~ **24**	Percy Street		Akaroa	Dwelling and Setting	1147	37	**No - not yet assessed**	Significant		518	77C; H37
1-37/25	Peterborough Street		Central City	Former Christchurch Teachers College and Setting	440	281	**No - not yet assessed**	Highly Significant	1914 Category 2	176	32C; H10
380	Pettigrews Road		Pigeon Bay	Former Kukupa Side School and Setting	1209	98	**Yes** ~~**Scheduled interior heritage fabric identified**~~	Significant	7495 Category 2	471	67C

							~~in Register of Interior Heritage Fabric~~				
~~38~~	~~Phillips Street~~	-	~~Phillipstown~~	~~Church of the Good Shepherd Vicarage and Setting~~	~~443~~	~~380~~	~~No - not yet assessed~~	~~Significant~~	~~3100~~ ~~Category 2~~	~~323~~	~~39C~~
	Port Hills, Lyttelton and Heathcote		Heathcote/ Lyttelton	Lyttelton Railway Tunnel, Lyttelton and Heathcote Tunnel Portals and Setting (underground heritage item)	760	556	**N/A**	Highly Significant	7172 Category 1	768	52C, 47C; H31
524	**Pound Road**		**Yaldhurst**	**Yaldhurst Memorial Hall and Setting**	**1429**	**663**	**Yes**	**Significant**		**836**	**29C**
340	Prestons Road		Marshland	St Mark's Church and Setting	450	466	**No - not yet assessed**	Significant		329	19C
18	Purau Avenue		Diamond Harbour	Dwelling and Setting, Stoddart's Cottage	671	537	**Yes** ~~Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric~~	Highly Significant	3088 Category 1	448	59C
901	Purau - Port Levy Road		Port Levy	St Paul's Church and Setting	684	542	**No - not yet assessed**	Highly Significant	5370 Category 2	466	R1C
1	Quail Island		Diamond Harbour	Former Quarantine Barracks and Setting	1365	631	**No - not yet assessed**	Highly Significant	7408 Category 1	780	58C, 61C

148	Racecourse Road		Upper Riccarton	Dwelling and Setting, Chokebore Lodge	451	187	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Highly Significant	1791 Category 1	11	30C; H17
				Riccarton Racecourse							
165	Racecourse Road		Riccarton Park	Riccarton Racecourse Tea House and Setting	452	183	**No - not yet assessed**	Highly Significant	5330 Category 2	4	30C; H17
165	Racecourse Road		Riccarton Park	Riccarton Racecourse Public Grandstand and Setting	453	183	**No - not yet assessed**	Highly Significant		5	30C; H17
51	Radley Street		Woolston	Dwelling and Setting	1371	636	**Yes**	Significant		786	39C
3, 5	Randolph Terrace	12 Reserve Terrace	Lyttelton	Dwelling and Setting	1166	172	**No - not yet assessed**	Significant		445	52C; H31
41	Ranfurly Street		St Albans	Dwelling and Setting	454	452	**No - not yet assessed**	Significant	1890 Category 2	180	32C; H7
45	Ranfurly Street		St Albans	Dwelling and Setting	455	453	**No - not yet assessed**	Significant	298 Category 1	188	32C; H7
35	**Rata Street**		**Riccarton**	**Dwelling and Setting**	**1433**	**666**	**Yes**	**Significant**		**838**	**31C**
1	Restell Street		Papanui	Former Papanui Railway Station and Setting	456	431	**No - not yet assessed**	Highly Significant	7415 Category 2	61	24C
1	Retreat Road		Avonside	MED Substation and Setting	600	388	**No - not yet assessed**	Significant		334	32C
2	Riccarton Avenue		Central City	Nurses' Memorial Chapel and Setting	460	252	**Yes**	Highly Significant	1851 Category 1	108	38C, CC

							~~Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric~~				
7	Riccarton Avenue		Central City	Curator's House and Setting	473	255	**Yes** ~~Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric~~	**Highly** Significant	1863 Category 2	128	39C; H19
7	Riccarton Avenue		Central City	Cuningham House and Setting	83	245	**Yes** ~~Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric~~	Highly Significant	1862 Category 2	95	31C; H15
7	Riccarton Avenue		Central City	Moorhouse Statue and Setting	84	255	**N/A**	Highly Significant		127	32C; H15
65	Riccarton Road	69 Riccarton Road	Riccarton	St James' Church and Setting	465	220	**No - not yet assessed**	Highly Significant		60	31C
265	Riccarton Road		Upper Riccarton	Former Holy Name Seminary incorporating the former Dwelling Baron's Court/Kilmead,	463	203	**No - not yet assessed**	Highly Significant	7336 Category 2	30	31C

				Motor House and Setting							
355C	Riccarton Road		Upper Riccarton	Commercial Building and Setting	466	195	**No - not yet assessed**	Significant		22	30C; H18
364	Riccarton Road		Upper Riccarton	Bush Inn Hotel and Setting	464	197	**No - not yet assessed**	Significant		23	30C; H18
393	Riccarton Road		Upper Riccarton	J.R. McKenzie Memorial Children's Library and Setting	1329	571	**Yes** **~~Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric~~**	Significant		737	30C; H18
188	Richardson Terrace	67E Vincent Place	Opawa	Dwelling and Setting, The Hollies	467	391	**No - not yet assessed**	Significant	3112 Category 2	337	39C; H40
25	Ripon Street		Lyttelton	Dwelling and Setting	1175	34	**No - not yet assessed**	Significant		418	52C; H31
290	Riverlaw Terrace		St Martins	Dwelling and Setting, Springbank	469	383	**No - not yet assessed**	Significant	3730 Category 2	326	46C; H25
99	Robinsons Bay Valley Road		Duvauchelle	Dwelling and Setting, Former School Master's House	1173	539	**No - not yet assessed**	Significant		485	R5C
34	**Roker Street**		**Somerfield**	**Sydenham Cemetery**	**1443**	**N/A**	**N/A**	**Highly Significant**		**846**	**45C; 46C**
5	Rolleston Avenue	7, 8 Riccarton Avenue	Central City	Rolleston Statue and Setting	472	257	**N/A**	Highly Significant	1946 Category 2	135	32C; H15
5	Rolleston Avenue	7, 8 Riccarton Avenue	Central City	Fitzgerald Statue and Setting	470	264	**N/A**	Highly Significant		136	39C; H19
9	Rolleston Avenue		Central City	Robert McDougall Art Gallery and Setting	471	256	**Yes** **~~Scheduled interior~~**	Highly Significant	303 Category 1	118	31C; H15

							~~heritage fabric identified in~~ **~~Register of Interior Heritage Fabric~~**				
				Canterbury Museum							
11	Rolleston Avenue		Central City	Canterbury Museum (1870-1882 buildings) and Setting	~~**474**~~ **1437**	257	**No - not yet assessed**	Highly Significant	290 Category 1	124	32C; H15
11	Rolleston Avenue		Central City	Roger Duff Wing South and West Facades and Setting	1379	257	**N/A**	Significant		809	32C; H15
11	Rolleston Avenue		Central City	Centennial Wing East Façade and Setting	1378	257	**N/A**	Significant		808	32C; H15
				Christ's College							
33	Rolleston Avenue		Central City	Christ's College Open Air Classrooms and Setting	483	254	**No - not yet assessed**	Significant	3282 Category 2	115	31C; H15
33	Rolleston Avenue		Central City	Christ's College Former Hare Memorial Library and Classrooms and Setting	476	254	**Yes**	Highly Significant	3278 Category 1	116	31C; H15
33	Rolleston Avenue		Central City	Christ's College School House and Setting	481	254	**No - not yet assessed**	Highly Significant	3280 Category 2	117	31C; H15
33	Rolleston Avenue		Central City	Christ's College Former Condell's House and Setting	478	254	**No - not yet assessed**	Highly Significant	4913 Category 2	119	31C; H15
33	Rolleston Avenue		Central City	Christ's College Former Big School and Setting	482	254	**No - not yet assessed**	Highly Significant	48 Category 1	120	31C; H15
33	Rolleston Avenue		Central City	Christ's College Chapel and Setting	477	254	**No - not yet assessed**	Highly Significant	3277 Category 1	121	31C; H15

33	Rolleston Avenue		Central City	Christ's College Main Quadrangle and Setting	475	254	**N/A**	Significant		122	31C; H15
33	Rolleston Avenue		Central City	Christ's College Jacobs House and Setting	480	254	**No - not yet assessed**	Significant	3279 Category 2	123	31C; H15
33	Rolleston Avenue		Central City	Christ's College Former New Classrooms and Setting	615	254	**No - not yet assessed**	Highly Significant		125	31C; H15
33	Rolleston Avenue		Central City	Christ's College Dining Hall Tower and Hospital and Setting	617	254	**No - not yet assessed**	Highly Significant		129	31C; H15
33	Rolleston Avenue		Central City	Christ's College Memorial Dining Hall and Setting	479	254	**No - not yet assessed**	Highly Significant	3276 Category 1	130	31C; H15
33	Rolleston Avenue		Central City	Christ's College Administration Building and Setting	616	254	**No - not yet assessed**	Significant		132	31C; H15
64	Rolleston Avenue		Central City	Dwelling and Setting	30	267	**No - not yet assessed**	Significant		140	32C; H15
1A	Rue Balguerie		Akaroa	Daly's Wharf, Shelter and Setting	1210	473	**N/A**	Significant		534	77C; H36
3	Rue Balguerie		Akaroa	Former Customhouse and Setting	726	11	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Highly Significant	1717 Category 2	537	77C; H36
10	Rue Balguerie		Akaroa	St Peter's Church and Setting (including the link from the Church to the Hall, but	747	487	**No - not yet assessed**	Highly Significant	267 Category 1	553	77C; H36

				excluding the 1982 Hall itself)							
11	Rue Balguerie		Akaroa	Dwelling and Setting	1019	132	**No - not yet assessed**	Significant		560	77C; H36
12	Rue Balguerie		Akaroa	Dwelling and Setting	1021	128	**No - not yet assessed**	Significant		559	77C; H36
15	Rue Balguerie		Akaroa	Dwelling and Setting	1020	125	**No - not yet assessed**	Significant		563	77C; H36
17	Rue Balguerie		Akaroa	Dwelling and Setting	744	131	**No - not yet assessed**	Significant	5334 Category 2	567	77C; H36
18	Rue Balguerie		Akaroa	Dwelling and Setting	749	129	**No - not yet assessed**	Highly Significant	1711 Category 2	568	77C; H36
21	Rue Balguerie		Akaroa	Dwelling and Setting	745	126	**No - not yet assessed**	Significant	5340 Category 2	569	77C; H36
23	Rue Balguerie		Akaroa	Dwelling and Setting	746	167	**No - not yet assessed**	Significant	1723 Category 2	573	77C; H36
37	Rue Balguerie		Akaroa	Dwelling and Setting, Blythcliffe	713	160	**No - not yet assessed**	Highly Significant	1713 Category 1	581	77C; H36
38	Rue Balguerie		Akaroa	Dwelling and Setting	1150	158	**No - not yet assessed**	Significant		593	77C; H36
42	Rue Balguerie		Akaroa	Dwelling and Setting	763	13	**No - not yet assessed**	Significant	5338 Category 2	597	77C; H36
43	Rue Balguerie		Akaroa	Dwelling and Setting	1022	130	**No - not yet assessed**	Significant		592	77C; H36
44	Rue Balguerie		Akaroa	Dwelling and Setting	1024	115	**No - not yet assessed**	Significant		598	77C; H36
46	Rue Balguerie		Akaroa	Dwelling and Setting	1151	61	**No - not yet assessed**	Significant		601	77C; H36
47	Rue Balguerie		Akaroa	Dwelling and Setting	1152	127	**No - not yet assessed**	Significant		596	77C; H36
55	Rue Balguerie		Akaroa	Dwelling and Setting	1190	9	**No - not yet assessed**	Significant		600	77C; H36

70	Rue Balguerie		Akaroa	Dwelling and Setting, Linton	667	123	**No - not yet assessed**	Highly Significant	1732 Category 2	605	77C
73	Rue Balguerie		Akaroa	Dwelling and Setting, Former Manse	718	488	**No - not yet assessed**	Highly Significant	1720 Category 2	604	77C; H36
3	Rue Benoit		Akaroa	Dwelling and Setting	1197	18	**No - not yet assessed**	Significant		541	77C; H36
26	Rue Benoit		Akaroa	Dwelling and Setting	758	46	**No - not yet assessed**	Significant	1724 Category 2	587	77C; H36
42	Rue Grehan		Akaroa	Dwelling and Setting	1007	124	**No - not yet assessed**	Significant		603	77C; H35
54	Rue Grehan		Akaroa	Dwelling and Setting	731	83	**No - not yet assessed**	Significant	5335 Category 2	606	77C; H35
56	Rue Grehan		Akaroa	Former Libeau Brick Kiln and Setting	1192	56	**No - not yet assessed**	Significant		607	77C; H35
66	Rue Grehan		Akaroa	Dwelling and Setting	1193	~~**476**~~ **660**	**No - not yet assessed**	Significant		610	77C; H35
	Rue Jolie, over Aylmers Stream, adjacent to Bruce Terrace		Akaroa	Rue Jolie Bridge and Setting	753	504	**N/A**	Highly Significant	7195 Category 2	577	77C; H37
40	Rue Jolie		Akaroa	Dwelling and Setting	1008	489	**No - not yet assessed**	Significant		555	77C; H36
103	Rue Jolie		Akaroa	Coronation Library and Setting	665	116	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	**Highly** Significant	1716 Category 2	533	77C; H37

105	Rue Jolie	107 Rue Jolie	Akaroa	Gaiety Hall and Setting	666	484	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Highly Significant	1719 Category 2	532	77C; H37
109A	Rue Jolie		Akaroa	Dwelling and Setting	769	108	**No - not yet assessed**	Significant		530	77C; H37
110	Rue Jolie		Akaroa	Dwelling and Setting	1139	69	**No - not yet assessed**	Significant		525	77C; H37
112	Rue Jolie		Akaroa	Dwelling and Setting	1140	58	**No - not yet assessed**	Significant		522	77C; H37
113	Rue Jolie		Akaroa	Dwelling and Setting	712	43	**No - not yet assessed**	Significant	1736 Category 2	528	77C; H37
114	Rue Jolie		Akaroa	Dwelling and Setting	1029	66	**No - not yet assessed**	Significant		524	77C; H37
115	Rue Jolie		Akaroa	Dwelling and Setting	664	107	**No - not yet assessed**	Significant	1735 Category 2	527	77C; H37
116	Rue Jolie		Akaroa	Dwelling and Setting	1141	84	**No - not yet assessed**	Significant		523	77C; H37
117	Rue Jolie		Akaroa	Dwelling and Setting	1028	19	**No - not yet assessed**	Significant		526	77C; H37
130	Rue Jolie		Akaroa	Dwelling and Setting	709	96	**No - not yet assessed**	Significant	5336 Category 2	512	77C; H37
136	Rue Jolie		Akaroa	Dwelling and Setting	1142	481	**No - not yet assessed**	Significant		505	77C; H37
147A	Rue Jolie		Akaroa	Dwelling and Setting	706	180	**No - not yet assessed**	Significant	9945 Category 2	498	77C; H37
147B	Rue Jolie		Akaroa	Dwelling and Setting	1144	181	**No - not yet assessed**	Significant	1725	499	77C; H37

									Category 2		
153	Rue Jolie		Akaroa	Dwelling and Setting	658	117	**No - not yet assessed**	Significant	1734 Category 2	493	77C; H37
154	Rue Jolie	156 Rue Jolie	Akaroa	Dwelling and Setting	705	120	**No - not yet assessed**	Significant	1727 Category 2	488	77C; H37
158	Rue Jolie		Akaroa	Dwelling and Setting	704	118	**No - not yet assessed**	Significant	1741 Category 2	486	77C; H37
160	Rue Jolie		Akaroa	Masonic Lodge Hall, The Phoenix Lodge and Setting	703	119	**No - not yet assessed**	Highly Significant	1733 Category 2	484	77C; H37
164	Rue Jolie	**162 Rue Jolie**	Akaroa	Dwelling and Setting	1038	495	**No - not yet assessed**	Significant	1726 Category 2	483	77C; H37
	Rue Lavaud, between Balguerie-Beach		Akaroa	Trypot and Setting	1198	523	**N/A**	Significant		539	77C; H36
	Rue Lavaud, between Brittan-Croix		Akaroa	Rue Lavaud Bridge and Setting, Southern	774	502	**N/A**	Significant	1714 Category 2	556	77C; H36
	Rue Lavaud, between Woodills-Grehan		Akaroa	Rue Lavaud Bridge and Setting, Northern	756	503	**N/A**	Significant	1714 Category 2	584	77C; H35
6	Rue Lavaud	4 Rue Lavaud, 4E Rue Lavaud	Akaroa	Grand Hotel and Setting	1005	490	**No - not yet assessed**	Significant		585	77C; H35
8	Rue Lavaud		Akaroa	Dwelling and Setting	755	163	**No - not yet assessed**	Highly Significant	3344 Category 2	591	77C; H35
17	Rue Lavaud		Akaroa	Dwelling and Setting, Windermere	757	8	**No - not yet assessed**	Highly Significant	1743 Category 2	580	77C; H35
18	Rue Lavaud		Akaroa	Dwelling and Setting	721	164	**No - not yet assessed**	Highly Significant	1742 Category 2	578	77C; H35

25	Rue Lavaud		Akaroa	St Patrick's Church and Setting	723	153	**No - not yet assessed**	Highly Significant	266 Category 1	582	77C; H36
33	Rue Lavaud		Akaroa	Former Dwelling/ Commercial Building and Setting	1195	64	**No - not yet assessed**	Significant		575	77C; H36
35	Rue Lavaud		Akaroa	Dwelling and Setting	724	101	**No - not yet assessed**	Significant	5295 Category 2	574	77C; H36
39	Rue Lavaud		Akaroa	Trinity Church, Hall and Setting	725	154	**No - not yet assessed**	Highly Significant	5288 Category 2	571	77C; H36
40	Rue Lavaud		Akaroa	Commercial Building/Dwelling and Setting, Former Peninsula General Store	1009	493	**No - not yet assessed**	Significant		566	77C; H36
41	Rue Lavaud	43 Rue Lavaud	Akaroa	Dwelling and Setting	1012	21	**No - not yet assessed**	Significant		570	77C; H36
42	Rue Lavaud		Akaroa	Commercial Building and Setting	1010	3	**No - not yet assessed**	Significant		564	77C; H36
45	Rue Lavaud		Akaroa	Former Dwelling and Setting	1013	166	**No - not yet assessed**	Significant		565	77C; H36
47	Rue Lavaud		Akaroa	Former Dwelling and Setting	750	499	**No - not yet assessed**	Significant		562	77C; H36
48	Rue Lavaud	44, 46 Rue Lavaud	Akaroa	Madeira Hotel and Setting	1011	492	**No - not yet assessed**	Significant		554	77C; H36
50	Rue Lavaud		Akaroa	Former Madeira Hotel and Setting	751	486	**No - not yet assessed**	Significant	7155 Category 2	558	77C; H36
58	Rue Lavaud		Akaroa	Pharmacy and Setting	729	57	**No - not yet assessed**	Significant	5287 Category 2	550	77C; H36
60	Rue Lavaud		Akaroa	Former Town Hall and Setting	1016	89	**No - not yet assessed**	Highly Significant		547	77C; H36
62	Rue Lavaud		Akaroa	Former Police Station and Setting	1196	475	**No - not yet assessed**	Significant		546	77C; H36
65	Rue Lavaud	63 Rue Lavaud	Akaroa	Former Presbyterian Church and Setting	1014	491	**No - not yet assessed**	Significant	5337	557	77C; H36

									Category 2		
				Akaroa Museum							
71	Rue Lavaud	**5 Rue Balguerie**	Akaroa	Former Dwelling and Setting, Langlois-Eteveneaux Cottage	762	485	**Yes** **~~Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric~~**	Highly Significant	264 Category 1	548	77C; H36
71	Rue Lavaud	**5 Rue Balguerie**	Akaroa	Former Courthouse and Setting	761	485	**Yes** **~~Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric~~**	Significant	1718 Category 2	549	77C; H36
73	Rue Lavaud		Akaroa	Bank of New Zealand Building and Setting	728	27	**No - not yet assessed**	Significant	1710 Category 2	544	77C; H36
74	Rue Lavaud		Akaroa	Former Criterion Hotel and Setting	1309	472	**No - not yet assessed**	Significant	1740 Category 2	627	77C; H36
78	Rue Lavaud		Akaroa	Former Akaroa Post Office and Setting	1199	474	**Yes** **~~Scheduled interior heritage fabric identified in Register of Interior~~**	Significant		540	77C; H36

							~~**Heritage Fabric**~~				
81	Rue Lavaud		Akaroa	Dwelling and Setting	1018	39	**No - not yet assessed**	Significant		545	77C; H36
83	Rue Lavaud		Akaroa	Dwelling and Setting	1080	52	**No - not yet assessed**	Significant		542	77C; H36
84	Rue Lavaud		Akaroa	Banks Peninsula War Memorial and Setting	1017	146	**N/A**	Highly Significant		538	77C; H36
92	Rue Lavaud		Akaroa	Former Women's Rest Room and Setting	1082	524	**Yes** ~~**Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric**~~	Significant		536	77C; H36
1	Rue Pompallier		Akaroa	Former Power House and Setting	752	74	**No - not yet assessed**	Highly Significant	5289 Category 2	579	77C; H36
7	**Rue Pompallier**		**Akaroa**	**French Cemetery**	**1400**	**N/A**	**N/A**	**Highly Significant**		**811**	**77C; H36**
4	Rue Viard		Akaroa	Former Sisters of Mercy Convent and Setting	722	165	**No - not yet assessed**	Significant	3048 Category 2	588	77C; H35
10/142, 144	Rugby Street	1-9/142 Rugby Street	Merivale	Dwelling and Setting, Long Cottage	444	444	**No - not yet assessed**	Significant	1900 Category 2	101	31C; H7
214	Russley Road	190, 216 Russley Road	Avonhead	Former Stables and Setting	485	416	**No - not yet assessed**	Significant		6	23C
76	Rutherford Street		Woolston	Woolston Cemetery	1348	N/A	**N/A**	Highly Significant		776	40C
29	St Albans Street		St Albans	Former St Albans Automatic Telephone Exchange and Setting	1352	596	**No - not yet assessed**	Significant		761	31C; H7

1/204	St Asaph Street	2/204 St Asaph Street, 3/204 St Asaph Street, 4/204 St Asaph Street, 6/204 St Asaph Street, 5/204 St Asaph Street, 7/204 St Asaph Street	Central City	Former P & D Duncan Ltd Building and Setting	503	333	**No - not yet assessed**	Highly Significant	1911 Category 2	256	39C; H19
1/210	St Asaph Street	2/210 St Asaph Street, 3/210 St Asaph Street, 4/210 St Asaph Street	Central City	Former R. Buchanan & Sons' City Foundry and Setting	502	335	**No - not yet assessed**	Highly Significant	1917 Category 2	260	39C; H19
319	St Asaph Street	~~**181 Barbadoes Street, 298 Tuam Street**~~	Central City	Former Community of the Sacred Name Convent and Setting	~~**50**~~ **1436**	364	**No - not yet assessed**	Highly Significant	4387 Category 1	646	39C; H20
5	St Barnabas Lane		Fendalton	Dwelling and Setting, Brenchley	189	211	**No - not yet assessed**	Significant		44	31C; H8
6	St Davids Street		Lyttelton	Former Masonic Lodge Hall, Lodge of Unanimity, and Setting	765	135	**No - not yet assessed**	Highly Significant	7382 Category 2	431	52C; H31
22	St Davids Street		Lyttelton	Dwelling and Setting	1088	47	**No - not yet assessed**	Significant		434	52C; H31
26	St Davids Street		Lyttelton	Former Court Queen of the Isles Foresters' Lodge Hall and Setting	1090	44	**No - not yet assessed**	Highly Significant		435	52C; H31
28	St Davids Street		Lyttelton	Dwelling and Setting	1091	173	**No - not yet assessed**	Significant		436	52C; H31
30	St Davids Street		Lyttelton	Dwelling and Setting	1092	511	**No - not yet assessed**	Significant		437	52C; H31
32	St Davids Street		Lyttelton	Dwelling and Setting	1211	512	**No - not yet assessed**	Significant		438	52C; H31
34	St Davids Street		Lyttelton	Dwelling and Setting	1093	75	**No - not yet assessed**	Significant		439	52C; H31

75	St Davids Street		Lyttelton	Dwelling and Setting	1169	82	**No - not yet assessed**	Significant		442	52C; H31
65	Sandwich Road		Beckenham	Former Beckenham Library and Setting	1349	594	**Yes** **~~Scheduled interior heritage fabric identified in~~** **~~Register of Interior Heritage Fabric~~**	Significant		758	46C
63	Savills Road		Harewood	Dwelling and Setting, Former Tiptree Farm	488	415	**No - not yet assessed**	Highly Significant	282 Category 1	3	22C
5	Sawmill Road		Duvauchelle	Dwelling and Setting	1171	145	**No - not yet assessed**	Significant		589	R5C
26	School Road		Yaldhurst	Dwelling and Setting, Dudley House	1333	574	**No - not yet assessed**	Significant		741	29C
383	Selwyn Street		Addington	Dwelling and Setting	491	246	**No - not yet assessed**	Significant	3698 Category 2	97	38C; H22
389	Selwyn Street		Addington	Dwelling and Setting	492	248	**No - not yet assessed**	Significant	3700 Category 2	98	38C; H22
391	Selwyn Street		Addington	Dwelling and Setting	493	247	**No - not yet assessed**	Significant	3699 Category 2	96	38C; H22
410	Selwyn Street	47 Fairfield Avenue, 7a, 9a, 11a, 13, 13a Braddon Street	Addington	Addington Cemetery and Setting	627	589	**N/A**	Highly Significant		673	38C; H22
30	Shalamar Drive	8 Holmcroft Court	Hoon Hay Valley	Former Cashmere Servants' Quarters and Setting	494	243	**No - not yet assessed**	Significant	3104 Category 2	91	45C; H42
5	Shelley Street		Sydenham	Dwelling and Setting	495	324	**No - not yet assessed**	Significant	3701	243	39C; H24

									Category 2		
6	Shelley Street		Sydenham	Dwelling and Setting	496	325	**No - not yet assessed**	Significant	3702 Category 2	245	39C; H24
13	Spencer Street		Addington	Dwelling and Setting	497	227	**No - not yet assessed**	Significant	4914 Category 2	69	38C
27	Spencerville Road		Spencerville	Dwelling and Setting	498	462	**Yes** **~~Scheduled interior heritage fabric identified in~~ Register of Interior ~~Heritage Fabric~~**	Significant		317	5C
79	Springfield Road	81 Springfield Road, 79E Springfield Road, 75 Springfield Road	St Albans	Te Whatu Manawa Māoritanga O Rēhua and Setting	499	455	**No - not yet assessed**	Highly Significant		198	32C; H7
1-7 102	Springfield Road		St Albans	Dwelling and Setting	623	457	**No - not yet assessed**	Significant		212	32C; H7
12	Starvation Gully Road	67 Starvation Gully Road	Pigeon Bay	Dwelling and Setting, Annandale	686	536	**No - not yet assessed**	Significant	5283 Category 2	473	65C
12	Starvation Gully Road	67 Starvation Gully Road	Pigeon Bay	Farm Building and Setting, Annandale Woolshed	698	535	**No - not yet assessed**	Significant	5284 Category 2	476	65C
40	Stevens Street		Waltham	Former Lancaster Park War Memorial Entrance Gates and Setting	501	379	**Yes** **~~Scheduled interior heritage fabric identified in~~ Register**	Highly Significant	3735 Category 2	319	39C

							~~of Interior Heritage Fabric~~				
47	**Studholme Street**		**Somerfield**	**Somerfield War Memorial Community Centre and Setting**	**1444**	**674**	**Yes**	**Significant**		**856**	**46C**
30	Sullivan Avenue	90 Ensors Road	Woolston	Former Girls' Training Hostel and Setting	1366	632	**No - not yet assessed**	Significant	7636 Category 1	779	39C
2	Summit Road		Lyttelton	Godley Head Battery and associated camp	1373	N/A	**No - not yet assessed**	Highly Significant	7554 Historic Area	788	R1C, 53C, 54C
915	Summit Road		Heathcote/ Lyttelton	Bridle Path	1203	N/A	**N/A**	Highly Significant	7483 Historic Area	699	52C; H30
				Sign of the Kiwi							
2057	Summit Road	2057R Summit Road, 1700 Summit Road	Governors Bay	Sign of the Kiwi and Setting	176	366	**Yes** **~~Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric~~**	Highly Significant	1930 Category 1	299	57C
2057	Summit Road	2057R Summit Road, 1700 Summit Road	Governors Bay	Sign of the Kiwi Grounds and Setting	1346	366	**N/A**	Significant		753	57C
5	Sumner Road		Lyttelton	Former Lyttelton Police Station Cells and Setting	739	137	**No - not yet assessed**	Highly Significant	7355 Category 2	422	52C; H31
27	Sumner Road		Lyttelton	Dwelling and Setting	1086	86	**No - not yet assessed**	Significant		440	52C; H31
29	Sumner Road		Lyttelton	Dwelling and Setting	1168	68	**No - not yet assessed**	Significant		441	52C; H31

31	Sumner Road		Lyttelton	Dwelling and Setting	1167	12	**No - not yet assessed**	Significant		443	52C; H31
				Boulder Bay Baches							
1	Taylors Mistake Bay		Scarborough	Bach and Setting	1393	643	**No - not yet assessed**	Significant		807	54C
2	Taylors Mistake Bay		Scarborough	Bach and Setting	1392	643	**No - not yet assessed**	Significant		806	54C
5	**Taylors Mistake Bay**	-	**Scarborough**	**Bach and Setting**	**1427**	**643**	**No - not yet assessed**	**Significant**		**834**	**54C**
6	Taylors Mistake Bay		Scarborough	Bach and Setting	1391	643	**No - not yet assessed**	Significant		805	54C
7	**Taylors Mistake Bay**	-	**Scarborough**	**Bach and Setting**	**1426**	**643**	**No - not yet assessed**	**Significant**		**833**	**54C**
8	**Taylors Mistake Bay**	-	**Scarborough**	**Bach and Setting**	**1425**	**643**	**No - not yet assessed**	**Significant**		**832**	**54C**
9	**Taylors Mistake Bay**	-	**Scarborough**	**Bach and Setting**	**1424**	**643**	**No - not yet assessed**	**Significant**		**831**	**54C**
				Taylors Mistake Baches - South							
28	Taylors Mistake Bay		Scarborough	Bach and Setting	1390	644	**No - not yet assessed**	Significant		804	54C
30	Taylors Mistake Bay		Scarborough	Bach and Setting	1389	644	**No - not yet assessed**	Significant		803	54C
31	Taylors Mistake Bay		Scarborough	Bach and Setting	1388	644	**No - not yet assessed**	Significant		802	53C
32	Taylors Mistake Bay		Scarborough	Bach and Setting	1387	644	**No - not yet assessed**	Significant		801	53C
33	Taylors Mistake Bay		Scarborough	Bach and Setting	1386	644	**No - not yet assessed**	Significant		800	53C
34	**Taylors Mistake Bay**		**Scarborough**	**Bach and Setting**	**1445**	**644**	**No - not yet assessed**	**Significant**	**7267 Historic Area**	**847**	**53C**
35	**Taylors Mistake Bay**		**Scarborough**	**Bach and Setting**	**1422**	**644**	**No - not yet assessed**	**Significant**	**7267 Historic Area**	**829**	**53C**

36	Taylors Mistake Bay		Scarborough	Bach and Setting	1421	644	No - not yet assessed	Significant	7267 Historic Area	828	53C
37	Taylors Mistake Bay		Scarborough	Bach and Setting	1420	644	No - not yet assessed	Significant	7267 Historic Area	827	53C
38	Taylors Mistake Bay		Scarborough	Bach and Setting	1419	644	No - not yet assessed	Significant	7267 Historic Area	826	53C
39	Taylors Mistake Bay		Scarborough	Bach and Setting	1418	644	No - not yet assessed	Significant	7267 Historic Area	825	53C
40	Taylors Mistake Bay		Scarborough	Bach and Setting	1417	644	No - not yet assessed	Significant	7267 Historic Area	824	53C
41	Taylors Mistake Bay		Scarborough	Bach and Setting	1416	644	No - not yet assessed	Significant	7267 Historic Area	823	53C
42	Taylors Mistake Bay		Scarborough	Bach and Setting	1415	644	No - not yet assessed	Significant	7267 Historic Area	822	53C
43	Taylors Mistake Bay		Scarborough	Bach and Setting	1414	644	No - not yet assessed	Significant	7267 Historic Area	821	53C
44	Taylors Mistake Bay		Scarborough	Bach and Setting	1413	644	No - not yet assessed	Significant	7267 Historic Area	820	53C
45	Taylors Mistake Bay		Scarborough	Bach and Setting	1412	644	No - not yet assessed	Significant	7267	819	53C

									Historic Area		
46	**Taylors Mistake Bay**		**Scarborough**	**Bach and Setting**	**1411**	**644**	**No - not yet assessed**	**Significant**	**7267** **Historic Area**	**818**	**53C**
47	Taylors Mistake Bay		Scarborough	Bach and Setting	1385	644	**No - not yet assessed**	Significant		799	53C
				Taylors Mistake Baches - North							
48	**Taylors Mistake Bay**		**Scarborough**	**Bach and Setting**	**1446**	**675**	**No - not yet assessed**	**Significant**		**848**	**53C**
49	Taylors Mistake Bay		Scarborough	Bach and Setting	1384	~~645~~ **675**	**No - not yet assessed**	Significant		798	53C
51	**Taylors Mistake Bay**		**Scarborough**	**Bach and Setting**	**1447**	**675**	**No - not yet assessed**	**Significant**		**849**	**53C**
52	**Taylors Mistake Bay**		**Scarborough**	**Bach and Setting**	**1448**	**675**	**No - not yet assessed**	**Significant**		**850**	**53C**
55	**Taylors Mistake Bay**		**Scarborough**	**Bach and Setting**	**1449**	**675**	**No - not yet assessed**	**Significant**		**851**	**53C**
56	Taylors Mistake Bay		Scarborough	Bach and Setting	1383	~~645~~ **675**	**No - not yet assessed**	Significant		797	53C
57	Taylors Mistake Bay		Scarborough	Bach and Setting	1382	~~645~~ **675**	**No - not yet assessed**	Significant		796	53C
58	**Taylors Mistake Bay**		**Scarborough**	**Bach and Setting**	**1450**	**675**	**No - not yet assessed**	**Significant**		**852**	**53C**
59	Taylors Mistake Bay		Scarborough	Bach and Setting	1381	~~645~~ **675**	**No - not yet assessed**	Significant		795	53C
60	**Taylors Mistake Bay**		**Scarborough**	**Bach and Setting**	**1451**	**675**	**No - not yet assessed**	**Significant**		**853**	**53C**
68	Taylors Mistake Bay		Scarborough	Bach and Setting	1380	~~645~~ **675**	**No - not yet assessed**	Significant		794	48C

69	**Taylors Mistake Bay**		**Scarborough**	**Bach and Setting**	**1452**	**675**	**No - not yet assessed**	**Significant**		**854**	**48C**
70	**Taylors Mistake Bay**		**Scarborough**	**Bach and Setting**	**1453**	**675**	**No - not yet assessed**	**Significant**		**855**	**48C**
20	**Templar Street**		**Richmond**	**Former Dwelling/Studio, Garden and Setting, The Sutton Heritage House and Garden**	**1405**	**654**	**Yes**	**Highly Significant**	**9845 Category 1**	**816**	**32C**
61A	Tennyson Street		Sydenham	Dwelling and Setting	508	354	**No - not yet assessed**	Significant	1882 Category 2	285	46C
1	The Spur		Clifton	Dwelling and Setting	598	410	**No - not yet assessed**	Highly Significant		452	48C; H27
1	Ticehurst Road		Lyttelton	Dwelling and Setting, Islay Cottage	741	29	**No - not yet assessed**	Significant	3351 Category 2	372	52C; H31
2	Truscotts Road		Heathcote	St Mary's Church and Setting	511	403	**No - not yet assessed**	Highly Significant		355	47C
186	Tuam Street	201 St Asaph Street	Central City	Colonial Motor Company Garage and Setting	1368	634	**No - not yet assessed**	Highly Significant	3118 Category 2	783	39C; H19
~~**200**~~ **210**	Tuam Street		Central City	Commercial Building and Setting, Lawrie and Wilson Auctioneers	514	378	**No - not yet assessed**	Significant	3127 Category 2	690	39C; H19
209	Tuam Street		Central City	Former High Street Post Office and Setting	516	347	**No - not yet assessed**	Highly Significant		277	39C; H20
214	Tuam Street		Central City	Former Tuam Street Hall and Setting	515	606	**No - not yet assessed**	Significant	3140 Category 1	691	39C; H19
544	Tuam Street	544B, 544E Tuam Street	Phillipstown	Former Waterworks Pumping Station and Setting, No. 1 Pumphouse	520	389	**No - not yet assessed**	Highly Significant	3736 Category 2	335	39C
				St Barnabas Church							

8	Tui Street		Fendalton	St Barnabas Parish Hall and Setting	1304	212	**No - not yet assessed**	Significant		46	31C; H8
8	Tui Street		Fendalton	St Barnabas Church and Setting	188	212	**No - not yet assessed**	Highly Significant	3681 Category 1	47	31C; H8
24	Turners Road		Ouruhia	Dalraith Farm Building and Setting	521	467	**No - not yet assessed**	Significant		331	12C
30	Upper Church Road	32 Upper Church Road	Little River	St Andrew's Church and Setting	692	148	**No - not yet assessed**	Significant	5286 Category 2	465	69C
				Ngaio Marsh House							
37	Valley Road		Cashmere	Ngaio Marsh House Garden	1283	N/A	**N/A**	Highly Significant		675	46C
37	Valley Road		Cashmere	Former Dwelling and Setting, Ngaio Marsh House	522	628	**Yes**	Highly Significant	3673 Category 1	676	46C
	Victoria Street, between Peterborough-Montreal	95 Victoria Street	Central City	Jubilee Clock Tower and Setting	530	295	**No - not yet assessed**	Highly Significant	3670 Category 1	196	32C; H10
91	Victoria Street	A-F/91, 1H-3H/91, 1J-3J/91, 1K-3K/91, 1L-3L/91, 1M-3M/91 and N/91 Victoria Street	Central City	Victoria Mansions and Setting	529	296	**No - not yet assessed**	Highly Significant	3142 Category 2	195	32C; H10
169	Victoria Street		Central City	Former Dwellings and Setting, Santa Barbara	532	271	**No - not yet assessed**	Significant	4975 Category 2	154	32C; H10
				College House							
100	Waimairi Road		Ilam	College House Principal's Lodge and Setting	534	194	**No - not yet assessed**	Significant	**7812 Category 1**	770	30C; H12

100	Waimairi Road		Ilam	College House Entrance Foyer and Administration Block and Setting	1336	194	**No - not yet assessed**	Significant	**7812 Category 1**	771	30C; H12
100	Waimairi Road		Ilam	College House Chapel and Setting	1338	194	**No - not yet assessed**	Highly Significant	**7812 Category 1**	760	30C; H12
100	Waimairi Road		Ilam	College House Accommodation Block [South] Stanford, Carrington, Milford, Parr, Warren and Setting	1337	194	**No - not yet assessed**	Highly Significant	**7812 Category 1**	777	30C; H12
100	Waimairi Road		Ilam	College House Accommodation Block [North] Rymer, Chichele, Watts Russell and Setting	1339	194	**No - not yet assessed**	Highly Significant	**7812 Category 1**	755	30C; H12
100	Waimairi Road		Ilam	College House Library and Recreation Centre and Setting	1340	194	**No - not yet assessed**	Highly Significant	**7812 Category 1**	750	30C; H12
100	Waimairi Road		Ilam	College House Courtyard and Setting	1342	194	**N/A**	Highly Significant	**7812 Category 1**	21	30C; H12
129	Waimairi Road		Ilam	Former Fendalton Open Air School Classroom and Setting	535	190	**No - not yet assessed**	Significant		16	30C
10	Westenra Terrace		Cashmere	Dwelling and Setting, Rise Cottage	539	306	**No - not yet assessed**	Significant	1921 Category 2	207	46C
28	Wharf Road		Pigeon Bay	Knox Church and Setting	688	143	**No - not yet assessed**	Significant	5274 Category 2	469	65C
2	Whisby Road		Cashmere	Dwelling and Setting	540	283	**No - not yet assessed**	Highly Significant	3674 Category 1	182	46C
61	Wigram Road		Sockburn	Former A & P Showgrounds	341	199	**No - not yet assessed**	Significant		27	38C

				Treasurer's Building and Setting							
4	William Street		Akaroa	Dwelling and Setting	1143	73	**No - not yet assessed**	Significant		509	77C; H37
15	William Street		Akaroa	Dwelling and Setting	707	54	**No - not yet assessed**	Significant	5447 Category 2	496	77C; H37
3	Winchester Street		Lyttelton	Dwelling and Setting	1187	6	**No - not yet assessed**	Highly Significant		417	52C; H31
13	Winchester Street		Lyttelton	Dwelling and Setting	1117	70	**No - not yet assessed**	Significant		405	52C
17	Winchester Street		Lyttelton	St Saviour's Church at Holy Trinity and Setting	1331	603	**No - not yet assessed**	Significant	1929 Category 1	739	52C; H31
23	Winchester Street		Lyttelton	Dwelling and Setting	1115	67	**No - not yet assessed**	Significant		395	52C; H31
28	Winchester Street		Lyttelton	Dwelling and Setting	1110	80	**No - not yet assessed**	Significant		396	52C; H31
32	Winchester Street		Lyttelton	Dwelling and Setting	1111	72	**No - not yet assessed**	Significant		394	52C; H31
34	Winchester Street		Lyttelton	Dwelling and Setting	1112	35	**No - not yet assessed**	Significant		391	52C; H31
36	Winchester Street		Lyttelton	Dwelling and Setting	1113	38	**No - not yet assessed**	Significant		390	52C; H31
38	Winchester Street		Lyttelton	Dwelling and Setting	1114	149	**No - not yet assessed**	Significant		388	52C; H31
39	Winchester Street		Lyttelton	Dwelling and Setting	1188	517	**No - not yet assessed**	Significant		384	52C; H31
1-5/14	Wise Street	~~**17 Bernard Street, 24 Wise Street**~~	Addington	Former Wood Brothers Flour Mill and Setting	~~**541**~~ **1410**	~~**226**~~ **661**	**No - not yet assessed**	Highly Significant	7339 Category 2	68	38C
2E	Woodard Terrace		Somerfield	MED Substation	544	N/A	**No - not yet assessed**	Significant		678	46C
157	**Woodham Road**		**Avonside**	**Former Woodham Park Caretaker's House and Setting**	**1455**	**679**	**Yes**	**Significant**		**857**	**32C**
	Woodills Road, between		Akaroa	Lampstand and Setting	1200	530	**N/A**	Significant		594	77C; H35

	Lavaud-Felthams										
80	Woodills Road		Akaroa	Dwelling and Setting	668	483	**No - not yet assessed**	Significant	1737 Category 2	609	77C; H35
	Worcester Street, between Cambridge-Oxford	110, 142 Cambridge Terrace, 161 Oxford Terrace	Central City	Worcester Street Bridge and Setting	586	580	**N/A**	Highly Significant	1833 Category 2	218	32C; H15
				Former Canterbury College							
2	Worcester Street	25 Hereford Street, 39 Hereford Street, 30 Worcester Street, 40 Worcester Street	Central City	West Lecture Block and Setting	557	270	**No - not yet assessed**	Highly Significant	7301 Category 1	143	32C; H15
2	Worcester Street	25 Hereford Street, 39 Hereford Street, 30 Worcester Street, 40 Worcester Street	Central City	Classics Building and Setting	551	270	**No - not yet assessed**	Highly Significant	7301 Category 1	144	32C; H15
2	Worcester Street	25 Hereford Street, 39 Hereford Street, 30 Worcester Street, 40 Worcester Street	Central City	Men's Common Room and Setting	564	270	**No - not yet assessed**	Highly Significant	7301 Category 1	161	32C; H15
2	Worcester Street	25 Hereford Street, 39 Hereford Street, 30 Worcester	Central City	Electrical Engineering Laboratory, School of Engineering, and Setting	554	270	**No - not yet assessed**	Highly Significant	7301 Category 1	162	32C; H15

		Street, 40 Worcester Street									
2	Worcester Street	25 Hereford Street, 39 Hereford Street, 30 Worcester Street, 40 Worcester Street	Central City	Mechanical Laboratory, School of Engineering, and Setting	550	270	**No - not yet assessed**	Highly Significant	7301 Category 1	157	32C; H15
2	Worcester Street	25 Hereford Street, 39 Hereford Street, 30 Worcester Street, 40 Worcester Street	Central City	Registry and Setting	562	270	**No - not yet assessed**	Highly Significant	7373 Category 1	186	32C; H15
2	Worcester Street	25 Hereford Street, 39 Hereford Street, 30 Worcester Street, 40 Worcester Street	Central City	College Hall and Setting	546	270	**No - not yet assessed**	Highly Significant	7301 Category 1	139	32C; H15
2	Worcester Street	25 Hereford Street, 39 Hereford Street, 30 Worcester Street, 40 Worcester Street	Central City	Girls' High School/School of Art Block and Setting	548	270	**No - not yet assessed**	Highly Significant	7301 Category 1	141	32C; H15
2	Worcester Street	25 Hereford Street, 39 Hereford Street, 30 Worcester Street, 40	Central City	Biology and Observatory Block and Setting	549	270	**No - not yet assessed**	Highly Significant	7301 Category 1	159	32C; H15

		Worcester Street									
2	Worcester Street	25 Hereford Street, 39 Hereford Street, 30 Worcester Street, 40 Worcester Street	Central City	Christchurch Boys' High School Gymnasium and Setting	565	270	**No - not yet assessed**	Highly Significant	7301 Category 1	172	32C; H15
2	Worcester Street	25 Hereford Street, 39 Hereford Street, 30 Worcester Street, 40 Worcester Street	Central City	Christchurch Boys' High School and Setting	547	270	**No - not yet assessed**	Highly Significant	7301 Category 1	174	32C; H15
2	Worcester Street	25 Hereford Street, 39 Hereford Street, 30 Worcester Street, 40 Worcester Street	Central City	Physics Building and Setting	558	270	**No - not yet assessed**	Highly Significant	7301 Category 1	166	32C; H15
2	Worcester Street	25 Hereford Street, 39 Hereford Street, 30 Worcester Street, 40 Worcester Street	Central City	Electrical Engineering Extension, School of Engineering, and Setting	556	270	**No - not yet assessed**	Highly Significant	7301 Category 1	167	32C; H15
2	Worcester Street	25 Hereford Street, 39 Hereford Street, 30 Worcester Street, 40 Worcester Street	Central City	Clock Tower Block and Setting	545	270	**No - not yet assessed**	Highly Significant	7301 Category 1	149	32C; H15

2	Worcester Street	25 Hereford Street, 39 Hereford Street, 30 Worcester Street, 40 Worcester Street	Central City	North and South Quadrangles and Setting	561	270	**N/A**	Highly Significant		150	32C; H15
2	Worcester Street	25 Hereford Street, 39 Hereford Street, 30 Worcester Street, 40 Worcester Street	Central City	Chemistry Building and Setting	560	270	**No - not yet assessed**	Highly Significant	7301 Category 1	152	32C; H15
2	Worcester Street	25 Hereford Street, 39 Hereford Street, 30 Worcester Street, 40 Worcester Street	Central City	Library and Setting	555	270	**No - not yet assessed**	Highly Significant	7301 Category 1	153	32C; H15
2	Worcester Street	25 Hereford Street, 39 Hereford Street, 30 Worcester Street, 40 Worcester Street	Central City	Hydraulic Laboratory, School of Engineering, and Setting	553	270	**No - not yet assessed**	Highly Significant	7301 Category 1	164	32C; H15
2	Worcester Street	25 Hereford Street, 39 Hereford Street, 30 Worcester Street, 40 Worcester Street	Central City	Students' Union and Setting	254	270	**No - not yet assessed**	Highly Significant	4907 Category 2	177	32C; H15
5	Worcester Street		Central City	Former Dwelling and Setting	566	269	**Yes**	Highly Significant		148	32C; H15

							~~Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric~~				
15	Worcester Street		Central City	Dwelling and Setting	567	274	**No - not yet assessed**	Significant	1891 Category 2	160	32C; H15
17	Worcester Street		Central City	Former Dwelling and Setting	568	275	**No - not yet assessed**	Significant	1892 Category 2	165	32C; H15
21	Worcester Street		Central City	Dwelling and Setting	569	277	**No - not yet assessed**	Highly Significant	1893 Category 2	168	32C; H15
23	Worcester Street		Central City	Former Dwelling and Setting	570	278	**No - not yet assessed**	Significant	1894 Category 2	170	32C; H15
69	Worcester Street		Central City	**Former** Digby's Commercial School/Worcester Chambers and Setting	571	342	**No - not yet assessed**	Highly Significant	1950 Category 2	679	32C; H15
115	Worcester Street	109BAA, 109BAE-BAH, 109BAJ-BAM, 109BBB, 109BBE, 109BY, 109BZ Worcester Street; 113 Worcester Street; 10A-B/113, 11A/113, 20A-B/113, 21A/113, 30A-	Central City	Commercial Building Façade and Setting, Former A W Smith and Son's Central Garage/Mayfair-Cinerama Theatre	576	337	**N/A**	Significant		263	32C; H16

		B/113, 31A/113, 40A-B/113, 41A/113, 50A/113, 51A/113, 60A-B/113, 61A/113, 70/113, 71/113, 100A/113 Worcester Street; 113B, 115A and 121 Worcester Street									
116	Worcester Street		Central City	Commercial Building and Setting, Former State Insurance	577	609	**No - not yet assessed**	Highly Significant	1931 Category 2	692	32C; H16
124	Worcester Street	**217 Manchester Street**	Central City	Former Trinity Congregational Church and Setting	580	608	**No - not yet assessed**	Highly Significant	306 Category 1	270	32C; H16
154	Worcester Street		Central City	Christchurch Club and Setting	584	353	**No - not yet assessed**	Highly Significant	292 Category 1	284	32C; H16
229	Worcester Street		Central City	Dwelling and Setting	585	369	**No - not yet assessed**	Highly Significant		302	32C; CC
388	Worcester Street	84 Stanmore Road	Linwood	Former Linwood Town Board Offices and Setting	587	384	**Yes** **~~Scheduled interior heritage fabric identified in Register of Interior Heritage Fabric~~**	Highly Significant	5382 Category 2	327	32C
67	Yaldhurst Road		Upper Riccarton	Dwelling and Setting, Huntley	589	189	**No - not yet assessed**	Significant		15	30C; H18

Appendix 9.3.7.3 - Schedule of Significant Historic Heritage Areas

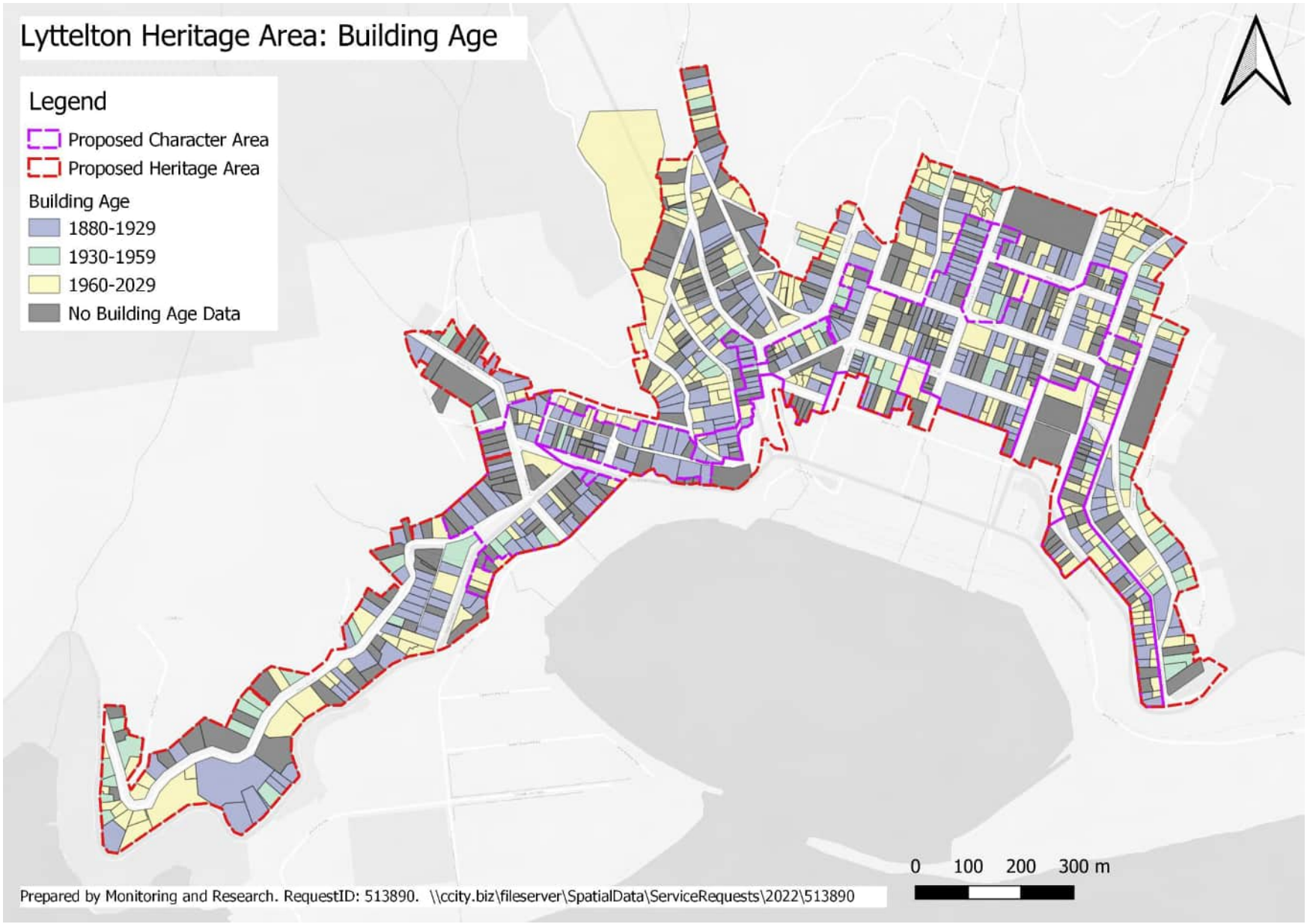
Part A - Akaroa **Township** Heritage Area					
ID Number	**Planning Map Number**	**Name and / or Description**	**Location**		
HA1	77C, H35C, H36C, H37C, R5C	Akaroa **Township** Heritage Area	a. Akaroa **Township** Heritage Area includes residential, commercial and open space areas along the waterfront of Akaroa Harbour. The area includes the Garden of Tane, L'Aube Hill Reserve, French Cemetery, Stanley Park and Daly's Wharf. b. Refer to Appendix 9.3.7.3.1 for the schedule reference map showing the location of this heritage area.		
Part B – Residential Heritage Areas **Advice Note: For each of the heritage areas below, refer to the links to the Planning Map, Heritage Area Report and Site Record Forms, the Heritage Aerial Map and the Contributions Map. The Heritage Aerial Map shows the sites located within the Residential Heritage Area, and the Residential Heritage Area interface sites that share a boundary with a heritage area and are subject to Rule 9.3.4.1.3 RD8. The Contributions Map identifies the contribution category for each site in the Residential Heritage Area: defining building, contributory building, intrusive building or site, or neutral building or site.**					
	Planning Map Number [Links to be	**Name/Heritage Area Report and Site Record Forms [Links to be inserted below]**	**Location**	**Heritage Aerial Map [Links to be inserted below]**	**Contributions Map [Links to be inserted below]**

	inserted below]				
HA2	32C, H16, Central City	Chester Street East/Dawson Street Residential Heritage Area	a. All properties in the section of Chester Street East between Madras Street in the west and up to and including the Chester Street Reserve and 147 Chester Street in the east, and all properties in Dawson Street.		
HA3	25	Church Property Trustees North St Albans Subdivision (1923) Residential Heritage Area	a. The properties in Gosset, Carrington and Jacob Streets, and parts of Malvern, Rutland and Westminster Streets, Roosevelt Avenue and Innes Road, and also Malvern and Rugby Parks.		
HA4	32C, H11, Central City	Englefield Avonville Residential Heritage Area	a. All properties in the block bounded by the Avon River and Avonside Drive, Fitzgerald Avenue, Hanmer Street and Elm Grove. Includes both sides of Elm Grove and Hanmer Street excluding the southernmost property on each side of Hanmer Street.		
HA5	31, H6	Heaton Street Residential Heritage Area	a. Properties on the south side of the roadway, bounded to the west by Taylor's Drain and to the east by the grounds of St		

			George's Hospital, and also including Elmwood Park.		
HA6	32C, 39C, H15, H19, Central City	Inner City West Residential Heritage Area	a. All properties on City blocks from the northern side of Cashel Street to the northern side of Armagh Street, between Rolleston Avenue and Montreal Street, with the exception of the block containing the Arts Centre Te Matatiki Toi Ora.		
HA7	53, 58, H30, H31	Lyttelton Residential Heritage Area	a. Most of the residential areas of the township excluding the port area and areas with commercial zoning.		
HA8	46	Macmillan Avenue Residential Heritage Area	a. Properties on the eastern section of Macmillan Avenue and the north side of Whisby Road.		
HA9	31C, 38C	Piko/Shand (Riccarton Block) State Housing Residential Heritage Area	a. All properties including reserves in Tara Street and Piko Crescent and parts of Shand Crescent (including reserves), Paeroa and Peverel Streets and Centennial Avenue, Riccarton.		
HA10	37	RNZAF Station Wigram Staff Housing Residential Heritage Area	a. Former officer accommodation, the No 1 Officers' Mess and Brevet Garden in Henry Wigram Drive and former air force personnel housing in Corsair Drive, Grebe Place, Springs Road and Caudron Road.		

HA11	**39, H24**	**Shelley/Forbes Street Residential Heritage Area**	**a. Properties in Shelley Street, the northern portion of Forbes Street (excluding 17B) and part of the north side of Beaumont Street**		
HA12	**24**	**Wayside Avenue 'Parade of Homes' Residential Heritage Area**	**a. Properties in the southern section of Wayside Avenue in Bryndwr connecting with Guildford Street to the south and Flay Crescent to the west.**		

Appendix 9.3.7.3.2 Lyttelton Residential Heritage Area Building Age Map


Lyttelton Heritage Area: Building Age
Legend
Proposed Character Area
Proposed Heritage Area
Building Age
1880-1929
1930-1959
1960-2029
No Building Age Data
0 100 200 300 m
Prepared by Monitoring and Research. RequestID: 513890. \\ccity.biz\fileserver\SpatialData\ServiceRequests\2022\513890

2.1.1.2 Appendix 9.3.7.4 - Heritage item and heritage setting exemptions from zone ~~and transport~~ rules

a. a. The activities within a heritage item or heritage setting shall be exempt from compliance with the rules in other chapters as set out in the table below.

b. b. These exemptions shall only apply as long as the protected heritage item remains in the heritage setting or has been granted resource consent for relocation within the same land parcel.

Chapter	Zone	Activity		Type of Exemption
~~Chapter 7 Transport~~	~~All zones outside the Specific Purpose (Lyttelton Port) Zone~~	~~7.4.2.1 P1~~	~~Minimum number of mobility parking spaces required~~	~~Parking and Loading~~
~~Chapter 7 Transport~~	~~All zones outside the Specific Purpose (Lyttelton Port) Zone~~	~~7.4.2.1 P1~~	~~Car parking maximum area~~	~~Car parking~~
~~whtChapter 7 Transport~~	~~All zones outside the Specific Purpose (Lyttelton Port) Zone~~	~~7.4.2.1 P1~~	~~Car parking dimensions~~	~~Car parking~~
~~Chapter 7 Transport~~	~~All zones outside the Specific Purpose (Lyttelton Port) Zone~~	~~7.4.2.1 P2~~	~~Minimum number of cycle parking facilities required~~	~~Parking and Loading~~
~~Chapter 7 Transport~~	~~All zones outside the Specific Purpose (Lyttelton Port) Zone~~	~~7.4.2.1 P3~~	~~Minimum number of loading spaces required~~	~~Parking and Loading~~
~~Chapter 7 Transport~~	~~All zones outside the Specific Purpose (Lyttelton Port) Zone~~	~~7.4.2.1 P4~~	~~Manoeuvring for parking and loading areas~~	~~Parking and Loading~~

Chapter	Zone	Activity		Type of Exemption
~~Chapter 7 Transport~~	~~All zones outside the Specific Purpose (Lyttelton Port) Zone~~	~~7.4.2.1 P5~~	~~Gradient of parking and loading areas~~	~~Parking and Loading~~
~~Chapter 7 Transport~~	~~All zones outside the Specific Purpose (Lyttelton Port) Zone~~	~~7.4.2.1 P6~~	~~Design of parking and loading areas~~	~~Parking and Loading~~
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.4.1.1 P13a, P13b, P13c	Home occupation	Scale of activity Residential coherence Retail
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.4.1.1 P14 a.ii	Care of non-resident children within a residential unit in return for monetary payment to the carer	Residential coherence
~~Chapter 14 Residential~~ (Plan Change 4 Council Decision subject to appeal)	~~Residential Suburban Zone and Residential Suburban Density Transition Zone~~	~~14.4.1.1 P15 ii~~	~~Bed and breakfast~~	~~Residential coherence~~
~~Chapter 14 Residential~~	~~Residential Suburban Zone and Residential Suburban Density Transition Zone~~	~~14.4.1.1 P14 a.ii~~	~~Care of non-resident children within a residential unit in return for monetary payment to the carer~~	~~Residential coherence~~
~~Chapter 14 Residential~~	~~Residential Suburban Zone and Residential~~	~~14.4.1.1 P13a, P13b, P13c~~	~~Home occupation~~	~~Scale of activity~~ ~~Residential coherence~~ ~~Retail~~

Chapter	Zone	Activity		Type of Exemption
	~~Suburban Density Transition Zone~~			
Chapter 14 Residential	**Residential Suburban Zone and Residential Suburban Density Transition Zone**	**14.4.1.1 P16a.ii, P16a.vi.A and B**	**Education activity**	**Scale of activity Residential coherence**
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.4.1.1 P17a.ii, P17a.vi.A and B	Preschools	Scale of activity Residential coherence
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.4.1.1 P18a.ii, P18a.vi.A and B	Health care facility	Scale of activity Residential coherence
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.4.1.1 P19a.ii, P19a.vi.A and B	Veterinary care facility	Scale of activity Residential coherence
~~Chapter 14 Residential~~	~~Residential Suburban Zone and Residential Suburban Density Transition Zone~~	~~14.4.1.1 P16a.ii, P16a.vi.A and B~~	~~Education activity~~	~~Scale of activity Residential coherence~~
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.4.1.1 P20a.ii, P20a.vi.A and B	Place of assembly	Scale of activity Residential coherence
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone	14.4.1.3 RD13 a.ii	Convenience activities	Retail

Chapter	Zone	Activity		Type of Exemption
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone - Area specific	14.4.3.1.1 P1 a.i, b.i	Preschools	Scale of activity
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone - Area specific	14.4.3.1.1 P1 a.ii, b.i	Health care facility	Scale of activity
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Density Transition Zone - Area specific	14.4.3.1.1 P1 a.iii, b.i	Veterinary care facility	Scale of activity
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Transition Zone - Area specific	14.4.3.1.1 P1 a.iv, b.i	Education activity	Scale of activity
Chapter 14 Residential	Residential Suburban Zone and Residential Suburban Transition Zone - Area specific	14.4.3.1.1 P1 a.v, b.i	Place of assembly	Scale of activity
Chapter 14 Residential	**Residential Medium Density Zone**	**14.5.1.1 P4 a, P4 b, P4 c**	**Home occupation**	**Scale of activity Residential coherence Retail**
Chapter 14 Residential	**Residential Medium Density Zone**	**14.5.1.1 P5 a.ii**	**Care of non-resident children within a residential unit in return for monetary payment to the carer**	**Residential coherence**
~~Chapter 14 Residential~~	~~Residential Medium Density Zone~~	~~14.5.1.1 P6 a.ii~~	~~Bed and breakfast~~	~~Residential coherence~~

Chapter	Zone	Activity		Type of Exemption
(Plan Change 4 Council Decision subject to appeal)				
~~**Chapter 14 Residential**~~	~~**Residential Medium Density Zone**~~	~~**14.5.1.1 P5 a.ii**~~	~~**Care of non-resident children within a residential unit in return for monetary payment to the carer**~~	~~**Residential coherence**~~
~~**Chapter 14 Residential**~~	~~**Residential Medium Density Zone**~~	~~**14.5.1.1 P4 a, P4 b, P4 c**~~	~~**Home occupation**~~	~~**Scale of activity Residential coherence Retail**~~
Chapter 14 Residential	**Residential Medium Density Zone**	**14.5.1.1 P7 a.ii, P7 a.vi.A and B**	**Education activity**	**Scale of activity Residential coherence**
Chapter 14 Residential	Residential Medium Density Zone	14.5.1.1 P8 a.ii, P8 a.vi.A and B	Preschools	Scale of activity Residential coherence
Chapter 14 Residential	Residential Medium Density Zone	14.5.1.1 P9 a.ii, P9 a.vi.A and B	Health care facility	Scale of activity Residential coherence
Chapter 14 Residential	Residential Medium Density Zone	14.5.1.1 P10 a.ii, P10 a.vi.A and B	Veterinary care facility	Scale of activity Residential coherence
~~**Chapter 14 Residential**~~	~~**Residential Medium Density Zone**~~	~~**14.5.1.1 P7 a.ii, P7 a.vi.A and B**~~	~~**Education activity**~~	~~**Scale of activity Residential coherence**~~
Chapter 14 Residential	Residential Medium Density Zone	14.5.1.1 P11 a.ii, P11 a.vi.A and B	Place of assembly	Scale of activity Residential coherence
Chapter 14 Residential	Residential Medium Density Zone	14.5.1.3 RD1 a.iv	The erection of new buildings and alterations or additions to existing buildings	Scale of activity
Chapter 14 Residential	Residential Medium Density Zone	14.5.1.3 RD5 a.ii	Convenience activities	Retail
Chapter 14 Residential	Residential Medium Density Zone - Accommodation and	14.5.3.1.1 P1 a.i, P1 b.i	Preschools	Scale of activity

Chapter	Zone	Activity		Type of Exemption
	Community Facilities Overlay Area			
Chapter 14 Residential	Residential Medium Density Zone - Accommodation and Community Facilities Overlay Area	14.5.3.1.1 P1 a.ii, P1 b.i	Health care facility	Scale of activity
Chapter 14 Residential	Residential Medium Density Zone - Accommodation and Community Facilities Overlay Area	14.5.3.1.1 P1 a.iii, P1 b.i	Veterinary care facility	Scale of activity
Chapter 14 Residential	Residential Medium Density Zone - Accommodation and Community Facilities Overlay Area	14.5.3.1.1 P1 a.iv, P1 b.i	Education activity	Scale of activity
Chapter 14 Residential	Residential Medium Density Zone - Accommodation and Community Facilities Overlay Area	14.5.3.1.1 P1 a.v, P1 b.i	Place of assembly	Scale of activity
Chapter 14 Residential	Residential Central City Zone	14.6.1.1 P7	Care of non-resident children within a residential unit in return for monetary payment to the carer	Residential coherence
Chapter 14 Residential	Residential Central City Zone	14.6.1.1 P8**a.**	Any non-residential activity up to 40m² Gross Floor Area (including any area of outdoor storage) that is otherwise not provided for under Rule 14.6.1.1 P9 and P10	~~**Scale of activity**~~ Residential coherence

Chapter	Zone	Activity		Type of Exemption
Chapter 14 Residential	**Residential Hills Zone**	**14.7.1.1 P8 a, P8 b, P8 c**	**Home occupation**	**Scale of activity Residential coherence Retail**
Chapter 14 Residential	**Residential Hills Zone**	**14.7.1.1 P9 a.ii**	**Care of non-resident children within a residential unit in return for monetary payment to the carer**	**Residential coherence**
Chapter 14 Residential	**Residential Hills Zone**	**14.7.1.1 P10 a.ii**	**Bed and breakfast**	**Residential coherence**
Chapter 14 Residential	**Residential Banks Peninsula Zone**	**14.8.1.1 P5 a, P5 b, P5 c**	**Home occupation**	**Scale of activity Residential coherence Retail**
Chapter 14 Residential	**Residential Banks Peninsula Zone**	**14.8.1.1 P6 a.ii**	**Care of non-resident children within a residential unit in return for monetary payment to the carer**	**Residential coherence**
~~Chapter 14 Residential~~ (Plan Change 4 Council Decision subject to appeal)	~~Residential Banks Peninsula Zone~~	~~14.8.1.1 P7 a.ii~~	~~Bed and breakfast~~	~~Residential coherence~~
~~**Chapter 14 Residential**~~	~~**Residential Banks Peninsula Zone**~~	~~**14.8.1.1 P6 a.ii**~~	~~**Care of non-resident children within a residential unit in return for monetary payment to the carer**~~	~~**Residential coherence**~~
~~**Chapter 14 Residential**~~	~~**Residential Banks Peninsula Zone**~~	~~**14.8.1.1 P5 a, P5 b, P5 c**~~	~~**Home occupation**~~	~~**Scale of activity Residential coherence Retail**~~
Chapter 14 Residential	**Residential Banks Peninsula Zone**	**14.8.1.1 P8 a.ii, P8 a.v, P8 a.vi**	**Education activity**	**Scale of activity Residential coherence**
Chapter 14 Residential	Residential Banks Peninsula Zone	14.8.1.1 P9 a.ii, P9 a.v.A and B, P9 a.vi	Preschools	Scale of activity Residential coherence

Chapter	Zone	Activity		Type of Exemption
Chapter 14 Residential	**Residential Banks Peninsula Zone**	**14.8.1.1 P10 a.ii**	**Health care facility**	**Scale of activity**
Chapter 14 Residential	Residential Banks Peninsula Zone	14.8.1.1 P11 a.ii, P11 a.v, P11 a.vi	Veterinary care facility	Scale of activity Residential coherence
~~**Chapter 14 Residential**~~	~~**Residential Banks Peninsula Zone**~~	~~**14.8.1.1 P8 a.ii, P8 a.v, P8 a.vi**~~	~~**Education activity**~~	~~**Scale of activity Residential coherence**~~
~~**Chapter 14 Residential**~~	~~**Residential Banks Peninsula Zone**~~	~~**14.8.1.1 P10 a.ii**~~	~~**Health care facility**~~	~~**Scale of activity**~~
Chapter 14 Residential	Residential Banks Peninsula Zone	14.8.1.4 D6 a.iii	Retail activity	Retail/Scale of activity
Chapter 14 Residential	**Residential Large Lot Zone**	**14.9.1.1 P5 a, P5 b, P5 c**	**Home occupation**	**Scale of activity Residential coherence Retail**
Chapter 14 Residential	**Residential Large Lot Zone**	**14.9.1.1 P6 a.ii**	**Care of non-resident children within a residential unit in return for monetary payment to the carer**	**Residential coherence**
Chapter 14 Residential	**Residential Large Lot Zone**	**14.9.1.1 P7 a.ii**	**Bed and breakfast**	**Residential coherence**
Chapter 14 Residential	**Residential Large Lot Zone**	**14.9.1.1 P9 a.vi**	**Preschools**	**Residential coherence**
Chapter 14 Residential	**Residential Large Lot Zone**	**14.9.1.1 P10 a.vi**	**Health care facility**	**Residential coherence**
Chapter 14 Residential	**Residential Large Lot Zone**	**14.9.1.1 P11 a.vi**	**Veterinary care facility**	**Residential coherence**
Chapter 14 Residential	**Residential Large Lot Zone**	**14.9.1.1 P12 a.vi**	**Places of assembly**	**Residential coherence**
Chapter 14 Residential	**Residential Small Settlement Zone**	**14.10.1.1 P4 a, P4 b, P4 c**	**Home occupation**	**Scale of activity Residential coherence Retail**

Chapter	Zone	Activity		Type of Exemption
Chapter 14 Residential	**Residential Small Settlement Zone**	**14.10.1.1 P5 a.ii**	**Care of non-resident children within a residential unit in return for monetary payment to the carer**	**Residential coherence**
Chapter 14 Residential	**Residential Small Settlement Zone**	**14.10.1.1 P6 a.ii**	**Bed and breakfast**	**Residential coherence**
Chapter 14 Residential	**Residential New Neighbourhood Zones**	**14.12.1.1 P5 a, P5 b, P5 c**	**Home occupation**	**Scale of activity Residential coherence Retail**
Chapter 14 Residential	Residential New Neighbourhood Zones	14.12.1.1 P6 a.ii	Care of non-resident children within a residential unit in return for monetary payment to the carer	Residential coherence
~~**Chapter 14 Residential**~~	~~**Residential New Neighbourhood Zones**~~	~~**14.12.1.1 P5 a, P5 b, P5 c**~~	~~**Home occupation**~~	~~**Scale of activity Residential coherence Retail**~~
Chapter 14 Residential	**Residential New Neighbourhood Zones**	**14.12.1.1 P8 a.ii, P8 a.vi.A and B**	**Education activity**	**Scale of activity Residential coherence**
Chapter 14 Residential	Residential New Neighbourhood Zones	14.12.1.1 P9 a.ii, P9 a.v, P9 a.vi	Preschools	Scale of activity Residential coherence
Chapter 14 Residential	Residential New Neighbourhood Zones	14.12.1.1 P10 a.ii	Health care facility	Scale of activity Residential coherence
Chapter 14 Residential	Residential New Neighbourhood Zones	14.12.1.1 P11 a.ii, P11 a.vi.A	Veterinary care facility	Scale of activity Residential coherence
~~**Chapter 14 Residential**~~	~~**Residential New Neighbourhood Zones**~~	~~**14.12.1.1 P8 a.ii, P8 a.vi.A and B**~~	~~**Education activity**~~	~~**Scale of activity Residential coherence**~~

Chapter	Zone	Activity		Type of Exemption
Chapter 14 Residential	Residential New Neighbourhood Zones	14.12.1.1 P12 a.ii, P12 a.v, P12 a.vi.A	Place of assembly	Scale of activity Residential coherence
Chapter 14 Residential	Residential New Neighbourhood Zone	14.12.1.3 ~~**PD4**~~ **RD4** a.ii	**Convenience activities**	**Retail**
~~**Chapter 14 Residential**~~ ~~Chapter 14 Residential~~ (Plan Change 4 Council Decision subject to appeal)	~~**Residential Hills Zone**~~ ~~Residential Hills Zone~~	~~**14.7.1.1 P10 a.ii**~~ ~~14.7.1.1 P10 a.ii~~	~~**Bed and breakfast**~~ ~~Bed and breakfast~~	~~**Residential coherence**~~ ~~Residential coherence~~
~~**Chapter 14 Residential**~~	~~**Residential Hills Zone**~~	~~**14.7.1.1 P9 a.ii**~~	~~**Care of non-resident children within a residential unit in return for monetary payment to the carer**~~	~~**Residential coherence**~~
~~**Chapter 14 Residential**~~	~~**Residential Hills Zone**~~	~~**14.7.1.1 P8 a, P8 b, P8 c**~~	~~**Home occupation**~~	~~**Scale of activity**~~ ~~**Residential coherence**~~ ~~**Retail**~~
~~**Chapter 14 Residential**~~ ~~Chapter 14 Residential~~ (Plan Change 4 Council Decision subject to appeal)	~~**Residential Large Lot Zone**~~ ~~Residential Large Lot Zone~~	~~**14.9.1.1 P7 a.ii**~~ ~~14.9.1.1 P7 a.ii~~	~~**Bed and breakfast**~~ ~~Bed and breakfast~~	~~**Residential coherence**~~ ~~Residential coherence~~

Chapter	Zone	Activity		Type of Exemption
~~Chapter 14 Residential~~	~~Residential Large Lot Zone~~	~~14.9.1.1 P6 a.ii~~	~~Care of non-resident children within a residential unit in return for monetary payment to the carer~~	~~Residential coherence~~
~~Chapter 14 Residential~~	~~Residential Large Lot Zone~~	~~14.9.1.1 P5 a, P5 b, P5 c~~	~~Home occupation~~	~~Scale of activity Residential coherence Retail~~
~~Chapter 14 Residential~~ ~~Chapter 14 Residential~~ (Plan Change 4 Council Decision subject to appeal)	~~Residential Small Settlement Zone~~ ~~Residential Small Settlement Zone~~	~~14.10.1.1 P6 a.ii~~ ~~14.10.1.1 P6 a.ii~~	~~Bed and breakfast~~ ~~Bed and breakfast~~	~~Residential coherence~~ ~~Residential coherence~~
~~Chapter 14 Residential~~	~~Residential Small Settlement Zone~~	~~14.10.1.1 P5 a.ii~~	~~Care of non-resident children within a residential unit in return for monetary payment to the carer~~	~~Residential coherence~~
~~Chapter 14 Residential~~	~~Residential Small Settlement Zone~~	~~14.10.1.1 P4 a, P4 b, P4 c~~	~~Home occupation~~	~~Scale of activity Residential coherence Retail~~
Chapter	Zone	Activity		Type of Exemption
~~Chapter 15 Commercial~~	~~Central City Business Zone~~	~~15.10.1.1 P13b, P13c, P13d, P13e~~	~~Residential activity~~	~~Outdoor service space Minimum net floor area Outdoor living space~~
~~Chapter 15 Commercial~~	~~Central City Business Zone~~	~~15.10.2.1 a, b~~	~~Building setback and continuity~~	

Chapter	Zone	Activity		Type of Exemption
~~**Chapter 15 Commercial**~~	~~**Central City Business Zone**~~	~~**15.10.2.2**~~	~~**Verandas**~~	
Chapter 15 Commercial	Commercial Local Zone	15.5.1.1 P3	Retail activity excluding supermarket	Gross Leasable Floor Area
Chapter 15 Commercial	Commercial Local Zone	15.5.1.1 P6	Second hand goods outlet	Gross Leasable Floor Area
Chapter 15 Commercial	Commercial Local Zone	15.5.1.1 P7	Commercial services	Gross Leasable Floor Area
Chapter 15 Commercial	**Commercial Local Zone**	**15.5.1.1 P9**	**Food and beverage outlets**	**Gross Leasable Floor Area**
Chapter 15 Commercial	Commercial Local Zone	15.5.1.1 P10	Office	Gross Leasable Floor Area
Chapter 15 Commercial	Commercial Local Zone	15.5.1.1 P12	Community facility	Gross Leasable Floor Area
Chapter 15 Commercial	Commercial Local Zone	15.5.1.1 P13	Health care facility	Gross Leasable Floor Area
Chapter 15 Commercial	Commercial Local Zone	15.5.1.1 P14	Education activity	Gross Leasable Floor Area
Chapter 15 Commercial	Commercial Local Zone	15.5.1.1 P15	Care facility	Gross Leasable Floor Area
Chapter 15 Commercial	Commercial Local Zone	15.5.1.1 P16	Preschools	Gross Leasable Floor Area

Chapter	Zone	Activity		Type of Exemption
Chapter 15 Commercial	Commercial Local Zone	15.5.1.1 P17	Spiritual activity	Gross Leasable Floor Area
Chapter 15 Commercial	Commercial Local Zone	15.5.1.1 P19 a.iii, P19 a.v.A, P19 a.v.c	Residential activity	Minimum net floor area Outdoor service space Indoor storage space
~~**Chapter 15 Commercial**~~	~~**Commercial Local Zone**~~	~~**15.5.1.1 P9**~~	~~**Food and beverage outlets**~~	~~**Gross Leasable Floor Area**~~
Chapter 15 Commercial	Commercial Local Zone	15.5.2.2 a.ii	Street scene	
Chapter 15 Commercial	**Central City Business Zone**	**15.10.1.1, P13c, P13d, P13e**	**Residential activity**	**Outdoor service space** **Minimum net floor area** **Outdoor living space**
Chapter 15 Commercial	**Central City Business Zone**	**15.10.2.1 a, b**	**Building setback and continuity**	
Chapter 15 Commercial	**Central City Business Zone**	**15.10.2.2**	**Verandas**	

2.1.1.2.2 Appendix 9.3.7.5 Heritage Works Plan

An application can be made to the Council for certification of a Heritage Works Plan as an alternative to a resource consent for ~~Heritage Works include~~: Reconstruction, Restoration, and Heritage ~~**Upgrade**~~ **Building Code** Works. **The Heritage Works Plan ~~and~~** may also include Repairs, Maintenance and Heritage Investigative and Temporary Works that are otherwise permitted activities, but are incorporated as part of these other works.

1. Principles

   The Heritage Works Plan shall be prepared, and the Heritage Works shall be undertaken, in accordance with the following ~~**matters**~~ **principles**:

   1.1 The objective and policies of Section 9.3 of the District Plan;

1.2 The heritage item is made and kept safe for future occupation in terms of compliance with required seismic standards and Building Act requirements;
1.3 The degree of intervention should be kept to a practical minimum;
1.4 Traditional methods and materials should be given preference, except where new materials are necessary for reasons of safety, compliance and performance; and
1.5 The Heritage Works are for the purpose of facilitating ongoing viable uses of heritage items.

2. The Heritage Works Plan shall:
2.1 Include the documentation process to be used to capture a comprehensive photographic record of the heritage item prior to Heritage Works commencing, while they are being undertaken (particularly to record revealed heritage fabric) and once completed.
2.2 Contain a description and plans, elevations and cross sections (scope of works) showing those parts of the heritage item which are subject to the Heritage Works. These are to be accompanied by an assessment by the heritage professional in regards to the effect on heritage fabric **and heritage values of the options considered and the option chosen for undertaking the Heritage Works.**
2.3 Provide a description of the techniques to be used to undertake the Heritage Works described in clause 2.2 above.
2.4 Include a Temporary Protection Plan where this is necessary to prevent further damage to the heritage item or damage to the heritage setting, during the Heritage Works.
2.5 Identify any special skills required for undertaking the Heritage Works (e.g. stonemasonry, glass, timber).
2.6 Where relevant be accompanied by a chartered structural engineer's assessment addressing:

- the damage;
- with regard to the effects on heritage fabric **and heritage values,** the options considered for undertaking the works; and
- the engineering design documentation for the chosen option.

2.7 Specify the **likely** ~~**timeframe required to complete**~~ **start date for** the Heritage Works, and nominate the heritage professional who will be responsible for overseeing the works.
The level of information provided under each of 2.1 - 2.7 shall be commensurate with the nature and scale of the proposed works.

3. Need for further works
3.1 The Heritage Works Plan may be amended should investigative works or Building Act requirements lead to the need for additional work or modifications to the Heritage Works Plan as originally submitted. In this case, an amendment to the Heritage Works Plan shall be submitted to the Council.

4. Preparation

4.1 The Heritage Works Plan shall be prepared and signed by:

(i) A heritage professional; and

(ii) A chartered structural engineer, where any works affect structural elements of the heritage item; and

(iii) Where required, any other relevant expert with respect to compliance with other provisions of the Building Act.

4.2 For the purposes of clause 4.1(i), a heritage professional is defined in Chapter 2 Definitions.

~~**4.3 The Heritage Works Plan shall include confirmation that the heritage professional meets the relevant criteria in the heritage professional definition, and shall provide evidence of the person's role in the projects relied on for the purpose of that definition. The evidence provided must demonstrate that the person's experience in heritage conservation is relevant to the nature of the works and the heritage fabric being considered.**~~

5. Certification

The Council shall certify that the Heritage Works Plan (or any subsequent amendments) has been prepared in accordance with Clauses 1 - 4 above.

Appendix 9.3.7.6 ~~Certification~~ Certificate of Non-Heritage Fabric

An application can be made to the Council for a Certificate of Non-Heritage Fabric to confirm fabric is not heritage fabric protected by the Plan.

1. Principles

An assessment to confirm fabric is not heritage fabric shall be undertaken in accordance with the following ~~**matters**~~ **principles**:

1.1 An understanding of the heritage significance of the heritage fabric, including within the context of the significance of the heritage item as a whole, shall be established before assessing and identifying non-heritage fabric.

1.2 Identification of non-heritage fabric shall be informed by relevant and recent documentation and through visual inspections.

1.3 The purpose of the documentation and visual inspections is to assist in determining factors such as: evidence of age of the fabric; context; and other relevant information about the item and fabric; new information about the significance of materials/fabric ~~**(particularly in the case of**~~

~~interior heritage fabric which is included in the Register of Interior Heritage Fabric for that heritage item, see Appendix 9.3.7.2 - Schedule of Significant Historic Heritage)~~.

1.4 **Statutory and non-statutory ~~Dd~~**ocumentary sources include (but are not limited to): conservation plans, conservation reports, detailed heritage assessment reports, resource consent history, building**, ~~or~~** planning **or heritage** files, architectural plans, photographs, the Heritage Statement of Significance of the heritage item **accessed from Appendix 9.3.7.2.**

2. Preparation and documentation to confirm non-heritage fabric

The documentation required to prepare and confirm non-heritage fabric shall include the following:

2.1 **Statutory and non-statutory ~~Dd~~**ocumentary sources consulted and relied upon. As a minimum these shall include any relevant conservation plan**,** **(**where this is available**), Council's Heritage files,** and the relevant Heritage Statement of Significance **accessed from Appendix 9.3.7.2. The assessment shall reference the value attributed to the subject fabric in the conservation plan (that is whether the fabric has been assessed as "neutral", "non-contributory", "intrusive", or equivalent depending on the terminology used and defined in the conservation plan) ~~and the justification for this ascribed value~~.**

Where a conservation plan has not been prepared, the assessment shall identify its value using conservation plan methodology and justification for that ascribed value.

2.2 The dates of site visit(s) undertaken, (which must include a visit in the period subsequent to any previous modifications of the fabric or area being assessed).

2.3 A record of any second opinion ~~**or peer review**~~ that has been obtained **from a heritage professional**.

2.4 Confirmation that in the heritage professional's opinion, and having regard to Clauses 1**.1** and **1.**2 above the fabric does not make any contribution to the overall significance of the heritage item. This shall include an explanation of how this opinion has been formed **with reference to the heritage fabric definition in the Plan**.

3. Confirmation

3.1 The ~~**confirmation**~~ **application for a Certificate** of ~~**n**~~**N**on-~~**h**~~**H**eritage ~~**f**~~**F**abric shall be prepared and signed by a heritage professional~~**.** and shall include: confirmation that the heritage professional meets the relevant criteria in the heritage professional definition and evidence of the person's role in the projects relied on for the purpose of that definition.~~

~~**3.2 The evidence provided must demonstrate that the person's experience in heritage conservation is relevant to the nature of the heritage fabric being considered.**~~

4. Definitions

4.1 For the purposes of clause 3, a heritage professional is defined in Chapter 2 Definitions.

5. Certification

The Council shall certify that the documentation confirming non-heritage fabric is in accordance with Clauses 1 - 4 above.

Appendix 3

Carry Over Qualifying Matters - Barker and Associates

B&A
Urban & Environmental

Prepared for:
Christchurch City Council

Carry Over Qualifying Matters

Operative Christchurch District Plan - Plan Change 14

Report by Barker & Associates for Christchurch City Council

29 June 2022

B&A
Urban & Environmental

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Contents

Appendices

Appendix 1: Tsunami Inundation Area Map

Appendix 2: Residential Unit Overlay Map

Appendix 3: Overlap between Tsunami Inundation Area and Coastal Inundation Area Mapping

1.0 Executive Summary

The National Policy Statement on Urban Development (NPS UD) and the associated changes to the RMA allow for the intensification required to implement Policy 3 of the NPS UD to be limited in specific areas to limit inappropriate intensification. Only those features classified as Qualifying Matters (QM's) under section 77I(a)-(j) can be used to diminish intensification enabled by the Medium Density Residential Standards (MDRS) in urban residential zones and within and around commercial centres and rapid transport stops that would otherwise be enabled through Policy 3 of the NPS UD.

If an overlay feature (such as controls on subdivision layout) does not relate to enabling greater height and density, then the provisions can remain as a feature within the district plan however they do not need to be classified as QMs as they do not limit intensification.

The following table lists the features from the current District Plan proposed to be carried over as QM's. This report provides an overview of how and why these features meet the prerequisites of a QM. It also analysis how the respective controls are proposed to be applied and what their potential impact is likely to be in terms of reducing development enabled by the MDRS and Policy 3 NPS UD implementation.

Current DP features and overlays to be carried over as Qualifying Matters		
DP Feature	**QM Type (Relevant NPSUD and RMA sections)**	**QM Control (see sections in the main body of the report for detailed analysis of the effects of each QM)**
Sites of Ecological Significance	3.32(1)(a) – s6(c) matter	Limited overlap with PC14 outside of water body setback controls. Carryover current DP controls to apply alongside MDRS and policy 3 NPS UD changes – e.g. indigenous vegetation clearance in Schedule A sites are non-complying.
Outstanding Natural Features and Landscapes	3.32(1)(a) – s6(b) matter	Limited overlap with PC14. Carry over current DP controls to apply alongside MDRS and policy 3 NPS UD changes – e.g. new buildings and residential units require restricted discretionary, discretionary activity or non-complying activity consents.
Sites of Historic Heritage	3.32(1)(a) – s6(f) matter	(reported separately to this report)

High Flood Hazard Management Area (HFHMA) and Flood Ponding Management Area	3.32(1)(a) – s6(h) matter	Extensive overlap with PC14 and Medium density residential zone (MRZ). Carry over current DP controls to apply alongside MDRS and policy 3 NPS UD changes – e.g. FPMA restricts dwellings to 200m2 GFA or one residential unit per site. HFHMA makes subdivision creating new allotments and new buildings not in the Residential Unit Overlay, non-complying.
Electricity Transmission Corridors	3.32(1)(b) & (c): NPS-ET & nationally significant infrastructure	Extensive overlap with PC14 and MRZ. Carry over current DP controls to apply alongside MDRS and policy 3 NPS UD changes – e.g. 10-12m setbacks for buildings and sensitive activities from 66kV and 33kB lines and Heathcote to Lyttelton 11kV, notification requirements, new sensitive activities are non-complying within National Grid Yards, subdivision requires assessment through consent process within the maxim swing corridor.
Slope Instability Hazards including: rockfall, cliff collapse and mass movement	3.32(1)(a) – s6(h) matter	Limited overlap with PC14. Carry over current DP controls to apply alongside MDRS and policy 3 NPS UD changes – e.g. new buildings and subdivision require consent (non-complying or restricted discretionary depending on the overlay), subdivision prohibited within Cliff Collapse Management Area 1, New buildings prohibited within Cliff Collapse Manageme3nt Area 1.
Tsunami Hazards	3.32(1)(a) – s6(h) matter	Extensive overlap with PC14 and MRZ. Retain existing DP zones and do not apply MDRS or other policy 3 NPS UD up-zoning.

		Tsunami Inundation Area overlay overlaps with proposed Coastal Inundation Area overlay.
Waterbody setbacks and esplanade reserves and strips	3.32(1)(a) (b) and (c): s6(a), (d) and (e) matter and NPS-FM	Some overlap with PC14 and MDRZ. Effect of the requirement for restricted discretionary or discretionary activity consents uncertain but likely to restrict development within the setback areas.
Montgomery Spur Ridgeline Setback	Doesn't fall within the matters identified as qualifying matters in s77I(a)-(i)	Only affects 5 sites affected by PC14 and the only effect on density is a potential impact on building heights in relation to the ridgeline. Not supported as a QM in this report.
Airport Noise Contours	3.32(1)(c) - Nationally significant infrastructure	(reported separately to this report)
Lyttelton Port Influences Overlay		(reported separately to this report)
Residential Character		(reported separately to this report)
Sites Interfacing State Highways		Provisions do not have a clear impact on enabled height and density in their current form and are therefore nnot supported as a carry over QM in this analysis.
NZ Rail Network setbacks	3.32(1)(c) - Nationally significant infrastructure	Some overlap with PC14 and MDRZ and commercial zones. Setbacks from Rail corridor to be carried over in areas affected by the MDRS and policy 3 NPS UD implementation. QM control will generally restrict all new development within 4 metres of the rail corridor. (noise insulation standards do not affect density).
Significant and other Trees		(reported separately to this report)

Wāhi Tapu/Wāhi Taonga	3.32(1)(a) – s6 matter	Some overlap with PC14 and MDRZ -but for the most part fall within water body setback controls. Effect of the requirement for restricted discretionary or discretionary activity consents uncertain but likely to restrict development within the overlay. QM will carryover current DP controls that apply Wāhi Tapu / Wāhi Taonga sites.

2.0 Introduction

2.1 NPS UD and Qualifying Matters

The National Policy Statement on Urban Development 2020 (NPS-UD) and Resource management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (the "Enabling Housing Act") requires district plans in Auckland, Hamilton, Tauranga, Wellington and Christchurch to be changed to reduce consent requirements for residential development in urban residential zones, and for commercial development within centres, to enable more building height and housing density in locations where it is most suited. However, some areas in Christchurch may not be suitable for maximum levels of intensification, or (in some cases) any intensification, because of a characteristic or feature described as a "qualifying matter". The government has identified a number of qualifying matters that modify the building heights and density standards normally required by the intensification policies and standards (policy 1 and policy 3 of the NPS-UD in particular[1]).

Where a qualifying matter applies, this does not mean intensification should not be enabled, rather, Council is required to carry out a comprehensive analysis and must seek to enable the greatest heights and densities possible while managing the specific qualifying matter appropriately.

The intensification requirements set out in the Enabling Housing Act and NPS UD may be modified, if necessary, if one of the qualifying matters in the NPS -UD apply:

- Matters of national importance such as the management of significant risks from natural hazards; protecting outstanding natural features and landscapes, historic heritage, and the natural character of the coastal environment and wetlands, from inappropriate development.

[1] https://environment.govt.nz/publications/national-policy-statement-on-urban-development-2020/, pages 10-11.

- Matters required for operating nationally significant infrastructure that provide essential services necessary for security, prosperity, health and safety such as key components of transport and energy systems.
- Land that is open space provided for public use.
- Land that is subject to a designation or heritage order.
- Matters needed to implement or be consistent with iwi participation legislation
- The need to ensure there will be sufficient business land to meet expected demand.

Where a qualifying matter is applicable, this does not mean intensification is excluded from an area, but the intensification potential that would otherwise be enabled can be modified to the extent necessary to accommodate the qualifying matter.

This may include:

- retaining consent requirements and assessments required by the rules and standards of the existing district plan
- reducing permitted building heights from the applicable minimum height required
- lowering densities below the applicable minimum density
- no intensification.

2.2 Operative Christchurch District Plan

The process and circumstances in which the Operative Christchurch District Plan (the CDP) was developed has influenced a number of key components of the CDP in unique ways, including those proposed to be retained in the plan following the introduction of PC14. Devastating earthquakes and widespread damage and destruction to homes, businesses and the city's infrastructure in 2010 and 2011 required a strong focus on immediate recovery needs and a long-term framework for rebuilding.

The Canterbury Earthquake Recovery Act 2011 directed a series of changes to planning documents which were directly incorporated into relevant plans and policies through a Land Use Recovery Plan (LURP) which took effect in December 2013. One of the actions of the LURP was a direction to Environment Canterbury to make changes to the Canterbury Regional Policy Statement and Regional Coastal Environment Plan for the Canterbury Region to direct the responsibility for coastal erosion and inundation and sea level rise to Christchurch City, Waimakariri, and Selwyn District Council.

An expedited hearing process presided over by an independent judge and panel of commissioners (IHP) and removal of many normal appeal rights was used. The IHP were an independent first instance quasi-judicial body having statutory responsibility, through the Order in Council, for the determination of proposals for the formulation of the Christchurch Replacement District Plan which has become the CDP.

The Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014 modified the RMA to provide an expedited process for the review and replacement of existing plans by an independent Judge and Panel of Commissioners and contained a set of expectations from the Recovery Minister, that the plan:

i. reduce significantly, the reliance on the resource consent process, along with reduction in development controls, design standards and notification/written approvals;

ii. clearly state the intended outcomes in objectives and policies;

iii. provide for the effective functioning of the urban environment;

iv. facilitate an increase in the supply of housing;

v. ensure sufficient and suitable land is provided for commercial, industrial and residential activities;

vi. provide for a range of temporary and construction activities;

vii. set out transitional provisions for temporary activities;

viii. avoid or mitigate natural hazards; and

ix. use clear, concise language and be easy to use.

The various chapter objectives and provisions drafted with respect to the relevant resource management issues, subsequently reflected this recovery environment. Specific attention was given to the requirements of the Statement of Expectations of the Order in Council (OIC).

The resulting CDP contains a Strategic Directions chapter that provides overarching direction for the balance of the plan which is an important consideration for PC14 and includes strong and directive objectives of particular relevance to the existing qualifying matters, including:

- enabling recovery and facilitating future enhancement (Objective 3.3.1)
- minimising transaction costs, reliance on resource consents, development controls, design standards and notification requirements (Objective 3.3.2)
- avoiding subdivision use and development in areas with unacceptable natural hazard risks and mitigating natural hazard risks in other areas while enabling critical and strategic infrastructure and facilitating the repair of earthquake damaged land (Objective 3.3.6)
- promoting an attractive urban growth and a high-quality urban environment and increasing housing to meet intensification targets in specific areas (Objective 3.3.7)
- revitalising the central city (Objective 3.3.8)
- recognition and appropriate management of outstanding natural features and landscapes, the natural character of the coastal environment, wetlands, lakes and rivers and their margins, significant indigenous vegetation and fauna, and landscapes features and areas that are important to Ngāi Tahu mana whenua (Objective 3.3.9)
- providing for the benefits and operational efficiency of infrastructure including strategic transport networks, the Lyttelton Port, bulk fuel infrastructure, defence facilities, strategic telecommunication and radiocommunication facilities, the National Grid, Christchurch International airport, and 66kB, 33kB and 11kB electricity distribution lines (Objective 3.3.12).

2.3 Report Purpose

The purpose of this report is to provide a summary analysis of matters in the operative CDP that are proposed to be carried over as qualifying matters and applied (largely in their current from),

to modify and manage the provision and uptake of intensification provisions required by the Enabling Housing Act and NPS UD. It sets out a consideration of these existing qualifying matters in accordance with section 77K of the Act through the prescribed "alternative process". This includes describing for each qualifying matter to be carried over:

- where the qualifying matters are located
- the alternative density standards proposed
- why the qualifying matter is applied
- the level of development prevented by accommodating the qualifying matter.

The report does not address "other qualifying matters" that are being developed and added to the provisions of the current CDP as part of PC14.

2.4 Statutory Requirements for Existing Qualifying Matters

Section 77 J of the RMA (as amended by the Enabling Housing Act) requires Council to produce an evaluation report in relation to accommodating a qualifying matter demonstrating (amongst other things) why the area is subject to a qualifying matter, why the qualifying matter is incompatible with the level of development permitted by the Medium Density Residential Standards (MDRS) and implementation of Policy 3.

Existing qualifying matters however have an alternative process set out in section 77K of the Act, which requires the Council to:

a. identify by location (for example, by mapping) where an existing qualifying matter applies:

b. specify the alternative density standards proposed for those areas identified under paragraph (a):

c. identify in the report prepared under section 32 why the territorial authority considers that 1 or more existing qualifying matters apply to those areas identified under paragraph (a):

d. describe in general terms for a typical site in those areas identified under paragraph (a) the level of development that would be prevented by accommodating the qualifying matter, in comparison with the level of development that would have been permitted by the MDRS and policy 3:

e. notify the existing qualifying matters in the IPI.

Section 77I sets out that councils may modify the requirements of policy 3 and make plans less enabling of development if the following are present:

a. a matter of national importance that decision makers are required to recognise and provide for under section 6 of the RMA

b. a matter required in order to give effect to a national policy statement (other than the NPS-UD) or the New Zealand Coastal Policy Statement 2010

e. a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure[2]:

f. open space provided for public use, but only in relation to land that is open space:

g. the need to give effect to a designation or heritage order, but only in relation to land that is subject to the designation or heritage order:

h. a matter necessary to implement, or to ensure consistency with, iwi participation legislation:

i. the requirement in the NPS-UD to provide sufficient business land suitable for low density uses to meet expected demand:

j. any other matter that makes higher density, as provided for by the MDRS or policy 3, inappropriate in an area, but only if section 77L is satisfied.

[2] Provisions relating to Waikato River, Hauraki Gulf Marine Park and the Waitakere Ranges Heritage Area (matters (c) and (d)) are not relevant in Christchurch.

3.0 Sites of Ecological Significance

The CDP contains a Schedule of 133 Sites of Ecological Significance (SES) in three different schedules (Low Plains, Banks Peninsular and Port Hills, and Sites on Private Land) shown on the planning maps and identifies, by location, where specific rules from each schedule will apply.

The Sites of Ecological Significance identified in the CDP are located in areas that, for the most part, fall outside of the urban residential and commercial zones affected by PC14 and are identified in the Natural and Cultural Heritage layer of the CDP District Plan Viewer and on the numbered downloadable PDF Planning Maps[3].

Figure 1 Avon River Boardwalk, South New Brighton, iStock by Getty Images

3.1 Effect of Sites of Ecological Significance Provisions in the CDP

Clearance of indigenous vegetation within a SES listed in Schedule A requires consent as a non-complying activity NCA under rule 9.1.4.1.5.

Key associated policies (in particular 9.1.2.2.6 Protection and management of significant indigenous vegetation and habitats of indigenous fauna listed in Schedule A of Appendix 9.1.6.1) starts with "avoiding adverse effects of vegetation clearance and disturbance as far as practicable" and "ensuring no net loss of indigenous biodiversity" before considering remedying, mitigating or offsetting adverse effects so, taken together with the non-complying activity status it is considered unlikely that any increased housing and commercial development opportunities would be able to be consented within listed SES.

These provisions apply to identified areas and not to the whole of the sites that contain SES; in other words, they do not apply to and constrain development beyond the area mapped as a SES. These rules are currently operative and will be operative in the district plan when the IPI plan change is notified.

Clearance of indigenous vegetation within a SES listed in Schedule B (ecological sites on private land) identifies ecologically significant areas where a collaborative process will be undertaken and

[3] https://districtplan.ccc.govt.nz/PropertySearch/PropertySearchContainer.html

the site will be added to Schedule A by way of a plan change. Schedule B is for information purposes and the rules for SES in Schedule A do not apply to Schedule B sites prior to identification in Schedule A.

In identified City and Settlement Water Body Setbacks located adjacent to a water body (other than in the Central City) identified as a Site of Ecological Significance, activities listed in Rule 6.6.4.3 including new buildings or structures and associated earthworks are a discretionary activity under Rule 6.6.4.4D1.

The associated objective, 6.6.2.1 Protection of water bodies and their margins from inappropriate use and development, seeks the following outcome:

> *"supporting the provision of ecological corridors and public access where possible, recognising this may not be fully achievable for some classifications of water body because of historic development patterns or adjoining land uses".*

Together with the associated policy (6.6.2.1.1 Naturalisation of water bodies and their margins) and its emphasis on:

> *"supporting the provision of ecological corridors and public access where possible, recognising this may not be fully achievable for some classifications of water body because of historic development patterns or adjoining land uses",*

this indicates that increasing density under the MDRS and commercial zones affected by PC14 in areas affected by this overlay is unlikely to be granted consent and if retained, should be identified as impacting on intensification and limiting yields to nil.

Density in those areas identified as SES under the CDP

Depending on the orientation of the development within the SES and the sensitivity of the ecological values of the SES, development is highly uncertain and it is prudent to assume that the SES will preclude potential for further housing intensification or commercial development within an area of SES.

3.2 Background to Sites of Ecological Significance Provisions

Higher order statutory documents

The RMA requires the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development in exercising RMA functions as a matter of national importance and that a district plan must give effect to any related provisions of the NZ Coastal Policy Statement 2010 (the NZCPS) or a Regional Policy Statement (in this case the Canterbury RPS - the CRPS). This direction is followed through in the objectives in the Strategic Directions chapter of the CDP which also have to be achieved.

Policy 11 of the NZCPS requires protection of indigenous biological diversity in the coastal environment by "avoiding adverse effects of activities on" threatened indigenous taxa or rare vegetation types or habitats of indigenous species with limited natural range, or nationally significant examples areas set aside for protection under other legislation.

Objectives 9.2.1 -9.2.3 and Policies 9.3.1 - 9.3.5 of the Canterbury Regional Policy Statement (together with the RMA and NZCPS) provide unambiguous direction supporting the protection of

significant indigenous biodiversity or indigenous biodiversity values. Appendix 3 of the CRPS set out criteria for identifying ecological significance based on representativeness, rarity/distinctiveness, diversity and pattern and ecological context.

Independent Hearing Panel Decision

The Independent Hearing Panel (IHP) considered a broad range of evidence in confirming the CDP provisions relating to Sites of Ecological Significance:

- Dr Antony Shadbolt gave evidence on the low plains ecological district that confirmed that this is an acutely threatened land environment with less than 10% of the original indigenous vegetation cover remaining[4].
- Andrew Crossland gave evidence on the state of native fauna species in New Zealand, Christchurch and Banks Peninsular, the protections of fauna in the Natural and Cultural Heritage provisions of the CDP[5], Christchurch's Pegasus Bay coastal strip, interdune and wetland habitats and discussed that the Burwood Landfill wetlands warrant protection as SES[6].
- Dr Judith Roper-Lindsay gave evidence on ecosystem protection, the role of offsetting and discussed the identification of Templeton Golf Course as a SES[7].
- Anita Spencer gave evidence on fauna species and faunal values in the New Zealand, Christchurch and Banks Peninsular area, and the protections of fauna and habitats in the Natural and Cultural Heritage provisions of the CDP including for lizards, seals and white-flippered penguins[8].
- Scott Hooson gave evidence on the identification and assessment of sites of ecological significance on Banks Peninsula, including further work on SES[9].

The IHP determined, that if an area is identified as significant, it is to be protected to ensure no net loss of indigenous biodiversity or indigenous biodiversity values which is reflected in the most relevant objectives (9.1.2.1.1 Protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna). It also found the activity classification for indigenous vegetation clearance inside and outside SES (mostly non-complying activities (NCA's) with exceptions for some specific restricted discretionary activities (RDA's) was appropriate to achieve the relevant objectives.

[4] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/08/3723-CCC-Evidence-of-Antony-Shadbolt-9.1-Indigenous-Biodiversity-EIC-2-12-2015.pdf
[5] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/08/3723-CCC-Evidence-of-Antony-Shadbolt-9.1-Indigenous-Biodiversity-EIC-2-12-2015.pdf
[6] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/08/3723-CCC-Evidence-of-Andrew-Crossland-9.1-Indigenous-Biodiversity-3-12-2015.pdf
[7] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/08/3482-Fulton-Hogan-Evidence-of-Judith-Roper-Lindsay-10-12-2015.pdf
[8] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/08/3721-Crown-Evidence-of-Anita-Spencer-Fauna-10-12-20151.pdf
[9] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/08/3723-CCC-Evidence-of-Scott-Hooson-9-1-Indigenous-Biodiversity-2-12-2015.pdf

3.3 Evaluation of Alternate Height and Density Standard Options

The preferred option for residential density standards within a Site of Ecological Significance is to rezone sites in accordance with the MDRS and approach to Policy 3 of the NPS UD and carry over the current activity status for residential and commercial development (mainly non-complying activities). This option does not modify the height and density standards directly and will have the effect of preventing additional development within the SES.

An assessment of the costs and benefits of the preferred approach is set out below.

Assessment of environmental economic social and cultural costs and benefits of this approach

Assessment of environmental economic social and cultural benefits
Retaining the SES provisions in their current form and an assumed zero development yield framework will have a range of environmental benefits in helping protect areas of significant indigenous vegetation and significant habitats of indigenous fauna, and which in turn contributes to social and cultural well-being.
Assessment of environmental economic social and cultural costs
These provisions are existing but continuing the application of the SES provisions will involve consent costs and create high levels of uncertainty for, or deterrence to any urban development and intensification in these areas. There is also an opportunity cost to the lost theoretical development potential and a cost to the wider public for the lost benefits that development could provide to the city.
Appropriateness in achieving the objectives/ higher order document directions
Efficiency: A consent process (as required by the existing SES provisions) allows for consideration of whether amending the development design and applying conditions of consent relating to monitoring and management of earthworks and construction can address the issue in an appropriate manner within a framework that should effectively ensure no net loss of ecological biodiversity and the protection of the values of these areas. Retaining the existing SES provisions provides scope to explore and test the suitability of such potential solutions and will efficiently achieve the relevant objectives.
Effectiveness: The proposed approach is effective in that higher order provisions in the RMA, NZCPS and CRPS requiring protection of these areas must be given effect to and would not be reconciled by alternative height and density standards. The proposed approach is effective in that it is enabled by the relevant provisions of the RMA. Section 77I(a) specifies that the height and density requirements to implement policy 3 of the NPS UD can be less enabling of development where a matter of national importance, required to be recognised and provided for (such as this), is present.
Risk of acting/not acting

It is unlikely there can be adequate certainty that changing height and density of development standards (such as setbacks, building coverage and landscaped area controls) will address the SES matter appropriately in most instances. Therefore, applying a 'one size fits all' set of alternate height and density standard to apply in areas identified as SES to allow a greater level of development as a permitted activity is unlikely to be appropriate in many situations.

3.4 Summary of Section 32 Evaluation

A detailed section 32 report was prepared for the proposed provisions of the Natural and Cultural Heritage Chapter (Chapter 9) in the Christchurch District Plan assessing the relevant objectives, policies and rule[10], and the process of identifying and assessing the Sites of Ecological Significance[11]. These reports have evaluated the appropriateness of the methods to achieve the relevant objectives, along with alternative options such as the [then] status quo, and reliance on non-regulatory methods, in terms of effectiveness and efficiency, costs and benefits, and risks with acting or not acting.

Pages 45-51 of the Chapter 9 section 32 Report evaluates the proposed policies, rules and methods for Indigenous Biodiversity and Ecosystems. This evaluation is supported by the technical reports for Sites of Ecological Significance on page 95 Appendix 7. An evaluation of this analysis as well as further evaluation of options under s32AA, considering options sought by submissions, was undertaken as part of the IHP hearing and decision process.

Retaining these existing SES provisions as a qualifying matter and carrying them over in their current form can be supported for the following reasons:

1. The direction in relevant higher order documents such as the NCPS, the CRPS Chapter 9 and Appendix 3), to protect the values of significant ecological sites and habitats, and the objectives of the CDP including the directive provisions in Chapter 3 of the CDP such as objective 3.3.9 have not changed between when these reports were prepared in 2015 and the present day;
2. In relation to the higher order direction in the Enabling Housing Supply Amendment Act and NPS-UD, specific provision is made to "qualify" or make building height and density requirements less enabling of development for matters of national importance such as the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna in section 77I (a) of the RMA.
3. The rules for Sites of Significance and clearance of indigenous vegetation are contained largely in chapter 9 Natural and Cultural Heritage 9.1-9.6 which are district wide provisions of the plan. These rules are integrated with related district wide rules such as earthworks and can apply notwithstanding the extent to which provisions in individual zones that are likely to be amended as part of PC14 enable development. Retaining these provisions therefore does not require changes to be made to objectives and policies.
4. As evidenced in the section 32 evaluation identified above, there are a high number of significant natural and cultural heritage features (sites, places, areas and landscapes)

[10] http://resources.ccc.govt.nz/files/policiesreportsstrategies/chapter9-naturalandculturalheritage-s32.pdf

[11] http://resources.ccc.govt.nz/files/policiesreportsstrategies/natural_and_cultural_heritage_section32_appendix%207.pdf

across the district which need to be recognised. The SES objectives and provisions recognise the strategic context (being section 6 matters of importance) and the costs, benefits, options, efficiency, effectiveness and risks of acting and not acting. They also reflect consideration of a range of options range of options to protect and manage natural and cultural resources. The provisions have been informed by a significant amount of technical / expert assessment and collaboration.

3.5 Potential Effect of Sites of Ecological Significance Provisions on Intensification

The Sites of Ecological Significance identified in the CDP are located in areas that, for the most part, fall outside of the urban residential and commercial zones affected by PC14. For this reason, the retention of these provisions as qualifying matters will have only limited effects on the enablement of housing and commercial intensification overall.

There are 277 sites where the Sites of Ecological Significance intersect with a zone where the Medium Residential Zone and the MDRS standards are proposed to be applied, as well as several sites in the High Density Residential Zone (11 sites) however on average, the encroachment of the SES on these sites is only 7% of the area of the sites. Added together, the area of the overlay intersecting with urban zones is 6.78 ha's.

As discussed above, given the policy context for the SES, it is a reasonable assumption that addressing the SES provisions appropriately will reduce development yields within the SES to nil, but additional development yields on the balance of these sites will be unaffected where the balance of the area is large enough to make additional development feasible.

Given the limited extent of encroachment onto sites by the SES overlay in most instances, the heights and density enabled by applying the MDRS and implementing Policy 3 of the NPS UD will be able to be achieved, and on most sites there will be no effect on permitted density or potential yield with a comprehensive redevelopment of affected sites. In most instances the SES could contain the land outside of the 50% site coverage limit allowed in the MDRS for instance.

Proposed Zoning	Number of Lots Affected	Average area of SES per site (m^2)	Average area of SES as % of site
Medium Density Residential	277	224m^2	7%
High Density Residential	11	534m^2	1.6%

Effects on developing a typical site

Developing land identified as a SES will be constrained based on:

- how much of the site is covered by the SES and how much area on the site is unaffected by the SES

- the nature of the ecological values themselves
- whether the development can be designed to accommodate and protect those values and
- the sensitivity of the values to the effects of development.

Each of the SES identifies a set of threats and risks which are likely to be incompatible with the MDRS permitted activity standards, controlled activity subdivisions rules and other provisions in Schedule 3A of the RMA [12].

Example: Old No. 2 Drain, QEII Drive, Burwood SES

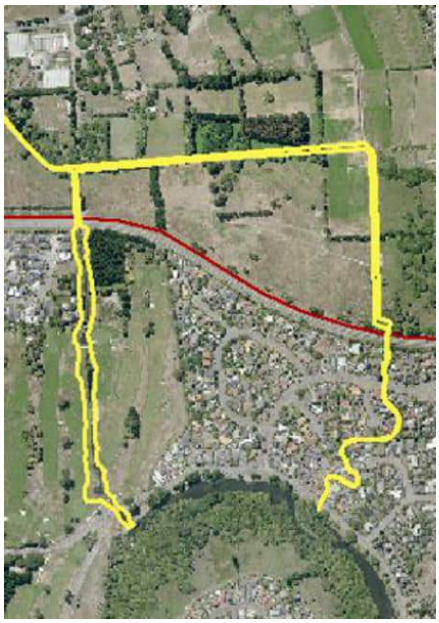


Figure 2. CCC Draft Plan Change 14 GIS Zoning Map. Figure 3. SES/LP/3 Old No. 2 Drain, Burwood

In this example, the MRZ is proposed to be applied to the sites identified in yellow in the figure on the left (Figure 2). The SES applies to the area within the yellow line in the image on the right (Figure 3) and is proposed to be retained as a qualifying matter where it passes through the urban residential area, as shown in the darker shade of purple in Figure 2.

The SES notation itself would not change the potential permitted development yield of these sites as the SES is located in the waterway and not on the land. However, the SES provisions would apply in addition to the Water Body Setbacks provisions in Rule 6.6.4, which seek to protect and enhance the values and functions of areas adjoining water bodies by promoting naturalisation of water bodies and their margins (Policy 6.6.2.1.1) and the management of adverse effects on water bodies themselves (Policy 6.6.2.1.3). Rule 6.6.4.4 D1 makes activities such as earthworks and new buildings within a water body setback adjacent to a water body identified as a SES a discretionary activity.

Although in practise it is possible new development could obtain consent in the water body setback with strict conditions with the current provisions carried over as a qualifying matter, it is reasonable to assume that the residential density standards within setbacks containing a SES be

[12] CDP, Chapter 9, Appendix A: SES/LP/6 Christchurch Coastal Strip

proposed to be zero. However, achieving the MDRS standard limiting site coverage to 50% will mean the SES overlay would not further constrain potential development yields on these sites.

The effect of retaining the SES provisions in this instance will assist in supporting at-risk fish species and protect an important ecological network/linkage and migration route for migratory species. It will promote sustainable management of these resources through maintaining the riparian margin and ecological corridor, promoting naturalised banks, preventing fish barriers, supplement riparian margin vegetation, reducing sediment discharges, treating stormwater, minimising light-spill and enhancing habitat[13].

4.0 Outstanding Natural Features and Landscapes

Highly valued features and landscapes in Christchurch district are identified in a series of schedules and in notations on the planning maps of the CDP. Objectives, policies, rules, standards and matters of discretion provide for the protection of outstanding natural features (ONFs) and outstanding natural landscapes (ONLs), the maintenance of significant features and rural amenity landscapes, and the preservation of the natural character of the coastal environment wetlands, and lakes and rivers and their margins.

There are 9 natural features identified as ONFs and 2 broad areas identified as ONLs in appendices 9.2.9.1.1 and 9.2.9.1.2, however these overlays cover an extensive range of environments and individual physical geographies:

- Kaitōrete Spit (ONF)
- Te Waihora / Lake Ellesmere (ONF)
- Wairewa / Lake Forsyth (ONF)
- Brooklands Lagoon and Spit / Te Riu o Te Aika Kawa (ONF)
- Waimakariri River (ONF)
- Travis Wetland / Ōruapaeroa (ONF)
- Te Ihutai / Avon-Heathcote Estuary (ONF)
- Pūtarikamotu / Riccarton Bush (ONF)
- South Brighton Spit / Te Kōrero Karoro and Estuary entrance (ONF)
- Banks Peninsula / Te Pātaka o Rākaihautū (ONL)
- Port Hills / Ngā Kohatu Whakarakaraka o Tamatea Pōkai Whenua (ONL).

The ONLs and ONFs identified in the CDP are located in areas that, for the most part, and with the exception of rivers, passing through the urban area, fall outside of the urban residential and

[13] CDP, Chapter 9, Appendix A: SES/LP/3 Old No. 2 Drain, Burwood

commercial zones affected by PC14 and are identified in the Natural and Cultural Heritage layer of the CDP District Plan Viewer and on the numbered downloadable PDF Planning Maps[14].

Figure 4. Lyttleton Harbour, iStock by Getty Images

4.1 Effect of ONFs and ONLs in the CDP

Resource consent is required for new buildings and residential units within an identified ONF or ONL overlay in the CDP. The activity status for these consents varies between restricted discretionary, discretionary, and non-complying activity depending on the specific overlay and the nature of the development activity.

Under Rule 9.2.4.1 Activity table, new buildings and residential units are generally non-complying activities, and in some locations discretionary activities, while residential units within an identified building area are generally restricted discretionary activities but are non-complying and discretionary activities in some areas.

Objectives 9.2.2.1.1-9.2.2.1.4 seek to achieve protection of outstanding natural features and landscapes. Policy 9.2.2.2.1 requires the qualities of these landscapes to be protected by avoiding use and development that detracts from extensive open views or damages landforms. Policy 9.2.2.2.2 requires avoiding use and development that breaks the skyline and avoiding subdivision, use and development in areas with little or no capacity to absorb change, and allowing limited subdivision use and development in areas with higher potential to absorb change.

[14] https://districtplan.ccc.govt.nz/PropertySearch/PropertySearchContainer.html

This emphasis on protecting the natural qualities of landscapes and features is unambiguous and suggests that urban intensification, as envisaged in the intensification requirements for residential zones in Schedule 3A and Policy 3 of the NPS UD, is inappropriate within ONFs and ONLs.

When developing land identified as ONLs or ONFs, Council's consideration of whether to grant or decline consent or impose conditions is likely to focus on the extensive list of matters of discretion set out in Rules 9.2.8.1, and will be restricted to those matters with restricted discretionary activities. Of relevance to potential intensification these include:

a. Whether the proposal is consistent with protecting and enhancing the qualities [of the ONL or ONF];
b. The extent to which the proposal will detract from the naturalness and openness of the landscape;
c. Whether the proposal recognises the context and values of historic and cultural significance and the relationship, culture and traditions of Ngāi Tahu;
d. Whether the proposal will integrate into the landscape and the appropriateness of the scale, form, design and finish (materials and colours) proposed and mitigation measures such as planting.
e. The proximity and extent to which the proposal is visible from public places, ease of accessibility to that place, and the significance of the view point;
f. The extent to which natural elements such as landforms and vegetation within the site mitigate the visibility of the proposal;
g. The extent to which the proposal will result in adverse cumulative effects;
h. The extent to which the proposal has technical or operational needs for its location; and
i. Within a site of Ngāi Tahu Cultural Significance, the matters set out in Rule 9.5.5 as relevant to the site classification.

Density in those areas identified as ONFs and ONLs under the ODP

Under the ODP, development yield is likely to limited to one unit per site in most instances depending on the position and extent of the overlay on each site. Where this is not the case, buffering of varying sizes may be required to protect the qualities of certain natural features.

4.2 Background to ONFs and ONLs in the CDP

Higher order statutory documents

The RMA requires the protection of outstanding natural features and landscapes from inappropriate subdivision, use and development in exercising RMA functions as a matter of national importance (s6(b)). The requirement that a district plan must give effect to any related provisions of the NZ Coastal Policy Statement 2010 (the NZCPS) or a Regional Policy Statement (in this case the Canterbury RPS - the CRPS) in section 75(3) requires strong adherence to directive provisions in these higher order documents.

The NZCPS directs the preservation of natural character of the coastal environment and protection of natural features and landscapes (particularly Policy 15 Natural features and natural landscapes in relation to the coastal environment).

Objective 12.2.1 and related policies 12.3.2 and 12.3.4 of the CRPS are unambiguous in requiring consistent identification and management of outstanding natural features and landscapes, recognition of their values, and control of inappropriate development in relation to these values.

Independent Hearing Panel Decision

The Independent Hearing Panel (IHP) considered a broad range of evidence in confirming the CDP provisions relating to ONF's and ONL's:

- Yvonne Fluger gave evidence for CCC on the methodology applied to landscape studies for Christchurch City and Banks Peninsula and for assessing the natural character in the coastal environment. She also addressed the policies and rules, mapping of overlays and site-specific issues[15].
- Shirly Ferguson gave evidence for CCC on the objectives, policies, rules, matters of discretion, overlays, the natural character of wetlands, lakes, rivers and margins and Ngai Tahu Values in relation to outstanding natural features and landscapes, significant features and landscapes and areas of natural character in the coastal environment[16].
- Peter Rough gave evidence on behalf of the Crown which supported the approach to outstanding natural features and landscapes, supported the identification of rural amenity landscapes, and supported plan provisions addressing the effects of urbanisation on natural character and the integrity of these matters.[17]

The IHP confirmed the objectives and policies relating to outstanding natural landscapes and features after making a series of changes to restructure them and to reduce complexity. The Panel decision expresses concerns with the complexity and "unfriendliness" of the activity table for plan users, however following a number of changes, the Panel confirmed that the provisions satisfactorily respond to the higher order documents and were the most appropriate for achieving related CRDP objectives.[18]

4.3 Evaluation of Alternate Height and Density Standard Options

The preferred option for residential density standards within a ONF or ONL is proposed to be zero additional residential and commercial units. The higher order provisions in the RMA, NZCPS and CRPS requiring strong protection of these areas must be given effect to and would not be reconciled by alternative height and density standards. Because of the varying and in many cases small percentage of encroachment on affected sites it is proposed to up-zone [meaning to apply a zone and associated plan provisions that enables greater levels of development on sites] the underlying zone in accordance with the MDRS and Policy 3 of the NPS UD but to retain the ONF and ONL provisions.

[15] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/08/3723-CCC-Evidence-of-Yvonne-Pfluger-9-2-Outstanding-Natural-Features-2-12-2015.pdf
[16] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/08/3723-CCC-Evidence-of-Shirley-Ferguson-9.2-Outstanding-Natural-Features-EIC-2-12-2015.pdf
[17] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/08/3721-Crown-Evidence-of-Peter-Rough-Landscape-10-12-20151.pdf
[18] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/03/Decision-38-Natural-and-Cultural-Heritage-Topic-9.2-Significant-Features-and-Landscapes-26-08-2016.pdf

Assessment of environmental economic social and cultural costs and benefits of this approach

Assessment of environmental economic social and cultural benefits
Changing the height and density standards applied in areas affected by ONFs and ONLs from those set out in Schedule 3A of the RMA and the Council's response to policy 3 of the NPS UD offers no benefits in that the ONF and ONL provisions which are required to give effect to provisions in higher order statutory documents, will most likely preclude the intensification of urban development within these overlays. Retaining the ONF and ONL provisions in their current form and an assumed zero development yield framework, while not precluding existing uses or all future development, will have a range of environmental benefits in helping protect outstanding natural features and landscapes from inappropriate subdivision use and development, which in turn contributes to social and cultural well-being.
Assessment of environmental economic social and cultural costs
Continuing the application of the ONF and ONL provisions is likely to involve substantial consent costs and create high levels of uncertainty for, or deterrence to any urban development and intensification in these areas.
Appropriateness in achieving the objectives/ higher order document directions
Efficiency: A consent process (as required by the existing ONL and ONF provisions) allows for consideration of whether amending the development design and applying conditions of consent relating to materials and design, and management of earthworks and construction can address the issue in an appropriate manner within a framework that should effectively ensure protection of the values of these areas. Retaining the existing ONF and ONL provisions provides scope to explore and test the suitability of such potential solutions and will efficiently achieve the relevant objectives.
Effectiveness: The proposed approach is effective in that it is enabled by the relevant provisions of the RMA. Section 77I(a) specifies that the height and density requirements to implement policy 3 of the NPS UD can be less enabling of development where a matter of national importance, required to be recognised and provided for (such as this), is present.
Risk of acting/not acting It is unlikely there can be adequate certainty that changing height and density of development standards (such as setbacks, building coverage and landscaped area controls) will address the ONF and ONL matter appropriately in most instances. Therefore, applying a 'one size fits all' set of alternate height and density standard to apply in areas identified as ONF and ONL to allow a greater level of development as a permitted activity and controlled activities is unlikely to be appropriate in most situations.

4.4 Summary of Section 32 Evaluation

The section 32 Report for the Natural and Cultural Heritage chapter[19] proposals has six separate appendices relating to outstanding natural landscapes and features comprising:

i. A technical overview report

ii. Banks Peninsular Landscape Review Addendum

iii. Landscape Character Descriptions – Christchurch City Landscape Study

iv. Banks Peninsular Landscape Study 2007

v. Te Pataka O Rakaihautu Ngai Tahu – Cultural Values Addendum

vi. Central City Technical Landscape Overview Report.

This analysis evaluates the appropriateness and necessity of the methods to achieve the relevant objectives, along with alternative options such as the [then] status quo, and reliance on non-regulatory methods, in terms of effectiveness and efficiency, costs and benefits, and risks with acting or not acting.

Pages 35-41 of the Chapter 9 section 32 Report evaluates the proposed objectives for landscapes and natural character and significant features and landscapes and pages 51-62 evaluates the policies, rules and methods for these matters. This evaluation is supported by the technical reports for landscapes on page 95 Appendix 7. An evaluation of this analysis as well as further evaluation of options under s32AA, considering options sought by submissions, was undertaken as part of the IHP hearing and decision process.

Retaining these existing SES provisions as a qualifying matter and carrying them over in their current form can be supported for the following reasons:

1. The direction in relevant higher order documents such as sections 5 and 6(b) of the RMA, the NCPS, the CRPS Chapter 12), regarding the identification and protection of ONLs and ONFs, and the objectives of the CDP including the directive provisions in Chapter 3 of the CDP such as objective 3.3.9 have not changed between when these reports were prepared in 2015 and the present;

2. In relation to the higher order direction in the Enabling Housing Supply Amendment Act and NPS-UD, specific provision is made to "qualify" or make building height and density requirements less enabling of development for matters of national importance such as the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna in section 77I(a) of the RMA. This national direction is still being addressed (at least in part) by the upzoning of the land affected by the overlay.

3. The rules for ONLs and ONFs are contained largely in chapter 9 Natural and Cultural Heritage 9.2.1-9.2.6 which are district wide provisions of the plan. These rules are integrated with related district wide rules such as earthworks and subdivision and can apply notwithstanding the extent to which provisions in individual zones that are likely to be amended as part of PC14 enable development. Retaining these provisions therefore does not require changes to be made to objectives and policies.

[19] http://resources.ccc.govt.nz/files/policiesreportsstrategies/chapter9-naturalandculturalheritage-s32.pdf

4. As evidenced in the section 32 evaluation identified above, there are a high number of significant natural and cultural heritage features (sites, places, areas and landscapes) across the district which need to be recognised. The ONL and ONF provisions recognise the strategic context (being section 6 matters of importance) and the costs, benefits, options, efficiency, effectiveness and risks of acting and not acting. They also reflect consideration of a range of options to protect and manage natural and cultural resources. The provisions have been informed by a significant amount of technical / expert assessment and collaboration.

4.5 Potential Effect of ONFs and ONLs on Intensification

The ONFs and ONLs identified in the CDP are located in areas that, for the most part, fall outside of the urban residential and commercial zones affected by the Housing and Business Choice Plan Change. For this reason, the retention of these provisions as qualifying matters will have only limited effects on the enablement of housing and commercial intensification overall.

GIS analysis identifies 55 sites where ONLs and ONFs intersect with a zone where the Medium Residential Zone and the MDRS standards are proposed to be applied, as well as 8 sites in the High Density Residential Zone and 1 site in the Town Centre zone. These 64 sites together contain an area of 3.36 hectares affected by the ONF and ONL overlays.

On these sites, and in light of the policy context and intent described above, it is assumed that addressing the ONL and ONF provisions appropriately will reduce development yields within these overlays to zero additional units, but additional development yields on the balance of these sites will be unaffected where the balance of the area is large enough to make additional development feasible.

Proposed Zoning	Number of Lots Affected	Average area of ONL's and ONF's per site (m^2)	Average area of ONL's and ONF's as % of site
Medium Density Residential	55	607m^2	22%
High Density Residential	8	30m^2	3%
Town Centre	1	0.1m^2	0%

Effects on developing a typical site

Whakaraupo Reserve, Lyttleton

In this example, the MDRS standards in Schedule 3A is proposed to be applied to the residential zoned sites identified in yellow in the figure below (Figure 5). The ONL/F notation is applied to an area that extends beyond the reserve as shown in the purple area.

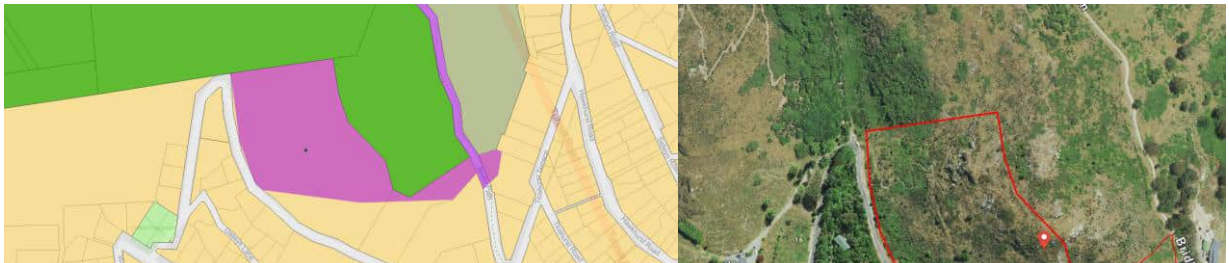


Figure 5. CCC Draft Plan Change 14 GIS Zoning Map. Figure 6. Canterbury Maps Property Search.

In theory the ONL/ONF overlay could change the potential permitted development yield of these 2 sites at 8A Harmans and 29 Bridle Path Road, Lyttleton from 280 and 126 potential additional residential units, at a density of 1 unit per 100m^2, to a yield of zero additional units. The aerial photo shows no existing dwellings on 8A Harmans and 1 dwelling on 29 Bridle Path Road. The theoretical effect of the ONL/ONF overlay in terms of the net resulting level of potential prevented development is therefore 406 units.

The effect on development yield described above is only theoretical however, as the ONL/ONF provisions would be just one of several constraints applying to these sites. The sites are also within the Slope Hazard overlay, most of both of the sites are contained within the Rockfall Management Area 1 and Rockfall Management Area 2 the net of effect of which is also likely to prevent any significant intensification and the site at 8A is largely within the Remainder of Port Hills and Banks Peninsula Slope Instability Management Area.

The effect of retaining the ONF and ONL provisions in this instance is unlikely to prevent all development on these sites, however it will assist in avoiding potentially inappropriate subdivision, use and development in a highly visible and highly valued area that is an important part of the dramatic natural setting of Lyttleton.

5.0 Flood Hazard Management Areas

The CDP maps hazard risks areas where annual exceedance probabilities for rainfall events or tide events are modelled to be greater than a certain level, allowing for sea level rise, additional buffering, and an increase in rainfall intensity as a result of climate change.

Flood Management Areas (FMAs), Flood Ponding Management Area (FPMAs) and High Flood Hazard Management Areas (HFHMAs) are mapped and the CDP seeks to avoid subdivision use or development where it will increase the potential risk to safety, well-being and property other than residential units on residential zoned land. Where risk from flooding is considered unacceptable and such risks cannot practically be reduced to acceptable levels, new activities in those areas are generally to be avoided. Where it is able to be managed to acceptable levels, assessment and mitigation is deemed acceptable.

The flat land which comprises most of Christchurch City is on the Waimakariri flood plain which is managed by the Waimakariri River stopbanks system. The Avon, Heathcote, Halswell and Styyx are spring-fed but can also flood from time to time. Flood storage and natural floodplains wetlands and ponding areas including the Henderson's Basin, Cashmere Stream, Hoon Hay Valley, Cashmere-Worsleys Ponding Area, Cranford Basin and Lower Styx Ponding area, and ensuring floor levels for buildings are a particular focus for flood hazard management in the CDP.

The history of the land on which Christchurch is located as a swamp and its low elevation relative to the sea means that the Flood Hazard Management Areas identified in the CDP are located in areas that fall both in and outside of the urban residential and commercial zones affected by PC14. They are identified on the CDP District Plan Viewer and on the numbered downloadable PDF Planning Maps.

Figure 7. Aerial view of Milton, Brisbane Flood 2011, iStock by Getty Images

5.1 Effect of FMAs FPMAs and HFMAs in the CDP

The Operative CDP :

- Rule 5.4.1.1b FMA requires new buildings to have a minimum floor level over the 1 in 200 rainfall event with a 1 in 20 year tidal event, or a 1 in 200 year tidal event with a 1 in 20 year rainfall event, including 1 metre sea level rise plus 400mm freeboard, as modelled by Council, or 12.3 metres above CCC Datum (whichever is highest).
- Permitted Filling or excavation for residential buildings is limited to achieving minimum floor levels.
- Conversion of a residential unit into two residential units in a FMA is a restricted discretionary activity under rule 14.4.1 and RD31.
- The FMA is not proposed to affect height and density and will not be evaluated as a qualifying matter.
- Rule 5.4.5 FPMA and P14 limits residential units to one per site and requires them to be on piles, or have a maximum of 200m^2 ground floor area. Earthworks restrictions apply.
- Rule 5.4.5.3 NC2 makes subdivision to create new vacant lots in the FPMA non-complying unless it can contain a residential unit outside the FPMA.
- Rule 5.4.6.3 RD2 in the HFHMA makes residential units within the Residential Unit Overlay (where not provided for as permitted) a restricted discretionary activity which is a key difference to the FPMA provisions.
- Rule 5.4.6.3 NC1 makes subdivision creating additional lots in the HFHMA non-complying unless it can contain a residential unit outside the HFHMA.
- New buildings in HFHMA not provided for as permitted or restricted discretionary activity are non-complying.

Proposed District Plan Changes:

- Proposed Plan Change 9C proposes to amend Chapter 5 Natural Hazards and Chapter 8 Subdivision Development and Earthworks provisions related to the Waimakariri River Stopback Setbacks.
- Proposed Plan Change 12 Coastal Hazards seeks to manage the development, subdivision and use of land within areas of potential coastal hazards that include inundation, erosion, rising ground water and tsunami.
- PC12 proposes to remove the FMA HGHMA, RUO overlays within coastal hazard areas.

The FMA overlay could still allow for up to 3 units (with certification) and engineering controls that place limits on filling and site coverage so as to not impede the flood plane. These matters will not conflict with PC14 and FMA's are not considered Qualifying Matters.

The FPMA and HFHMA overlays are likely to restrict development to one unit per site. In the case of the FPMA, and the HFHMA outside of the Residential Unit Overlay[20] the overlay is likely to result in zero development on the basis that this involves an increase in risk.

20

5.2 Background to FMAs, FPMAs and HFMAs in the CDP

Higher Order Documents

The management of significant risks from natural hazards is a matter of national importance in exercising functions and powers in relation to the use, development and protection of resources in section 6 of the RMA. Avoiding or mitigating natural hazards through controls on effects of use, development or protection of land is part of the functions of territorial authorities in s31(1)(b).

Policy 24 of the NZCPS requires that the effects of sea level rise are to be assessed by taking into account national guidance and best available information on climate change and its effects over at least a 100 year timeframe. Policy 25 includes (clause b) "avoid redevelopment, or change in land use, that would increase the risk of adverse effects from coastal hazards".

The Canterbury Regional Policy Statement 2013 ('CRPS'), updated through the Land Use Recovery Plan ('LURP') following the earthquakes, provides significant policy direction on these matters. Objective 11.2.1 of the CRPS is "Avoid new subdivision, use and development of land that increases risks associated with natural hazards". The CRPS requires objectives and policies and methods to avoid new subdivision, use and development that does not meet criteria set out in Policy 11.3.1 for known high hazard areas. CRPS, Policy 11.3.2 requires plans giving effect to the RPS to: Avoid new subdivision, use and development of land in known areas of subject to inundation by a 0.5% AEP (1 in 200 year) flood event, unless it is of a type that is not likely to suffer material damage in an inundation event, new buildings have an appropriate floor level to avoid inundation in a 0.5% AEP flood event, and taking into account climate change projections.

IHP Decision

The IHP considered a broad range of evidence in confirming FMA, FPMA and HFMA provisions and mapping and the IHP and Council have proceeded on the basis that modelling information was developing over time and was not always adequate in all areas and was:

- Graham Harrington (Senior Surface Water Planner) gave evidence on behalf of Council on the flooding aspects of the natural hazards chapter explaining flooding issues in Christchurch, flood modelling and related quality assurance. It discusses setting minimum floor levels above the 1/200 year level, the identification and protection of ponding areas serving as natural detention basins and the restriction of developments and intensification in high hazard areas[21].
- The above evidence was supported by evidence on flood modelling, floor levels and fill management areas and associated mapping from Gregory Whyte[22] and Iris Brookland[23].
- Ruth Evans gave evidence on behalf of Council in relation to the plan provisions and responses to submissions[24]

[21] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/03/310-CCC-Mr-Graham-Harrington-Natural-Hazards-13-2-15.pdf
[22] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/03/310-CCC-Mr-Greg-Whyte-Natural-Hazards-13-2-15.pdf
[23] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/03/310-CCC-Ms-Iris-Brookland-Natural-Hazards-13-2-15.pdf
[24] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/07/3723-CCC-Natural-Hazards-Evidence-of-Ruth-Evans-Planning-21-1-2016.pdf

- Dr Wendy Saunders gave evidence for GNS Science and the Crown on risk-based land use planning for natural hazards, advocating an all-hazards approach to planning, use of the precautionary approach[25].
- John Aromowicz and Fiona Aston gave evidence for Castle Rock Limited on coastal erosion and inundation management areas, high flood hazard management areas, liquefaction, minimum floor overlays, floor level and fill management areas[26].
- Fiona Aston gave evidence for Castle Rock Limited on the rezoning of 195 Port Hills Road and 125 Scruttons Road[27].
- The evidence from Castle Rock was the subject of rebuttal from Brian Norton[28] and Ian Wright[29].

In Decision 6 Natural Hazards[30] and Decision 53 Natural Hazards[31] the IHP confirmed that natural hazards stand apart from other resource management issues as having particular strategic significance. Decision 53 extended the Flood Management Areas (FMAs) and Flood Protection Management Areas (FPMAs) to other parts of the city, added specific FMA rules for particular locations and provided for the High Flood Hazard Management Area (HFHMAs). The notified version of the CRDP originally proposed provisions concerning coastal hazards however those provisions were withdrawn from the Panel's jurisdiction by an Order in Council on 16 October 2015.

On the matter of whether the restrictions on the use, subdivision and development residential land under the HFHMA are necessary or too onerous in the context of the plans objectives to achieve "rebuild", the IHP found that permitted activity certification for new buildings and dwellings not meeting permitted activity conditions was not appropriate in the FPMA and HFHMA, that non-complying activity status in the HFPMA's was too onerous, and that restricted discretionary activity was suitable. Decision 53 confirmed the appropriateness of the Residential Unit Overlay providing for establishment of residential units as a restricted discretionary activity in identified areas in New Brighton, Southshore and Redcliffs as mapped in Appendix .

5.3 Evaluation of Alternate Height and Density Standard Options

The preferred option for residential density standards within a FMA, is to permit up to 3 dwellings per site in the FMA (subject to engineering controls such as limits on fill and site coverage so as to not impede the flood plane) and limit development to one unit per site in the FPMA and HFHMA

[25] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/03/495-Crown-Wendy-Saunders-Natural-Hazards-20-2-15.pdf
[26] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/07/2168-2169-Castle-Rock-Ltd-Residential-Evidence-John-Aramowicz-Jr.pdf
[27] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/07/2168-2169-Castle-Rock-Ltd-Residential-Evidence-Fiona-Aston-27-8-15.pdf
[28] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/07/2123-CCC-Residential-Stage-2-Rebuttal-evidence-of-Mr-Brian-Norton-2-9-15.pdf
[29] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/07/2123-CCC-Residential-Stage-2-Rebuttal-evidence-of-Dr-Ian-Wright-2-9-15.pdf
[30] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/03/Natural-Hazards-Part.pdf
[31] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/03/Decision-53-Chapter-5-Natural-Hazards-Stage-3-03-11-2016.pdf

to protect the storage function, and to avoid increasing the extent of risk in the FPMA and HFHMA. It is proposed to up-zone the underlying zoning in accordance with the MDRS and Policy 3 of the NPS UD and continue to apply the flood overlays.

The higher order provisions in the RMA, NZCPS and CRPS requiring subdivision, use or development where it will increase the potential risk to people's safety, well-being and property to be avoided must be given effect to and would not be reconciled by alternative height and density standards (such as an adjusted setbacks, site coverage and landscaped area controls) and these options are therefore not assessed in detail.

Assessment of environmental economic social and cultural costs and benefits of this approach

Assessment of environmental economic social and cultural benefits
Changing the height and density standards applied in areas affected by the FMA, FPMA and HFMA provisions from those set out in Schedule 3A of the RMA and the Council's response to policy 3 of the NPS UD offers no benefits in that the FMA, FPMA and HFMA provisions which are required to give effect to provisions in higher order statutory documents, will in most instances either preclude the intensification of urban development within these overlays or necessitate the provision and assessment of substantial information that is best facilitated through a consent process. Retaining the FMA, FPMA and HFMA provisions in their current form and an assumed zero development yield framework in the FPMA and HFMA, while not precluding existing uses or all future development, will promote a consent process that, while likely to limit opportunities for housing intensification, will assist in avoiding subdivision, use or development that is likely to increase potential risks to people's safety, well-being and property.
Assessment of environmental economic social and cultural costs
Continuing the application of the FMA, FPMA and HFMA provisions is likely to involve consent costs and create high levels of uncertainty for, or deterrence to, urban development and intensification in the FPMA and HFMA areas. The alternative of allowing development to happen in a situation where there is reliable information about the presence of a potentially significant risk could put people and property at unacceptable risk and result in developments that are uninsurable and attach a share of potential liability to the regulatory authority in the event of a flood that leads to significant damage or harm.
Appropriateness in achieving the objectives/ higher order document directions
Efficiency: A consent process (where required by the existing FPMA and HFMA provisions) allows for consideration of whether amending the development design and applying conditions of consent relating to site coverage, floor levels for new buildings and additions, maintaining flood storage capacity and the management of earthworks and filling, can address the issue in an appropriate manner within a framework that should effectively ensure appropriate management of risk. Retaining the existing FMA, FPMA and HFMA provisions provides scope to explore and test the suitability of potential solutions and will efficiently achieve the relevant objectives.

Removing the FMA FPMA and HFMA provisions in areas subject to identified coastal hazards where more current information supersedes the information that informed the flood hazard management area provisions and mapping is supported.
Effectiveness: The proposed approach is effective in that it is enabled by the relevant provisions of the RMA. Section 77I(a) specifies that the height and density requirements to implement policy 3 of the NPS UD can be less enabling of development where a matter of national importance, required to be recognised and provided for (such as this), is present.
Risk of acting/not acting It is unlikely there can be adequate certainty that changing height and density of development standards (such as setbacks, building coverage and landscaped area controls) will address the FMA, FPMA and HFMA matters appropriately in most instances. Therefore, applying a 'one size fits all' set of alternate height and density standards to apply in areas identified as FMA, FPMA and HFMA to allow a greater level of development as a permitted activity and controlled activities is unlikely to be appropriate in most situations.

5.4 Summary of Section 32 Evaluation

The Section 32 Reporting for the Natural Hazards provisions Part 1[32] and Part 2[33] provides in Part 1, an evaluation of proposed objectives, policies rules and methods, summary of consultation, an economic impact analysis, and modelling for floor level and fill management areas. Part 2 cites a large bibliography of studies and modelling reports that have informed the flood hazard and coastal hazard proposed provisions including:

i. Operative Plan Change 32 to the Christchurch City Plan - Waimakariri River Stopbank Floodplain Land Use Controls and supporting s32 report Banks Peninsular Landscape Review Addendum. CCC April 2013

ii. Preliminary Assessment of Historical Flooding in settlements of Akaroa Harbour May 2008

iii. Plan Change Section 32 Assessment Waimakariri Stopbank Floodplain Land Use Controls. July 2010

iv. Christchurch City High Flood Hazard District Plan Review DH I Water and Environment Ltd Nov 2014

v. Change to the Avon Surface Water Model DHI April 2015

vi. Woolston Hydraulic Model and Flood Hazard Mapping Update Summary Jacobs April 2015.

This analysis evaluates the appropriateness and necessity of the methods to achieve the relevant objectives, along with alternative options such as the [then] status quo, and reliance on non-

[32] http://resources.ccc.govt.nz/files/TheCouncil/policiesreportsstrategies/districtplanning/districtplanreview/Section32NaturalHazardsRevisedEvaluation.pdf

[33] http://resources.ccc.govt.nz/files/policiesreportsstrategies/chapter5-naturalhazards%28part2%29-s32.pdf

regulatory methods, in terms of effectiveness and efficiency, costs and benefits, and risks with acting or not acting.

Pages 31-39 of the Part 1 Section 32 Report evaluates the proposed objectives for natural hazards and flood management and pages 39-68 evaluates the policies, rules and methods for these matters. An evaluation of this analysis as well as further evaluation of options reflecting comments from the Minister, under s32AA, considering options sought by submissions, was undertaken as part of the IHP hearing and decision process.

Retaining these existing provisions as a qualifying matter and carrying them over in their current form can be supported for the following reasons:

1. The provisions are necessary and appropriate for achieving higher order document directions. The direction in relevant higher order documents such as sections 5 and 6(b) of the RMA, the NCPS, the CRPS (Chapter 11), and the objectives of the CDP including the directive provisions in Chapter 3 of the CDP (objective 3.3.6) have not changed between when these reports were prepared in 2015 and the present;
2. In relation to the higher order direction in the Enabling Housing Supply Amendment Act and NPS-UD, specific provision is made to "qualify" or make building height and density requirements less enabling of development for matters of national importance such as the management of matters of national importance in section 77I (a) of the RMA. The direction is being given effect to some extent by up-zoning the land affected in accordance with the MDRS and Policy 3 of the NPS UD.
3. The rules for Flood hazard management are contained largely in chapter 5 Natural Hazards, which are district wide provisions of the plan. These rules are integrated with related district wide rules such as earthworks and subdivision and with the residential and commercial chapters and can be integrated with provisions in individual zones that are to be amended as part of PC14 to enable development without substantial modification. Carrying these provisions over will not require new objectives or policies.
4. As evidenced in the section 32 evaluation identified above, there are a high number of flood hazards across the district which need to be recognised and managed where they are significant. The flood hazard objectives and provisions recognise the strategic context (being section 6 matters of importance) and the costs, benefits, options, efficiency, effectiveness and risks of acting and not acting. They also reflect consideration of a range of options range of options to protect and manage natural and cultural resources. The provisions have been informed by a significant amount of technical / expert assessment consultation and evaluation.

5.5 Potential Effect of FPMAs and HFMAs on Intensification

The FPMA and HFMA overlays intersect with a large number of sites affected by the draft Housing and Business Choice Plan Change and a significant proportion of most of these sites are impacted by the overlay. 1,229 sites identified as potential MRZ sites intersect with the FPMA and HFMA overlays and these intersecting areas collectively add up to 48.99ha's.

Of these, approximately 785 have a starting site size of greater than 400m^2 where the area of encroachment is greater than 100m^2. If it is assumed that these sites could otherwise be developed

to a density of 1 site per 100m^2, the average size of encroachment of these overlays is 408m^2 giving a typical development loss of 4 units per site.

Proposed Zoning	Number of Lots Affected	Average area of FPMA or HFMA per site (m^2)	Average area of overlay as % of site
Medium Density Residential	1,229	408m^2	67%

The proposed Medium Density Residential zone applies a site coverage standard of 50% of the site. Due to the site coverage rule, the FPMA and HFMA provisions will generally only reduce the density of development that can be achieved on residential sites if the overlay occupies more than 50% of the site, or if it is not practical to develop up to 50% building coverage in the area of the site outside the overlay.

Analysis of GIS data of residential sites affected by the water body setback shows that there are 851 sites where the area affected is 50% or greater of the total area of the site and of these 670 sites are greater than 400m^2 (the size of site where it is assumed sites are more likely to be comprehensively redeveloped).

The average area of setback on residential sites affected is 67% of Medium Density Residential. Therefore, more than two thirds of sites won't be able to develop to the full density that would otherwise be enabled. \

Effects on developing a typical site

Keyes Road, New Brighton

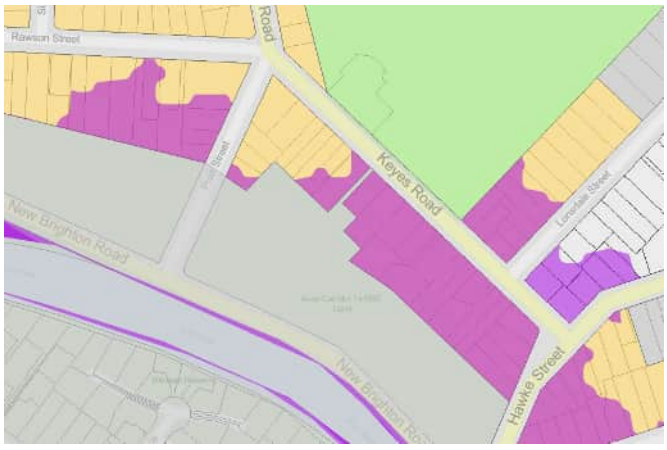


Figure 8. CCC Draft Plan Change 14 GIS Zoning Map. Figure 9. Canterbury Maps Property Search.

In this example, it is proposed to apply the MDRS standards in Schedule 3A to the residential zoned sites on Keyes Road identified in yellow in the figure above (Figure 8). The High Floodplain Hazard Management Area and Residential Unit Overlay within the HFHMA extends beyond the reserve into surrounding residential sites as shown in the purple area. The strong emphasis on avoiding increasing levels of risk suggests additional housing development within the HFHMA is likely to be nil.

The HFHMA overlay would change the potential permitted development yield of these 19 sites at Keyes Road New Brighton. With no HFHMA and no subdivision and relying on the permitted activity rules in the MDRS, developing 3 units a site would allow 57 units as permitted development. Comprehensive redevelopment of the sites could yield 134 potential units if the sites were developed to a density of 1 unit per 100m$^{2.}$

With the HFHMA in play, this would likely reduce the potential for subdivision to zero additional units given the clear policy direction to avoid subdivision use or development where it will increase the potential risk to people's safety, well-being and property. The Residential Unit Overlay allows for residential units in the HFHMA as a restricted discretionary activity and is likely to limit development to one unit per site other than with the few instances where there is adequate area to incorporate a new residential unit or units outside of the HFHMA. The aerial photo shows each site contains an existing dwelling so the net resulting level of potential development on this selection of properties factoring in the HFHMA is no further units.

The effect of retaining the HFMA provisions in this instance will promote a consent process that is likely to limit opportunities for housing intensification but it will assist in avoiding subdivision, use or development that is likely to increase potential risks to people's safety, well-being and property.

The alternative of allowing significant intensification in a situation where there is reliable information about the presence of a potentially significant risk could result in developments that are uninsurable and could attach a certain amount of liability to the territorial authority in the event of a flood (or series of flood events) that leads to significant harm to people or property.

6.0 Tsunami Hazards

The Canterbury coast lies on the western edge of the Pacific Ocean and is subject to local, regional and distant-source tsunamis. The notified version of the CDP originally proposed provisions concerning coastal hazards however those provisions were withdrawn following an Order in Council in October 2015 which instructed Council to remove the coastal hazard provisions and to address them separately from the balance of the plan.

The CDP contains rules that maps tsunami inundation areas and excludes these areas from the permitted framework for conversion or replacement of one residential units into two in Rule 14.4.1.1 P10 and P11 making them restricted discretionary activities. The CDP does the same with the Enhanced Development Mechanisms in chapter 14 Residential Rules 14.13[34]. These provisions reference the map in Appendix 14.16.5[35] but are not identified on the planning maps. There are no equivalent provisions or cross references to this framework in the Natural Hazards chapter.

With Decision 53 in June 2016, the IHP confirmed flood management areas (FMA and HFHMA and Residential Unit Overlay) including in coastal areas. These provisions do not define the full extent

[34] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/03/Residential-Stage-1-decision.pdf

[35] https://districtplan.ccc.govt.nz/pages/plan/book.aspx?HID=87276; from Environment Canterbury report number R12/38 "Modelling coastal inundation in Christchurch and Kaiapoi from a South American tsunami using topography from after the 2011 February Earthquake (2012), NIWA.

of areas at risk of coastal hazards and only manage some activities in defined areas. They rely on a generic natural hazards objective and policies relating to flood management.

Figure 10. Tsunami damage in Murohama Miyato, Japan 2011, iStock by Getty Images

6.1 Effect of Tsunami Hazards Provisions in the CDP

The preferred approach to the Tsunami Hazard Provisions in the CDP is to retain the ODP zoning in these areas. The total effect of retaining the Tsunami hazard provisions on development is somewhat uncertain beyond the effect on permitted development. Where the risk is acceptable, the overlay could restrict the number of residential units on sites affected by this overlay to one unit per site within areas within Tsunami Inundation Area.

- Rule 14.4.1.1 P10 and P11 respectively permit the conversion of a residential unit into two residential units, and the replacement of a residential unit with two residential units, subject to standards including standards that the residential unit shall be outside the tsunami inundation area (with respect to conversions) and that the site shall be outside the tsunami inundation area (with respect to replacement of residential units).
- Under Rule 14.4.1.3 These activities are provided for as restricted discretionary activities where they are in the tsunami Inundation area and council's discretion includes minimum floor levels, potential for flood damage, flood management mitigation, and the adequacy of wastewater system capacity.
- Rule 14.13 Enhanced Development Mechanism contains an extensive set of qualifying standards limiting the availability of a comprehensive development mechanism, which include excluding sites that have any part of the site within the mapped Tsunami Inundation Area.

PC12 proposes to apply greater levels of control to areas with higher levels of risk. The provisions are applied through 6 overlay categories being the Coastal Inundation Risk Area (CIRA) overlay,

which has four gradations (Very Low, Low, Medium, High), and a Coastal Erosion Risk Area (CERA) overlay, which comprises two gradations (Low and High-Medium / Single zone).

- Subdivision is proposed to be a restricted discretionary activity in the Very Low and Low Coastal Inundation Risk area and a non-complying activity in the Medium and High Coastal Inundation Risk Area and within both the Low and High-Medium Coastal Erosion Risk Area.
- Additional dwellings are proposed to be permitted in the Very Low CIRA, controlled activity in the Low, discretionary in the Medium and non-complying in the High CIRA. New dwellings are discretionary in the low CERA and non-complying in the High-Medium / Single zone.
- Hazard sensitive activities (e.g. education facilities, health care activities, elderly care facilities and any other activity in which users are more vulnerable to the adverse effects of hazards than the general population) are restricted discretionary activities in the very low and low CIRA and are otherwise non-complying.

Activity	Coastal Inundation Risk Area				Coastal Erosion Risk Areas	
	Very Low	Low	Medium	High	Low	High-Medium / Single zone
Subdivision	RD	RD	NC	NC	NC	NC
Building not otherwise included in this table	P	C	D	NC	D	NC
Replacement residential unit	P	P	C	RD	C	RD
Accessory buildings	P	P	C	RD	C	RD

Table 1 CCC, Coastal Hazards Consultation Document, page 7.

6.2 Background to Tsunami Hazards in the CDP

Higher Order Documents

The management of significant risks from natural hazards is a matter of national importance in exercising functions and powers in relation to the use, development and protection of resources in section 6 of the RMA. S31(1)b makes clear that controlling use and development of land for the avoidance or mitigation of natural hazards is part of the functions of a territorial authority.

Policy 24 of the NZCPS requires that the effects of sea level rise are to be assessed by taking into account national guidance and best available information on climate change and its effects over at least a 100 year timeframe. Policy 25 includes (clause b) “avoid redevelopment, or change in land use, that would increase the risk of adverse effects from coastal hazards”.

The Canterbury Regional Policy Statement 2013 (‘CRPS’), updated through the Land Use Recovery Plan (‘LURP’) following the earthquakes, provides significant policy direction on these matters. Objective 11.2.1 of the CRPS is “Avoid new subdivision, use and development of land that increases risks associated with natural hazards”. The CRPS requires objectives and policies and methods to avoid new subdivision, use and development that does not meet criteria set out in Policy 11.3.1 for known high hazard areas, however tsunamis are excluded from the definition of land subject

to sea water inundation over the next 100 years that makes up limb four of the definition of high hazard areas in the CRPS[36].

The CRPS contains little specific discussion of tsunami, however Policies 11.3.5 and 11.3.7 are relevant. Policy 11.3.5 directs that subdivision, use and development of land shall be avoided if the risk from the natural hazard is considered to be unacceptable. When there is uncertainty in the likelihood or consequences of a natural hazard event, the local authority shall adopt a precautionary approach. Policy 11.3.7 states that:

> *…new physical works to mitigate natural hazards will be acceptable only where the natural hazard risk cannot reasonably be avoided…*

Objective 3.3.6 Natural hazards seeks similar outcomes:

> *New subdivision, use and development (other than new critical infrastructure or strategic infrastructure to which paragraph b. applies):*
> 1. *is to be avoided in areas where the risks from natural hazards to people, property and infrastructure are assessed as being unacceptable; and*
> 2. *in all other areas, is undertaken in a manner that ensures the risks of natural hazards to people, property and infrastructure are appropriately mitigated*

Policy 5.2.4 of the Natural Hazards chapter sets out a precautionary approach where there is uncertainty, hazards or a potential for serious or irreversible effects. Policy 5.5.5 and the rules in 5.10 implement a control regime for hazard mitigation works, which give effect to the policies in Chapter 11 of the CRPS.

IHP Evidence

- Adam Scott Blair gave planning evidence for Council on intensification provisions including Intensification mechanisms, the enhanced Development Mechanism and associated limiting conditions[37]. The evidence references the origins of these mechanisms with the Land Use Recovery Plan (LURP) and the section 32 evaluation supporting the proposed provisions. There is no detailed discussion on the need for, or merits of these mechanisms. The transcript for the hearing notes his explanation does not support enabling intensification in areas where there is a known risk of inundation in a Tsunami, as in addition to the direct risk to people and property, "it [greater intensification] could make escaping more problematic".
- Kelvin Berryman gave evidence on behalf of the Crown on natural hazards providing an overview of natural hazards including tsunamis and how to plan for them. His evidence stated that the plan should address all future hazards and risks including coastal erosion, storm surge inundation and tsunami:

  > *"A key aspect of risk based planning is to use plans to avoid or control development in risk areas, mitigate risk in existing developments, and prescribe restrictions on building type, use, occupancy, and density in high risk areas. The approach to manage the threat of natural hazards is to consider the vulnerability and exposure to the severity of the hazards – how many people are exposed and what are the potential economic losses?"*

[36] CRPS, July 2021, Definitions, page 242: https://www.ecan.govt.nz/document/download?uri=4218008
[37] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/03/310-CCC-Residential-Adam-Blair-12-3-15.pdf

- The Environment Canterbury report on which the Tsunami Inundation overlay was based "Modelling coastal inundation in Christchurch and Kaiapoi from a South American tsunami using topography from after the 2011 February Earthquake (2012), NIWA, states in relation the use of this report that:

  "The scenario modelled has a high return period in the order of 2500 years and represents an extreme scenario, which is appropriate for evacuation planning and emergency management planning. The report is not intended to be used for land use planning, because land use planning generally uses shorter return periods of up to 500 years – the inundation from a 500 year return period tsunami may be considerably less than shown in this report. However, the information in the report may be useful for strategic development planning and infrastructure planning as it may, used with other hazard information, highlight areas of higher vulnerability where future development should be more carefully managed. The spatial data in these layers have been generated at a scale of 1:25,000 and should not be used at scales finer than this."

IHP Decision

Decision 10 Residential, confirmed the rules that map Tsunami Inundation Areas and excludes these areas from the permitted framework for conversion or replacement of one residential unit into two in Rule 14.4.1.1 P10 and P11 making them restricted discretionary activities. The decision also confirmed the Enhanced Development Mechanisms in chapter 14 Residential Rules 14.13 which preclude areas in the TIA from eligibility as a EDM[38].

The decision does not discuss the particular merits of the provisions or their relationship with the withdrawn coastal hazards provisions. It should be noted however, that this decision came in a context where the Flood Hazard Management provisions proposed extensive controls on development in High Flood Management Areas, which affect areas which extensively overlap the Tsunami Inundation Areas (See Appendix 1 and 2 to this report for comparison).

PC12 Coastal Hazards

Draft Plan Change 12 (PC12) proposes to amend chapter 5 (Natural Hazards) to manage subdivision, development and the use of land within areas of potential coastal hazards that include inundation, erosion, rising ground water and tsunami. It is intended that the provisions in PC12 will replace the flood management and tsunami hazards provisions in the operative plan.

PC12 introduces a new objective and policies, rules and methods and mapping overlays identifying areas of potential coastal hazard risk. It also proposes to remove the FMA, HFHMA and RUO overlays within the Coastal Hazards areas and associated legacy provisions.

PC12 is intended to address gaps in the effective management of risks. PC12 has been drafted and consulted on and will be notified before 20 August 2022 in time for hearings in 2023. The plan change will not use the Intensification Streamlined Planning Process being used for PC14.

The Coastal Hazards overlays are mapped on two separate GIS web viewers[39] and are intended to be integrated with the balance of the DCP planning maps.

[38] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/03/Residential-Stage-1-decision.pdf

[39] https://gis.ccc.govt.nz/portal/apps/webappviewer/index.html?id=ae428b7c5b624f629b2a6c506db1bf0b and https://gis.ccc.govt.nz/portal/apps/webappviewer/index.html?id=35fc899707cf43f2a3e10dab1ea40263

6.3 Evaluation of Alternate Height and Density Standards

The preferred option for density standards within the TIA is to retain the ODP zones (primarily Residential Suburban) and carry over these consent requirements and height and density standards for buildings and subdivision, rather than apply the permitted and controlled activity framework in the MDRS and the height and density standards of the new PC14 zones. This option will entail updating the risk management methodology and mapping consistent with best practise and newly available risk modelling information. This option is likely to prevent significant intensification of development within the overlay area.

Alternatives to this are:

1. Have no Tsunami Inundation Area provisions and allow development within the overlay to the full extent that would otherwise be provided for by giving effect to the MDRS and Policy 3 of the NPSUD.
2. Remove the TIA overlay as part of PC14 and address tsunami inundation to the extent that it is warranted through a Coastal Inundation Risk Area (CIRA) overlay advanced through a separate plan change.

An assessment of the costs and benefits of the preferred approach is set out below.

Assessment of environmental economic social and cultural costs and benefits of this approach

Assessment of environmental economic social and cultural benefits
The key benefit of the TIA provisions is to provide guidance for managing activities in areas with known high consequence tsunami risks, notwithstanding their extremely low likelihood of occurrence. This is consistent with implementing policy to ensure risk is reduced to acceptable levels through avoidance or mitigation. Future natural hazard damages are avoided by new subdivision, use and development not occurring in areas of tsunami risk and from the effectiveness of mitigation measures where development is able to proceed. Where risks are mitigated, development proceeds and those measures are effective, this will help build resilience, reduce risk and potentially help prevent costly remediation being required in future. Reduction in the cost of hazard events, such as loss of life and damage to property, infrastructure and the environment, can be a substantial benefit in terms of both lives, happiness and property. The mapping provides greater certainty for areas not defined as subject to tsunami inundation risks.
Assessment of environmental economic social and cultural costs
The main cost of the TIA provisions is in lost development potential where development is avoided or minimised in these overlay areas, which is mainly a loss for individual property owners. Another cost is negative perceptions on land values for those identified as TIA. The costs for the Council and community with natural hazard research advice, modelling, monitoring, and plan changes as information changes are another factor. These costs increase the more specific the policies and rules are and the more detailed the maps and provisions need to be.
Appropriateness in achieving the objectives/ higher order document directions

Efficiency:

The proposed approach is efficient in that most of the sites affected by the overlay are almost entirely covered by the overlay (the average encroachment is 90%) so upzoning these sites would be inconsistent with a clear approach to integrating land use planning with planning for natural hazards.

The benefits in avoiding significant increases in the numbers of people and property in an area where tsunami inundation could occur may outweigh the opportunity costs of development benefits and the administrative cost of these provisions. The proposed approach will allow for new evidence to be considered on the most efficient and effective approach to addressing coastal inundation hazards to be considered as part of PC14.

The strength of national direction in favour of enabling development and intensification in existing residential areas in the NPS UD is to some extent balanced out by the equally clear directives of the NZCPS addressing natural hazards and the fact that the management of significant risks from natural hazards is a matter of national importance in achieving the purpose of the RMA.

Effectiveness:

The proposed approach is effective in that it avoids creating inconsistency between the objectives of the zone and the rules that manage development to achieve those outcomes. It should also prevent development that may present an unacceptable degree of risk while enabling managed use of land and appropriate mitigation within the overlay and unfettered use of land outside the overlay area.

The proposed approach is enabled by the relevant provisions of the RMA. Section 77I(a) specifies that the height and density requirements under the MDRS and policy 3 of the NPSUD can be less enabling of development where a matter of national importance under section 6 (in the case the management of significant risks from natural hazards) is present.

6.4 Section 32 Evaluation and further changes

The Section 32 evaluation report was prepared for the Residential Chapter 14 [40] provides information on the origin of the Tsunami Inundation provisions in Chapter 14. It notes (page 10 para vii) that the Enhanced Development Mechanism (EDM) was introduced by the LURP and carried over into the replacement district plan. It also notes that the policies and rules relating to limiting housing development in locations subject to significant risks from natural hazards (Policies 14.2.1.1, 14.1.2, 14.2.1.4, 14.2.2.2.) are consistent with higher order directive provisions in the plan and the CRPS relating to natural hazards. There is no specific discussion of the merits and costs of the Tsunami Inundation provisions.

The second Chapter 5 Natural Hazards section 32 report[41] discusses the need to address tsunami inundation hazard risks in the context of the balance of natural hazards in Christchurch and Banks Peninsula. Page 14-15 notes the commitment of ECan to commission further research to assess

[40] http://resources.ccc.govt.nz/files/TheCouncil/policiesreportsstrategies/districtplanning/districtplanreview/Section32ResidentialChapter.pdf

[41] http://resources.ccc.govt.nz/files/policiesreportsstrategies/chapter5-naturalhazards%28part2%29-s32.pdf

Christchurch's exposure/vulnerability to tsunami but makes the following conclusion about address the risk with the current information:

> *The high return period of 2500 years (or an Annual Exceedance Probability of 0.0004%)* [for a distance source tsunami] *means this particular tsunami hazard has an extremely low likelihood of occurrence. For this reason the risk from this natural hazard has been assessed as being acceptable insofar as controls limiting development are not justified. However the landward extent of this tsunami is mapped in the Natural Hazard Planning Maps for "Information Only" as a means of achieving the Stage 1 Natural Hazards Objective 5.1.2 of increased public awareness of the range and scale of this natural hazard events. This mapping also implements Stage 1 Policy 5.2.7 by informing people about natural hazards affecting their properties.*

The map of the Tsunami Inundation Area was originally notified as an appendix to chapter 5 Natural Hazards with the notified plan for information purposes however submissions and evidence from Council subsequently requested that it be removed from Chapter 5 on the bases that there were no rules or other methods attached to it in the chapter.

Given the lack of specific support for these provisions in the section 32 reports and from the expert evidence, the impact of the provisions across a wide area, the uncertain but potentially significant effect on potential for development and intensification, it is not straight forward to recommend these provisions be carried over as a Qualifying Matter in their current form.

However, the clear direction of higher order plan statutory documents that have to be given effect to, and the potentially serious implications of intensifying in areas subject to this known hazard means that it cannot be simply put aside as part of PC14.

It is clear from GIS analysis of a proposed Coastal Inundation Risk Area that there is a very high degree of overlap between the Tsunami Inundation Area mapping and the CIRA overlay to the extent that the TIA is almost completely contained within the CIRA. The mapping of the CIRA can be introduced as part of the section 32 material and evidence for PC14 to ensure an appropriate response to the requirements of the NZCPS and to the potential additional exposure to risk that would otherwise come about with MDRS being applied in these areas. The result could be that a Coastal Hazards qualifying matter is applied to capture both inundation and tsunami risk.

6.5 Potential Effect of Tsunami Provisions on Intensification

The Tsunami inundation overlay intersects with a large number of sites affected by the draft Housing and Business Choice Plan Change. 7,215 sites identified as potential Medium Density Residential sites intersect with the Tsunami Inundation overlay and this overlay covers an area of approximately 584.30 hectares.

The median site size of the affected sites is 548m^2 and the average size of encroachment of these overlays is 491m^2 (90%). This means on an average site, the amount of permitted development is likely to be limited to 1 or no additional units and assuming the provisions prevented further intensification, the effect on density for a typical site would be 3 units per site under a permitted development scenario and 5 units per site with a scenario involving comprehensive redevelopment of a site to a density of 1 unit per 100m^2.

Proposed Zoning	Number of Lots Affected by TIA QM	Average Area of TIA per site (m^2)	Average area of overlay as % of site
Medium Density Residential	7,215	491m^2	90%

Looking at the matters for discretion and relevant policies it is clear that the overlay will trigger a consent requirement and thereby affect the extent of development provided for as a permitted activity but it may not reduce the potential amount of development on a site in all situations if carried through as a qualifying matter. In relation to the Enhanced Development Mechanism, many of these sites may already be constrained by the fact that the Enhanced Development Mechanism is only available for sites that are:

- greater than 1,500m^2 and less than 10,000m^2 in one continuous block of land (Rule 14.13.1.2)
- density will be limited to one unit per 150m^2 (Rule 14.13.1.3)
- sites have to be within 800 walking distance of centres, supermarkets and a primary or intermediate school, 400m of an Open Space Community parks Zone, 600m of a core public transport route
- sites can't be in a Special Amenity Area, 400 metres of an Industrial Heavy Zone or the catchment of the Riccarton Wastewater interceptor.

Loss of Potential Development in Commercial Areas

In areas where it is proposed to apply commercial zones as part of the plan change, the 211 sites affected by the overlay within the proposed Local Centre, Commercial Mixed Use and Neighbourhood Centre Zones are calculated to incur a total sum loss of commercial floor space of 38,368$m^{2.}$ as a result of retaining the qualifying matter.

Effects on developing a typical site

33 Hood Street, New Brighton

Figure 11. CCC Draft Plan Change 14 GIS Zoning Map.

Figure 12. Canterbury Maps Property Search.

In this example the site is 100% covered by the Tsunami Inundation Area overlay and retaining this as a qualifying matter will result in the site retaining its Residential Suburban Zone. With its site area of 489m^2 the site would not be eligible as an Enhanced Development Mechanism. The potential to do 3 residential units on the site as a permitted activity would be lost. If the site were to be comprehensively developed under the MDRS it may have been able to be have 4 units on the site if it were developed to a density of one unit per 100m^2. There is currently one dwelling on the site so the estimated lost potential for residential development is 3 residential units. It should be noted however that this area is also subject to a Liquefaction Management Area overlay and a Flood Management Area overlay, which although unlikely to prevent intensification of the site will effect the extent to which development is permitted and will involve additional conditions on earthworks, floor levels, foundation designs and related site engineering matters.

7.0 Slope Instability Hazards

The CDP identifies areas of slope instability in the Port Hills, Banks Peninsular and Lyttleton Port taking a risk based approach which factors in the scale of particular hazards together with the likelihood of an event and the effects it would cause on people and property. In areas of slope instability, risk is expressed as an Annual Individual Fatality Risk (AIFR) being the probability of a fatality occurring on a site in a year. Rockfall risk can be recalculated on a site-specific basis through an independent risk assessment supported by an independent peer review.

Areas of slope instability risk are identified on the Natural Hazards layer of the CDP District Plan Viewer and on the numbered downloadable PDF Planning Maps[42] at an area-wide scale. They are located in the Port Hills and Banks Peninsula in areas that, for the most part, fall outside of the urban residential and commercial zones affected by PC14.

Plan Change 2 to the Operative Plan addressed the availability of new technical information on different or lower risks in some parts of the Slope Instability Management Area overlays as a result of hazard removal works and recalculation of risks through site or area-specific geotechnical assessment. Plan Change 2 was made operative in August 2020.

[42] https://districtplan.ccc.govt.nz/PropertySearch/PropertySearchContainer.html

Figure 13. Port Hills Rock Fall, Photo Dave Petley, The Landslide Blog, February 2011.

7.1 Effect of Slope Instability Provisions in the CDP

In Slope Instability Management Areas different overlays are applied to different areas which denote different activity statuses based on the varying level of risk – AIFR (Rule 5.6.1a):

- subdivision requires a restricted discretionary consent in the Rockfall Management Area 2 and Mass Movement Management Areas 2 and 3.
- subdivision is non-complying activity in the Cliff Collapse Management Area 2, Rockfall Management Area 1 and Mass Movement Management Area 1.
- subdivision is prohibited within Cliff Collapse Management Area 1 if solely within this area.
- new buildings require a restricted discretionary consent in the Rockfall Management Area 2 and Mass Movement Management Areas 2 and 3 and Mass Movement Management Area 1.
- new buildings are non-complying in the Cliff Collapse Management Area 2 and Rockfall Management Area 1.
- new buildings are prohibited within Cliff Collapse Management Area 1.

Policy 5.2.2.1.1 requires new development to be avoided where there is unacceptable risk, and managing activities, chiefly through the consent process, to address natural hazard risks. The Slope Instability policy (5.2.2.4.3) requires evaluation of risk and only allowing subdivision, use and development where risk is acceptable. It also places strong controls on hazard mitigation works:

1. *In areas not already identified in Policy 5.2.2.4.1a as being subject to cliff collapse, rockfall or mass movement, but where the land may be subject to slope instability:*
   i. *to the extent appropriate, require proposals for subdivision, use and development to be assessed by a geotechnical specialist to evaluate the presence of hazards and*

level of risk to people and property (including infrastructure) from slope instability hazards; and

ii. only allow subdivision, use and development where risk can be reduced to an acceptable level.

2. *Avoid hazard mitigation works in areas of the Port Hills and across Banks Peninsula where cliff collapse or mass movement is likely to destroy or significantly damage such works, or where construction or maintenance of hazard mitigation works creates a safety hazard, unless reasonably required to protect critical infrastructure.*
3. *Control hazard mitigation works and hazard removal works for slope instability across all other areas of the Port Hills and Banks Peninsula, to ensure that works:*
   i. are effective;
   ii. do not worsen any existing natural hazard; and
   iii. do not transfer or increase the risk to other people, property, including critical infrastructure or the natural environment.

Density in those areas identified as SIMA under the CDP

Taking the precautionary direction of the policy framework into account the SIMA overlays are likely to restrict development to one unit per site. In the case of the higher rated Rockfall Management Areas and Cliff Collapse Management Area the overlay may result in zero development where this involves an increase in risk.

7.2 Background to Slope Instability Hazards in the CDP

Higher Order Documents

The management of significant risks from natural hazards is a matter of national importance in exercising functions and powers in relation to the use, development and protection of resources in section 6 of the RMA. S31(1)b makes clear that controlling use and development of land for the avoidance or mitigation of natural hazards is part of the functions of a territorial authority.

The CRPS contains little specific discussion of slope instability, however Policies 11.3.5 and 11.3.7 are relevant. Policy 11.3.5 directs that subdivision, use and development of land shall be avoided if the risk from the natural hazard is considered to be unacceptable. When there is uncertainty in the likelihood or consequences of a natural hazard event, the local authority shall adopt a precautionary approach. Policy 11.3.7 states that:

> *…new physical works to mitigate natural hazards will be acceptable only where the natural hazard risk cannot reasonably be avoided…*

Objective 3.3.6 Natural hazards seeks similar outcomes:

> *New subdivision, use and development (other than new critical infrastructure or strategic infrastructure to which paragraph b. applies):*
> 3. *is to be avoided in areas where the risks from natural hazards to people, property and infrastructure are assessed as being unacceptable; and*
> 4. *in all other areas, is undertaken in a manner that ensures the risks of natural hazards to people, property and infrastructure are appropriately mitigated*

Policy 5.2.4 of the Natural Hazards chapter sets out a precautionary approach where there is uncertainty, hazards or a potential for serious or irreversible effects. Policy 5.5.5 and the rules in

5.10 implement a control regime for hazard mitigation works, which give effect to the policies in Chapter 11 of the CRPS.

IHP Decision

The IHP considered a broad range of evidence in confirming the slope instability provisions and mapping and the IHP including:

- A Planning Expert Conferencing Statement described the Port Hills Geotechnical Group formed to consider necessary emergency response to slope instability hazards on the Port Hills, the engagement of GNS Science to get a better understanding of land instability hazards and the production of a series of reports that informed both the delineation of the Crown red zone in relation to cliff fall and rock fall.
- On behalf of Council, Helen Beaumont gave evidence on the mapping of land instability hazard management areas, the risk management approach and the AIFR, Erica Seville gave evidence on resilience[43], Donald MacFarlane gave evidence on slope stability hazards[44] and Dr Mark Yetton gave evidence on the delineation of the rockfall management areas and submissions challenging those delineations[45].
- Tony Taig gave evidence on the need for effective controls on development in areas subject to significant risk from slope collapse using different zones of AIFR and different levels of control that correspond to different levels of risk, defining and quantifying the level where risk is intolerable, changing degrees of precaution over time and risk terminology[46].
- Dr Christopher Massey gave evidence for Council and the Crown on rockfall, cliff collapse and mass movement risk assessments in the Port Hills carried out by GNS Science. He discussed area-wide risk assessment for landslide hazards and parameters in the risk assessments and perceptions of "conservatism"[47].
- Dr Matthew Gerstenberger from GNS Science gave evidence on the number, location and size of possible future earthquakes in Canterbury[48].

The Panel's decisions on the slope instability provisions show an evolution in thinking with concern that laissez fair approach would lead to unacceptable costs to people and society from known risks coming to pass becoming more nuanced and seeking to avoid an unduly conservative approach that could impose unjustified restrictions and compromise overly large areas of land and create unduly onerous consenting processes.

[43] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/03/310-CCC-Dr-Erica-Seville-Natural-Hazards-13-2-15.pdf
[44] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/03/310-CCC-Mr-Donald-Macfarlane-Natural-Hazards-13-2-15.pdf
[45] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/03/310-CCC-Dr-Mark-Yetton-Natural-Hazards-13-2-15.pdf
[46] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/03/310-CCC-Mr-Anthony-Taig-Natural-Hazards-13-2-15.pdf
[47] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/03/310-CCC-Dr-Christopher-Massey-Natural-Hazards-13-2-15.pdf
[48] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/03/310-CCC-Dr-Matthew-Gerstenberger-Natural-Hazards-13-2-15.pdf

In response to concerns with the area-wide modelling of slope instability risk the panel supported methods to support ground truthing of the AIFR through individual site assessments (p55, para 211) [49]

A series of further changes to the mapping of Mass Movement Hazard Management Areas and were confirmed in Decision 53[50].

7.3 Section 32 Evaluation and further changes

The preferred option for density standards within the SIMA is to carry over the consent requirements for earthworks buildings and subdivision rather than apply the permitted and controlled activity framework in the MDRS proposed for the Medium Density Residential Zone. This option is likely to prevent intensification of development within the overlay areas.

The alternative to this is to have no slope instability provisions and to allow development within the overlays to the full extent that would otherwise be provided for by giving effect to the MDRS and Policy 3 of the NPSUD.

An assessment of the costs and benefits of the preferred approach is set out below.

Assessment of environmental economic social and cultural costs and benefits of this approach

Assessment of environmental economic social and cultural benefits
The key benefit of the slope instability provisions is to provide clear guidance for managing activities in areas with high instability to ensure risks are reduced to acceptable levels through avoidance or mitigation. Future natural hazard damages are avoided by new subdivision, use and development not occurring in areas of significant natural hazard risk and from the effectiveness of mitigation measures where development is able to proceed. Where risks are mitigated and those measures are effective, this will help build resilience, reduce risk and potentially help prevent costly remediation being required in future. Reduction in the cost of hazard events, such as loss of life and damage to property, infrastructure and the environment, can be a substantial benefit in terms of both lives, happiness and property. The mapping provides greater certainty for areas not defined as subject to slope instability risks. The robust nature of the mapping and consent process can provide insurance companies with greater confidence and enable people to obtain insurance and more manageable insurance costs.
Assessment of environmental economic social and cultural costs
The main cost of the slope instability provisions is in lost development potential where development is avoided in areas subject to risk which is mainly a loss for individual property owners. As these are existing provisions, this cost is already 'priced-in' to land values at an individual site level. Another cost is negative perceptions on land values for those identified as slope instability hazard management areas (cliff collapse, rockfall, mass movement areas).

[49] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/03/Natural-Hazards-Part.pdf
[50] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/03/Decision-53-Chapter-5-Natural-Hazards-Stage-3-03-11-2016.pdf

The costs of obtaining specialist inputs into consent applications and assessments can be substantial, and mitigation required by the provisions will create costs for property owners. The costs for the Council and community with natural hazard research advice, modelling, monitoring, and plan changes as information changes are another factor. These costs increase the more specific the policies and rules are and the more detailed the maps and provisions need to be.
Appropriateness in achieving the objectives/ higher order document directions
Efficiency: The proposed approach is efficient in that the benefits in reduced or managed risk and greater certainty generally outweigh the administrative cost of these provisions and applies a nuanced approach to varying degrees of risk present in different areas. The IHP's conclusions that the provisions will promote greater consistency and reliability than relying on an independent self-certification method or individuals managing the risk to meet building consent and insurance requirements remain valid.
Effectiveness: The proposed approach is effective in that it prevents development that may present an unacceptable degree of risk while enabling managed use of land and appropriate mitigation within the overlays and unfettered use of land outside the overlay area. The proposed approach is enabled by the relevant provisions of the RMA. Section 77I(a) specifies that the height and density requirements under the MDRS and policy 3 of the NPSUD can be less enabling of development where a matter of national importance under section 6 (in the case the management of significant risks from natural hazards) is present.

7.4 Summary of Section 32 Evaluation

The Section 32 Reporting for the Natural Hazards provisions Part 1[51] and Part 2[52] provides in Part 1, an evaluation of proposed objectives, policies rules and methods (see pages 56-58 in particular), summary of consultation (page 68), a bibliography of relevant technical analysis (page 74) and an explanation of risk modelling on the Port Hills and Banks Peninsula (page 117). Part 2 provides an addendum to record amendments proposed to the Section 32 Report to reflect amendments proposed to "Chapter 5 – Natural Hazards" by the Stage 3 Proposal addressing revised rules from Janice Carter's Rebuttal evidence.

This analysis evaluates the appropriateness and necessity of the methods to achieve the relevant objectives, along with alternative options such reliance on self-certification and non-regulatory methods, in terms of effectiveness and efficiency, costs and benefits, and risks with acting or not acting.

51 http://resources.ccc.govt.nz/files/TheCouncil/policiesreportsstrategies/districtplanning/districtplanreview/Section32NaturalHazardsRevisedEvaluation.pdf

52 http://resources.ccc.govt.nz/files/policiesreportsstrategies/chapter5-naturalhazards%28part2%29-s32.pdf

An evaluation of this analysis as well as further evaluation of options reflecting comments from the Crown, under s32AA, considering options sought by submissions, was undertaken as part of the IHP hearing and decision process.

Taking this into account, retaining these existing provisions as a qualifying matter and carrying them over in their current form can be supported for the following reasons:

1. The provisions are necessary and appropriate for achieving higher order document directions. The direction in relevant higher order documents such as sections 5 and 6(b) of the RMA, the CRPS (Chapter 11), and the objectives of the CDP including the directive provisions in Chapter 3 of the CDP (objective 3.3.6) which have not changed between when these reports were prepared in 2015 and the present;
2. In relation to the higher order direction in the Enabling Housing Supply Amendment Act and NPS-UD, specific provision is made to "qualify" or make building height and density requirements less enabling of development for matters of national importance such as the management of matters of national importance in section 77I (a) of the RMA.
3. The slope instability rules and consent requirements are contained largely in chapter 5 Natural Hazards which are district wide provisions of the plan. These rules are integrated with related district wide rules such as earthworks and subdivision and with the residential chapters and can be integrated with provisions in individual zones that are to be amended as part of PC14 without significant modification.
4. As evidenced in the section 32 evaluation and material from expert witnesses considered in the plan review process, there are a number of slope instability areas in the Banks Peninsula and Port Hills areas which need to be recognised and managed where they are significant. The provisions have been informed by a significant amount of technical / expert assessment consultation and evaluation. The slope instability objectives and provisions recognise the strategic context (being section 6 matters of importance) and the costs, benefits, options, efficiency, effectiveness and risks of acting and not acting. They also reflect consideration of a range of options to protect and manage risk and to enable development where it is appropriate to do so.

7.5 Potential Effect of Slope Instability Provisions on Intensification

The Cliff Collapse Management Area, Rockfall Management Area, Mass Movement Management Area 1 and Remainder of Port Hills and Banks Peninsula Slope Instability Management Area overlays intersect with a large number of sites affected by the draft Housing and Business Choice Plan Change. 1,476 sites identified as potential Medium Density Residential sites intersect with the Cliff Collapse, Rockfall and Mass Movement Management Area overlays and these overlays cover an area of approximately 107.60ha's of residential land. Most of the affected sites are in the Residential Hills zone.

For some sites affected by the slope instability overlays the potential for redevelopment as a permitted activity would be limited by the 50% site coverage standard in the MDRS. 482 affected sites have an encroachment of more than 50% and those with less than 50% encroachment could otherwise develop up to 50% without needing to develop land within the overlay.

In terms of effects on capacity for comprehensive redevelopment of sites, 1,047 affected sites have a starting site size of greater than 400m^2 where the area of encroachment is greater than 100m^2. The average size of the affected sites is 1,003m^2 and the average encroachment is 385m2 (38%) giving a typical loss of potential development of 3 units per site.

Based on assumptions that sites more than 400m^2 in the Medium Density Residential zone could be comprehensively redeveloped to a density of one residential unit per 100m^2, the potential effect of retaining the Slope Instability provisions on development and intensification (and assuming that other qualifying matters and district plan rules wouldn't otherwise limit uptake of capacity for development) is in the order of 3000 residential units as set out in the following table:

Medium Density Residential Zone sites affected by CC, RF, MM Mngmnt Areas	MRZ sites over 400m^2 affected by CC, RF, MM	MRZ Sites over 400m^2 with an intersection area of more than 100m^2	Potential development prevented by the QM
1,476	1388	1,047	2,952 residential units

Effects on developing a typical site

Port Hills Road, St Martins

Figure 14. CCC Draft Plan Change 14 GIS Zoning Map. Figure 15. Canterbury Maps Property Search.

In this example, the Medium Density Residential zone is proposed to be applied to the sites identified in yellow in the figure on the left (Figure 14). The Cliff Collapse Management Area 2 and Rockfall Management Area 1 and 2 apply to the area identified in purple and with the exception of the remainder of Port Hills and Banks Peninsula Slope Instability Management Area, these overlays are proposed to be retained as a qualifying matter as shown in the figures below.

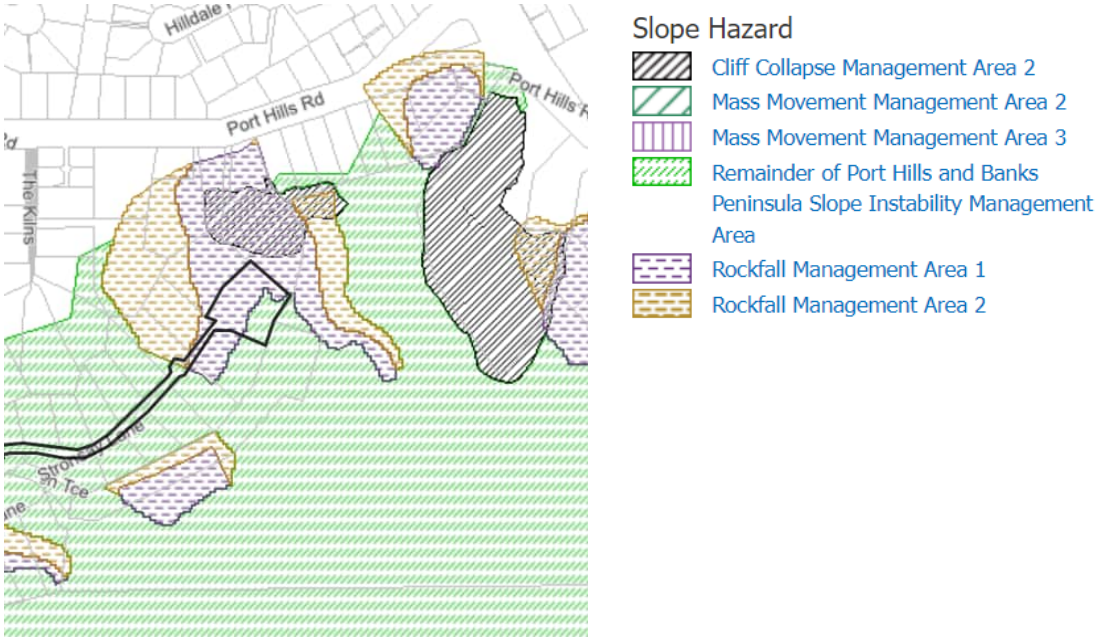


Figure 16. Christchurch District Plan Planning Map, Natural Hazard Layers.

With any proposal for comprehensive redevelopment of these sites on Port Hills Road, the effect is uncertain outside of the Cliff Collapse Management Area 2, where subdivision and new dwellings are non-complying activities and are unlikely to be granted consent. In other areas affected by these overlays, proposals for subdivision, use and development are a restricted discretionary activity that need to be assessed by a geotechnical specialist to evaluate the level of risk to people and property from slope instability hazards and subdivision, use and development will only be allowed where risk can be reduced to an acceptable level.

The Slope Instability Management Areas will have limited effects on the potential permitted development yield of sites with less than 50% of the area affected by the overlay encroachment as permitted development on sites in the MDRS of up to 3 residential units per site can be located on the parts of the site unaffected by the overlay and site coverage is limited to 50% by the MDRS standards, regardless of the Slope Instability provisions.

8.0 Waterbody Setbacks

The CDP manages activities and development adjacent to classified water bodies and their margins in order to protect and enhance the values and functions of these areas. The characteristics of each water body classification are described in Appendix 6.11.5.1:

- Downstream waterways
- Upstream waterways
- Environmental asset waterway
- Network waterway

- Hill waterway
- Environmental asset standing water body
- Banks Peninsula waterway.

Some classified water bodies are identified on the CDP planning maps and the maps in Appendix 6.11.5.4 Water Body Classification Maps. Network and hill waterways are not shown on the planning maps or this appendix but are identified through their definitions in the Plan. Banks Peninsula waterways are not shown on the planning maps or the maps in the appendix but are natural waterways that are not network or hill waterways.

Figure 17 Christchurch waterway, Christchurch City Council Biodiversity Strategy 2008-2035, page 17

8.1 Effect of Waterbody Setbacks in the CDP

The CDP addresses different water body setbacks ranging from 5m (for network waterways) to 30m (for downstream waterways) in section 6.6 within the General Rules and Procedures chapter.

Earthworks, buildings and other structures including impervious surfaces are controlled within the setbacks and require a restricted discretionary activity consent, or discretionary consent if it involves a SES.

The provisions put limits on impervious surfaces and fencing design which could also constrain development.

The Matters of discretion for the associated consents address:

- hazards (in terms of displacement effects on adjacent properties, not impeding the function of the water body including its capability of to store or convey surface water)
- natural values (including ecological values, naturalisation of the water body and ecological corridors

- amenity and character (including visual impacts on the water body, landscaping, screening and design)
- cultural values (in terms of cultural practices, iwi management plans, archaeology and heritage, customary access, Tikanga Maori, and impacts on Wāhi Tapu, Nga Turanga Tupuna and Nga Wai)
- Access for maintenance
- Recreational use and access.

Setbacks for rural waterbodies and Natural Area Water Body Setbacks are larger than those for City and Settlement Water Body Setbacks. Christ's College and Mona Vale have their own setback rules.

	City and Settlement Water Body Setbacks	Rural Water Body Setbacks	Natural Area Water Body Setbacks
Downstream waterway	30m	30m	30m
Upstream waterway	10m	20m	20m
Environmental asset waterway	7m	10m	20m
Network waterway	5m	5m	5m
Hill waterway	10m	15m	20m
Environmental asset standing water body	7m	20m	20m
Banks Peninsula Waterway		15m	20m

A range of matters are considered in looking at new buildings and impervious surfaces in the water body setbacks including hazards, natural values, maintenance access, amenity and character, cultural values, public and recreational access and in the subdivision rules which will continue to apply. Although the provisions do not preclude development, they are highly uncertain and the number of dwellings is likely to be limited to one dwelling per site.

Of relevance to the Wāhi Tapu / Wāhi Taonga and Ngā Wai provisions the matters of discretion in rule 6.6.7 include the following:

1. *Any beneficial or adverse effects on cultural practices, including mahinga kai or customary use.*
2. *The degree to which the proposal has had regard to the objectives and policies of the Mahaanui Iwi Management Plan.*

3. *Any adverse effects on archaeological sites or historic heritage.*
4. *Any adverse effects on customary access where applicable.*
5. *The degree to which the proposal on Māori land in the Papakāinga / Kāinga Nohoanga Zone is in accordance with Tikanga Māori.*
6. *Within a site of Ngāi Tahu Cultural Significance identified in Appendix 9.5.6, the matters set out in Rule 9.5.5 as relevant to the site classification:*
0. *9.5.5.1 – Wāhi Tapu / Wāhi Taonga, Mahaanui Iwi Management Plan Silent Files and Kaitōrete Spit;*
1. *9.5.5.2 – Ngā Tūranga Tūpuna;*
2. *9.5.5.3 – Ngā Wai.*

8.2 Background to Waterbody Setbacks in the CDP

Direction in Higher Order Documents

The RMA requires Council as a matter of national importance to provide for the preservation of the natural character of wetlands, lakes, rivers and their margins and to protect them from inappropriate use and development. Section 6 also requires Council to maintain and enhance public access to and along lakes and rivers and to provide for the relationship of Māori and their culture and traditions with water and other taonga. Council must also have regard to the maintenance and enhancement of amenity values, the intrinsic values of ecosystems and the protection of the habitat of trout and salmon.

The National Policy Statement Freshwater Management 2020 requires prioritising first, the health and well-being of water bodies and freshwater ecosystems, second the health needs of people and third providing for social economic and cultural well-being of people and communities. The associated policies require giving effect to Te Mana o te Wai and a strong emphasis on establishing and achieving water quality targets.

The NZCPS 2010 includes provisions requiring reductions in contaminant and sediment loadings in stormwater at source by controls on land use activities (Policy 23).

A suite of provisions in Canterbury Regional Policy Statement 2013 requires the district plan to include objectives and policies and may include methods to control the effects of use and development of land on the values of the riparian zones of rivers and lakes, avoiding or mitigating flood hazards and protecting indigenous biodiversity and preserving natural character.

The Mahaanui Iwi Management Plan includes a number of objectives and policies related to enhancement of water quality including Policy WM12.4 that:

> *"all waterways in the urban and built environment must have indigenous vegetated healthy, functioning riparian margins" and Policy WM6.9 "to require that local authorities work to eliminate existing discharges of contaminants to waterways, wetlands and springs in the takiwa, including treated sewage, stormwater and industrial waste, as a matter of priority."*

Independent Hearing Panel Decision

The Independent Hearing Panel (IHP) considered a broad range of evidence in confirming the waterbody setbacks in the CDP:

- Alison McLaughlin gave planning evidence on water body setbacks summarising the outcomes of mediation and caucusing, protection of water body margins from

inappropriate use, naturalisation of water body margins, management of activities in setbacks, classification of water bodies, setback distances and assessment matters[53].

- Geoff Deavoll[54] and Andrew Willis[55] gave evidence on behalf of the Crown confirming that the issues of concern for the Crown had largely been resolved, other than several site-specific issues.
- Fiona Aston gave evidence on behalf of the Radford Family on Waterbody Setbacks supporting the water body setback provisions in the main but opposing the requirement for setbacks involving Sites of Cultural Significance to Ngai Tahu silent files to trigger a discretionary consent.
- Evidence from Matthew McCallum-Clark on behalf of network utilities provided evidence supporting the agreed provisions.

In Decision 56[56] the IHP made decisions following consideration of the section 32 evaluation report for Chapter 6 General Rules and Procedures. The Panel agreed with Ngai Tahu that restricted discretionary activity status is the most appropriate for most activities in waterbody setbacks, including Nga Wai sites and that the matter of discretion referencing the Manhaanui Iwi Management Plan should be included in the Decision Version.

The Panel did not agree with blanket requirements to limited notify applications in water body setbacks to Rūnanga and Schedule 9.5.6.4 Nga Wai sought by Ngai Tahu and required limited notification to the relevant Rūnanga when an activity is required by existing zone or district wide rules to do so and otherwise leave the Council to determine notification according to the usual site by site testing under the RMA.

The Panel agreed to reinstate the reference in Policy 6.6.3.2.3(a) to the words "to more than a minor extent" in order that it make the policy less stringent.

8.3 Evaluation of Alternate Height and Density Standards

The preferred option for density standards for development within a Waterbody setback is to carry over the current activity status for residential and commercial development (mainly restricted discretionary or discretionary activities). This option retains the CDP waterbody setbacks in preference to the setbacks in the MDRS. It does not modify the height and density standards directly and assumes additional development within the setbacks will generally be prevented or minimised.

An assessment of the costs and benefits of the preferred approach is set out below.

Assessment of environmental economic social and cultural costs and benefits of this approach

Assessment of environmental economic social and cultural benefits

[53] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/07/3723-CCC-Evidence-of-Alison-McLaughlin-Planning-4-2-2016.pdf
[54] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/07/3721-Crown-Evidence-of-Geoff-Deavoll-Planning-water-body-setbacks-17-2-2016.pdf
[55] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/07/3721-Crown-Evidence-of-Andrew-Willis-Planning-all-other-topics-17-2-2016.pdf
[56] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/03/Decision-56-Chapter-6-General-Rules-excluding-Noise-Airport-matters-and-Hagley-Park-10-11-2016.pdf

Retaining the setback provisions in their current form will have a range of environmental benefits in ensuring activities and development in water body margins are managed in a way that protects and/or enhances the values and functions of the water body and its margins. This includes flood management; water quality; riparian or aquatic ecosystems; the natural character and amenity values of the water body; historic heritage or cultural values; and access for recreation activities, customary practices including mahinga kai, or maintenance. These things in turn contribute to social and cultural well-being.
Assessment of environmental economic social and cultural costs
Continuing the application of the water body provisions is likely to involve substantial consent costs and create high levels of uncertainty for, or deterrence to any urban development and intensification in these areas. There is also an opportunity cost to the lost theoretical development potential and a cost to the wider public for the lost benefits that development could provide to the city.
Appropriateness in achieving the objectives/ higher order document directions
Efficiency: Consent processes (as required by the existing water body setback provisions) allows for consideration of whether amending the development design and applying conditions of consent relating to monitoring and management of earthworks and construction can address the issue in an appropriate manner within a framework that should effectively protect or enhance the values and functions of the water body and its margins. Retaining the existing provisions provides scope to explore and test the suitability of such potential solutions and will efficiently achieve the relevant objectives.
Effectiveness: The proposed approach is effective in that higher order provisions in the RMA, NZCPS and CRPS requiring integrated management of the effects of land use activities in these areas must be given effect to and would not be reconciled by alternative height and density standards. The proposed approach is effective in that it is enabled by the relevant provisions of the RMA. Section 77I(a) specifies that the height and density requirements to implement policy 3 of the NPS UD can be less enabling of development where a matter of national importance, required to be recognised and provided for (such as this), is present.
Risk of acting/not acting It is unlikely there can be adequate certainty that changing the setback height and density of development standards (such as setbacks, building coverage and landscaped area controls) will address the water body setbacks appropriately in most instances. Therefore, applying a 'one size fits all' set of alternate height and density standards to apply in areas identified as water body setbacks to allow a greater level of development as a permitted activity is unlikely to be appropriate in many situations.

8.4 Summary of Section 32 Evaluation

The section 32 reporting for the General Rules and Procedures Chapter 6[57] and the 25 July 2015 S32 Addendum[58] provides an evaluation of proposed objectives, policies rules and methods, summary of consultation, an economic impact analysis, and modelling for floor level and fill management areas. The initial report cites several studies and reports that informed the proposed provisions including:

i. A 2011 monitoring reports on the City Plan and Banks Peninsula District Plan evaluating the effectiveness and efficiency of the setback provisions generating large numbers of consents in environmental asset and utility waterways.

ii. Te Rūnanga o Ngāi Tahu, State of the Takiwa - Te Āhuatanga o Te Ihutai: Cultural Health Assessment of the Avon-Heathcote Estuary and its Catchment; 2007. This assessment of the cultural health of the Avon-Heathcote Estuary and its catchment rated the catchment as in a state of poor to very poor cultural health based on suitability for mahinga kai, physical and legal access, degree of water body modification and identification of valued and pest species.

iii. Discussions with key stakeholders including the Runanga Focus Working Group, the collaborative advisory Group, the Canterbury Water Management Strategy Implementation programme.

This analysis evaluates the appropriateness and necessity of the methods to achieve the relevant objectives, along with alternative options such as the [then] status quo, and reliance on non-regulatory methods, in terms of effectiveness and efficiency, costs and benefits, and risks with acting or not acting.

The reporting evaluates the proposed objectives for water body setbacks and evaluates the policies, rules and methods for these matters. An evaluation of this analysis as well as further evaluation of options reflecting comments from the Minister, under s32AA, considering options sought by submissions, was undertaken as part of the IHP hearing and decision process.

Retaining these existing provisions as a qualifying matter and carrying them over in their current form can be supported for the following reasons:

1. The provisions are necessary in giving effect to higher order statutory directions. The direction in relevant higher order documents such as sections 6(a) and 6(d) s6(e) and 7(c), s 7(d), s7(f), s7(h) of the RMA, the NCPS (Policy 23), the CRPS (Chapter 7 and 10), and the objectives of the CDP including the directive provisions in Chapter 3 of the CDP (objective 3.3.6 and 3.3.17) have not altered these requirements - other than possibly being strengthened with natural hazards becoming a matter of national importance and the introduction of the new NPS FM 2020;

2. As evidenced in the section 32 evaluation, water body margins play an important role in managing flooding, in the low-lying land with extensive and vulnerable settlement close to water bodies in many parts of Christchurch.

57 http://resources.ccc.govt.nz/files/TheCouncil/policiesreportsstrategies/districtplanning/districtplanreview/dpr_generalrules_section32.pdf

58 http://resources.ccc.govt.nz/files/policiesreportsstrategies/chapter6-generalrulesandprocedures-s32.pdf

3. Developments, stormwater management and earthworks in the margins of waterbodies can have a significant impact on the function and health of those water bodies. The water body setbacks help to protect aquatic and riparian habitat by encouraging planting adjacent to water bodies and managing the velocity and adulteration of stormwater runoff.
4. Christchurch's many water bodies such as the Avon and Heathcote Rivers and Te Waihora / Lake Ellesmere and Te Wairewa / Lake Forsyth make a significant contribution to Christchurch's character and provide a variety of economic benefits including tourism, commercial recreation and increased property values as well as intrinsic values that can be lost with excessive or inappropriate development.
5. Water bodies of Christchurch and Banks Peninsula are of primary importance to Ngai Tahu who as kaitiaki have a responsibility to ensure this taonga is enhanced and available to future generations.

In relation to the higher order direction in the Enabling Housing Supply Amendment Act and NPS-UD, specific provision is made to "qualify" or make building height and density requirements less enabling of development for matters of national importance such as the management of matters of national importance in section 77I (a) of the RMA.

8.5 Potential Effect of Waterbody Setbacks on Intensification

The Waterbody Setbacks affect a large number of urban residential sites where it is intended to implement the provisions of the MDRS and Policy 3 including 9,924 Medium Density Residential sites, 1,054 High density residential sites, 50 City centre zone sites, 16 Commercial Mixed Use sites, 23 Local centre zone sites, 23 Neighbourhood centre sites and 17 Town Centre zone sites. Together the intersection area of these overlays cover an area of 295.46 ha's.

The table below sets out the number of sites affected by the water body setbacks, and the average area of setback in total square metres and as a % of the site size for each of the relevant proposed zones it applies to.

Proposed Zoning	Number of Lots Affected	Average area of setback per site (m^2)	Average area of setback as % of site
Medium Density Residential	9,924	184m^2	24%
High density Residential	1,054	160m^2	26%
Commercial City Centre Mixed Use	50	117m^2	14%
Commercial Mixed Use	16	1,042m^2	17%

Town Centre	17	1,373m^2	17%
Local Centre	23	238 m^2	23%
Neighbourhood Centre	23	221 m^2	28%

Effects on residential sites

The effect of the water body setback provisions on the density that would otherwise be provided for under the MDRS and Policy 3 of the NPSUD will depend on site specifics. The proposed Medium Density Residential and High Density Residential zones apply a site coverage standard of 50% of the site, and a side and rear setback of 1m which is significantly less than the water body setbacks.

Due to the site coverage rule and yard setback rule, the water body setback provisions will generally only reduce the density of development that can be achieved on residential sites if the setback occupies more than 50% of the site, or if it is not practical to develop up to 50% building coverage in the area of the site outside the setback.

Analysis of GIS data of residential sites affected by the water body setback shows that there are 940 sites where the area affected is 50% or greater of the total area of the site and of these 640 sites are greater than 400m^2 (the size of site where it is assumed sites are more likely to be comprehensively redeveloped). In the High Density Residential Zone there are 84 sites over 300m^2 (the size of site where it is assumed sites are more likely to be comprehensively redeveloped) where the intersect with the overlay covers more than 50% of the site.

The average area of setback on residential sites affected is 24% of Medium Density Residential and 26% of High Density Residential sites. Therefore, it will at least theoretically, be possible to develop to the full density that would otherwise be enabled for the vast majority of affected sites. However, in practice, the water body setbacks are likely to constrain design and efficient use of the site in some cases.

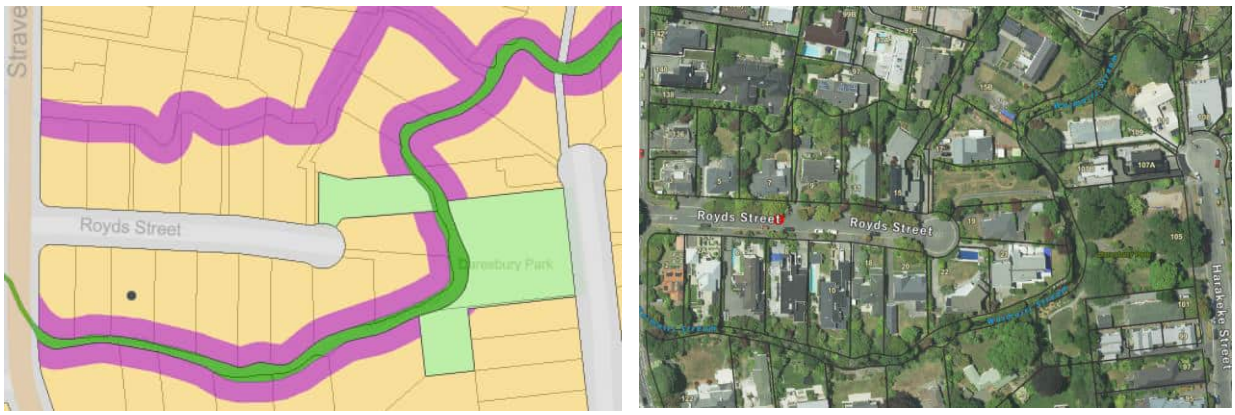
Effects on commercial sites

The water body setback provisions are likely to have a significant impact on the density that can be achieved on commercially zoned sites as these zones generally do not limit building coverage. The average coverage of the setback for commercial sites affected is between 14% and 28%. This will leave a significant area of site to develop in most cases but will also reduce the potential development of commercial floor space in the area affected.

Although many of the same caveats around the analysis of the effects on potential residential development apply to commercial development, a basic desktop analysis of commercial sites affected by the water body setback shows the provisions will lead to the loss of approximately 13,204m^2 of plan enabled commercial floor space compared to if the setback provisions did not apply.

Effects on developing a typical site

Example 1: Waimairi Stream, Royds Street, Fendalton



In the above example all 20 properties in Royds Street Fendalton (other than the reserve areas at the end of the cul de sac are proposed to be zoned Medium Density Residential, and to have the MDRS standards apply. The sites contain water body setbacks adjoining Waimairi Stream with an Upstream Waterway (10m setback) located to the south and an Environmental Asset Waterway (7m setback) located to the north of Royds Street.

Waimairi Stream is also identified as a Nga Wai feature and a significant landscape feature which trigger additional matters for assessment. Earthworks, buildings and structures including impervious surfaces, maintenance and enhancement all controlled activities residential development within the setback would be a restricted discretionary activity.

The sites range from 763 m^2 -1070 m^2 and the water body setbacks cover between 19% and 44.6% of the sites. Under this scenario the potential to enable a height and density of permitted development is likely to be unaffected as the 50% site coverage standard would be infringed by any development requiring land within the water body setback. However, in an unlikely scenario where the sites were all comprehensively redeveloped to a density of one unit per 100m^2, the waterbody setbacks would reduce the number of units enabled by 1 unit on 3 of the sites, 2 units on 11 of the sites, 3 units on one site and 4 units on one site.

9.0 Montgomery Spur Density Rule and Ridgeline Setback

The Montgomery Spur Ridgeline Setback applies through a built form standard in the Residential Hills Zone (14.7.2.6) and requires that:

> No buildings shall be erected on those parts of sites within a 10 metre elevation setback from the ridgeline as identified on Appendix 14.16.7.

The standard applies to only five properties located in the Residential Hills zone and has the effect of requiring Restricted Discretionary Resource Consent for any building within a 10 metre vertical elevation of the Montgomery Spur Ridgeline as shown in the plan contained in Appendix 14.16.7 and set out below.

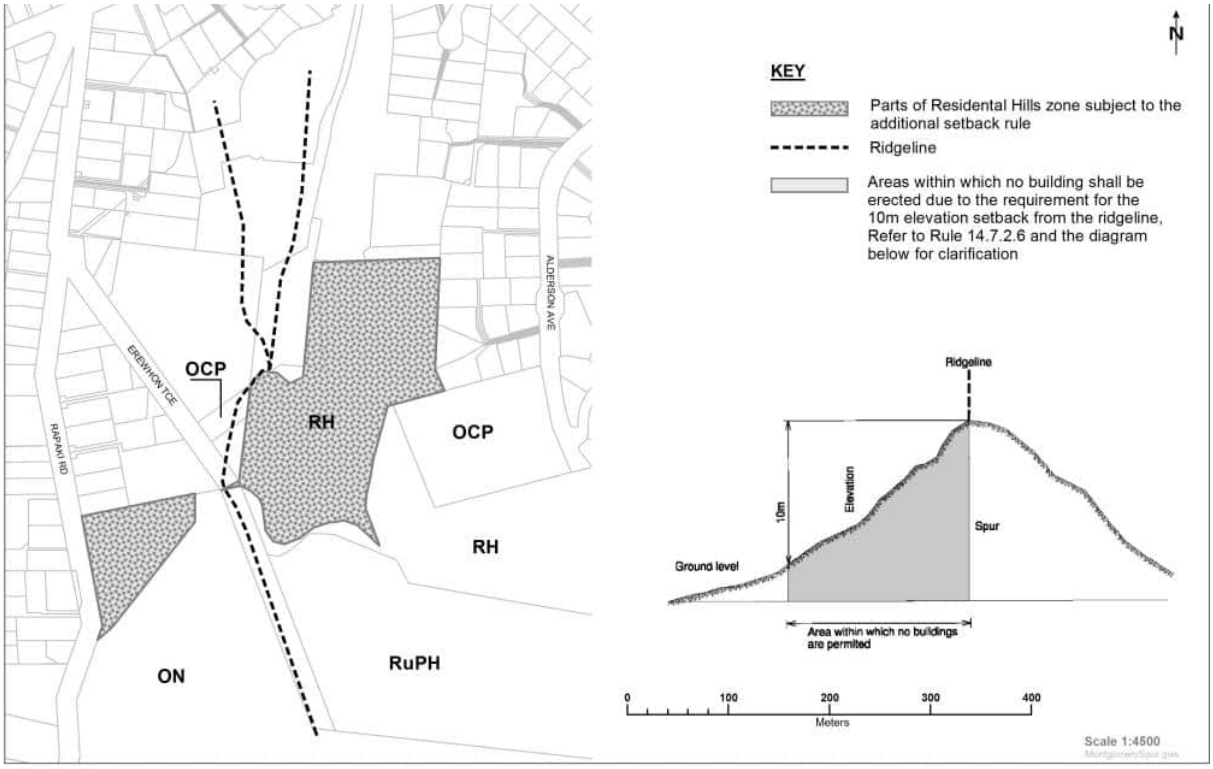


Figure 18 Christchurch District Plan, Chapter 14 Residential, Appendix 14.16.7 Montgomery Spur Minimum Building Setback from Ridgeline

There is also an accompanying activity standard in the subdivision chapter (8.6.1) which sets a 850m^2 minimum net site area within the setback area and requires that any allotment include a net site area capable of containing a complying residential unit in the area that is not subject to the building restriction.

9.1 Background to Montgomery Spur Ridgeline Setback in the CDP

The Montgomery Spur Ridegline provisions in the residential chapter were included in the notified version of the CDP[59].

The provisions were not specifically addressed in the Residential Chapter Section 32 report, but were retained in the decisions version of the plan.

The CDP also identifies Outstanding Natural Landscapes (ONLs) and Outstanding Natural Features (ONFs). There is a part of the Montgomery Spur feature within the Port Hills ONL, however this is separate from the area to which the Montgomery Spur Ridegline provisions in the residential chapter apply.

Yvonne Fluger provided landscape evidence to the IHP on behalf of CCC. This evidence discussed the boundaries of the Port Hills ONL and recommended amending the boundaries to exclude the Residential Hills zoned areas from the ONL.

59 http://resources.ccc.govt.nz/files/TheCouncil/policiesreportsstrategies/districtplanning/districtplanreview/dpr_chapter14_residential_stage2.pdf

9.2 Recommendation

As the Montgomery Spur Ridgeline area within the Residential Hills Zone area is not identified as an ONF or ONL, it does not match any of the categories for existing qualifying matters in section 77I(a) to (i), and there is little evidence to justify its elevation to meet the criteria for a qualifying matter, it is recommended that these provisions are not carried over into the Plan Change 14 version of the residential chapter of the CDP.

10.0 Wāhi Wāhi Tapu / Wāhi Taonga

The CDP contains a framework for the identification, management and protection of areas and sites of cultural significance to Ngāi Tahu - the mana whenua for the district. The provisions are intended to protect Wāhi Tapu / Wāhi Taonga sites referred to as Sites of Ngai Tahu Cultural Significance (SONTCS) from inappropriate development, and manage the effects of activities on sites such as water bodies, waipuna / springs, repo / wetlands and coastal areas and landscapes of significance.

These provisions are contained within both the zone provisions and district-wide chapters of the plan. Relevant features, sites and areas are identified on the planning maps of the District Plan GIS viewer and downloadable PDF planning maps. They are listed in schedules in Appendix 9.5.6 and in some instances (with sensitive sites that are vulnerable to disturbance or reflective on intangible Ngai Tahu values) are located in silent files, or shown on a set of Aerial Maps in Appendix 9.5.7.

10.1 Effect of Wāhi Tapu / Wāhi Taonga in the CDP

Chapter 9 Ngāi Tahu values and the natural environment Rule 9.5.4.1.3 RD1 makes all buildings restricted discretionary activities within any site of Ngāi Tahu cultural significance identified in Schedule 9.5.6.1.

Chapter 8 Subdivision Rule 8.5.1.3 RD11 provides for subdivision of land within or partly within an identified site of Ngāi Tahu Cultural Significance as a restricted discretionary activity and requires an identified building area to be identified on any allotment created and compulsory notification to relevant Rūnanga (absent their written approval).

Section 8.9 Earthworks Rule 8.9.2.3 RD5 provides for earthworks within an identified site of Ngāi Tahu Cultural Significance as a restricted discretionary activity and requires notification to relevant Rūnanga (absent their written approval).

The objectives and policies in 9.5.2 and related matters of discretion in Rule 9.5.5 for Wāhi Tapu / Wāhi Taonga, Mahaanui Iwi Management Plan Silent Files and Kaitōrete Spit, Ngā Tūranga Tūpuna, and Ngā Wai don't imply that intensification and redevelopment of sites affected by these matters is likely or unlikely to be consentable. The provisions suggest that the outcome of consultation, effects on character and effects on land and water, the sensitivity of the site and how Ngai Tahu values are recognised and addressed will need to be assessed on a case-by-case basis.

10.2 Background to Wāhi Tapu / Wāhi Taonga in the CDP

Higher order statutory documents

RMA section 6 requires those exercising RMA functions to recognise and provide for matters of national importance including:

- the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga; and
- the protection of historic heritage [60] from inappropriate subdivision, use and development.

Section 7 directs having particular regard to kaitiakitanga and the ethic of stewardship. Section 8 directs taking into account the principles of the Treaty of Waitangi.

The need to give effect to any related provisions of the NZ Coastal Policy Statement 2010 (the NZCPS) or a Regional Policy Statement (in this case the Canterbury RPS - the CRPS) in a district plan in section 75(3) requires strong adherence to directive provisions in these higher order documents.

Objective 3 and Policy 2 of the NZCPS, Objective 1 and Policy 1 of the NPSFM, Objective 13.2.1 and Policy 13.3.1 of the CRPS expand on how these matters are to be addressed and provide consistent statutory direction featuring:

- clear recognition of the cultural and historic relationship of Māori, and in particular manawhenua, with the environment (and, in that regard, the matters referred to in s6, RMA)
- strong emphasis on consulting and working with tāngata whenua (iwi and hapū) and to take account of iwi management plans including in order to recognise kaitiakitanga, understand and respect cultural values, and identify and protect historic heritage; and
- A consistently clear direction to recognise cultural sensitivity, including with use of Silent Files.

Independent Hearing Panel Decision

The Independent Hearing Panel (IHP) considered a broad range of evidence in confirming the CDP provisions relating to Ngai Tahu Values:

- Craig Pauling's evidence addressed landscape overlays natural and cultural heritage and mediation outcomes on behalf of Ngai Tahu[61].

[60] The broad definition in the RMA of historic heritage in s6(f) includes archaeological sites, sites of significance to Māori including wāhi tapu and associated surroundings.

[61] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/08/3723-CCC-Evidence-of-Craig-Pauling-9.2-Outstanding-Natural-Features-2-12-2015.pdf

- Lynda Marion Weastell Murchison[62], George Waitai Tikao[63], Yvonne Legarth[64] and Kyle Moore Davis[65] gave evidence for Te Runaga o Ngāi Tahu and Ngā Runanga in relation to Ngāi Tahu's relationship with the natural environment, supporting the concept of recognising cultural landscapes and discussing the relationship with outstanding natural landscapes and features.
- Shirley Ferguson gave evidence for Council on the framework of objectives and policies in the notified provisions following mediation with Ngai Tahu on 2 December 2015, rebuttal evidence on methods and rules proposed by Ngai Tahu on 15 January 2016, and supplementary evidence following the joint work program with Ngai Tahu in February in March 2016.[66]
- Alan Matheson gave evidence on the inclusion of an objective and policy framework to support rules relating to the preservation and protection of natural character and water quality of wetlands, lakes, rivers and their margins not meeting criteria as outstanding. His evidence noted concerns with lack of adequate information at that time but ultimately supported objectives and policies relating to subdivision and development seeking to protect Ngāi Tahu values for wāhi tapu and cultural landscapes[67].

The decision from the IHP on Chapter 9.5 Ngai Tahu Values[68] notes the extensive journey that the Wahi Tapu / Wahi Taonga provisions underwent before being finalised in the CDP with the Council and Ngai Tahu representatives supporting provisions that were substantially revised from those initially notified following a detailed submission from Ngai Tahu seeking extensive changes, mediation, facilitated drafting sessions and the IHP's consideration of submissions. The decision ultimately endorsed a two-tier system of provisions that apply to:

- Wāhi Tapu Wāhi Taonga identified and mapped in Schedule 9.5.1 and on the Wāhi Tapu / Wāhi Taonga Aerial Maps
- Schedule of Mahānui Iwi Management Plan Silent Files and Kaitōrete Spit mapped in an inexact way on the Wāhi Tapu / Wāhi Taonga Aerial Maps using broad circles so as not to reveal their precise location.

The Panel did not agree with blanket requirements to limited notify applications in Sites of Ngai Tahu Cultural Significance (SONTCS) to Rūnanga and Schedule 9.5.6.4 Nga Wai sought by Ngai Tahu and required limited notification to the relevant Rūnanga when an activity is required by existing

[62] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/08/3722-Ng%C4%81i-Tahu-Evidence-of-Lynda-Murchison-10-12-2015.pdf
[63] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/08/3722-Ng%C4%81i-Tahu-Evidence-of-George-Waitai-Tikao-10-12-2015.pdf
[64] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/12/3722-Ngai-Tahu-Evidence-of-Yvonne-Legarth-13-1-2016.pdf
[65] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/08/3722-Ng%C4%81i-Tahu-Evidence-of-Kyle-Davis-10-12-2015.pdf and http://chchplan.ihp.govt.nz/wp-content/uploads/2015/08/3722-Ng%C4%81i-Tahu-Evidence-of-Kyle-Davis-10-12-2015.pdf
[66] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/12/CCC-NCH-9.5-Ngai-Tahu-Shirley-Ferguson-Supplementary-Evidence-15-4-2016.pdf
[67] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/08/3723-CCC-Evidence-of-Alan-Matheson-Overview-2-12-2015.pdf
[68] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/03/Decision-51-Chapter-9-Natural-and-Cultural-Heritage-Part-9.5-Ngai-Tahu-Values.pdf

zone or district wide rules to do so and otherwise leave the Council to determine notification according to the usual site by site testing under the RMA.

10.3 Summary of Section 32 Evaluation

The Panel had regard to the s32 report on the notified version of the provisions[69] but notes that the final revised version has extensively altered the provisions and gave no substantial weight to that report. The decision notes the Council's updated s32 report on the final revised version and that the s32AA evaluation in the decision is according to the evidence and related submissions and representations before the Panel[70]

The s32AA discusses the issue of requiring a consent process in relation to features that are not precisely mapped and values that are not framed with clear implications for land use and development activities. In addressing higher order direction in objectives and policies and matters raised in submissions the s32AA evaluation supports the RDA requirement for buildings and subdivision of land which includes a Wāhi Tapu or Wāhi Taonga listed in Schedule 9.5.5.1, earthworks rules and requirements to notify relevant rūnanga and Heritage New Zealand in the absence of their written approval.

According to this analysis this overlay and associated objectives, policies and rules for protection of Wāhi Tapu / Wāhi Taonga sites from inappropriate development, and the management of effects of activities on sites such as water bodies, waipuna / springs, repo / wetlands and coastal areas and landscapes of significance is appropriate to achieve the purpose of the RMA for the following reasons:

1. The RMA, CRPS and higher order objectives of the plan including key objectives 3.3.3 Ngai Tahu mana whenua, 3.3.9 Natural and Cultural Environment and 3.3.17 Wai features and values and Te Tai o Mahaanui require an effective and active approach to the identification and protection of these features.
2. Under section 77I(a) and (h) of the RMA the height and density requirements under the MDRS and policy 3 of the NPSUD can be less enabling of development for the purpose of addressing the following matters which apply to this qualifying matter:
    - the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;
    - a matter necessary to implement, or to ensure consistency with, iwi participation legislation.
3. According to the expert evidence presented on behalf of Ngai Tahu and accepted by the IHP the provisions (following a number of amendments) are necessary in relation to intensification of development on sites containing or adjoining Wāhi Tapu / Wāhi Taonga sites and are proportionate, taking into account practical considerations around effectiveness and efficiency.

[69] http://resources.ccc.govt.nz/files/policiesreportsstrategies/chapter9-naturalandculturalheritage-s32.pdf
[70] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/03/Decision-51-Chapter-9-Natural-and-Cultural-Heritage-Part-9.5-Ngai-Tahu-Values.pdf, see page 17

10.4 Potential Effect of Wāhi Tapu / Wāhi Taonga Provisions on Intensification

The Wāhi Tapu / Wāhi Taonga sites and areas identified in the CDP are located in areas that, for the most part, fall outside of the urban residential and commercial zones affected by the Housing and Business Choice Plan Change. For this reason, the retention of these provisions as qualifying matters will have only limited effects on the enablement of housing and commercial intensification overall.

GIS analysis identifies 47 sites where the Wāhi Tapu / Wāhi Taonga overlays intersect with a zone where the Medium Residential Zone and the MDRS standards are proposed to be applied, as well as 1 site in the High Density Residential Zone and 2 sites in the City centre zone. These 50 sites together contain an area of 3.28 hectares affected by the Wāhi Tapu / Wāhi Taonga overlays.

On these sites, and in light of the policy context and intent described above, the effect of the overlay on the amount of development enabled on the site is highly site specific. Taking a conservative approach, it is assumed that addressing the Wāhi Tapu / Wāhi Taonga provisions will reduce development yields within these overlays by half, but additional development yields on the balance of these sites will be unaffected where the balance of the area is large enough to make additional development feasible.

21 of the sites affected by this overlay have an encroachment less than 50% of the site which means that the MDRS standard limiting site coverage to 50% of a site is likely to be a greater constraint than these provisions and the overlay will not limit the height and density enabled on these sites. 18 of the sites affected are 100% covered by this overlay.

The median size of site is 641m^2, the average site encroachment is 65% giving an average loss of 419m^2 which could equate to a loss of four sites if this can be taken to represent a typical site scenario.

Proposed Zoning	Number of Lots Affected	Average area of SES per site (m^2)	Average area of SES as % of site
Medium Density Residential	47	419m^2	65%
High Density Residential	1	1025m^2	57%

11.0 Minimum building setbacks from Railway Lines

Kiwirail's railway network in Christchurch City is made up of the Main North Line, Main South Line, the Hornby Branch Line and associated spur lines and yards.

The CDP includes include built form standards for Minimum building setbacks of 4 metres from railway lines in the residential and commercial chapters. The spatial extent of these setbacks are described in the relevant zone provisions, but the extent of the setback areas are not identified on the planning maps.

As the minimum building setbacks from internal boundaries and railway lines standards apply to commercial and residential areas within the urban area of Christchurch they overlap significantly with the urban residential and commercial zones affected by PC14 and required to be up-zoned by the MRDS and under Policy 3 of the NPSUD.

Figure 19. Auckland City rail corridor, iStock by Getty Images

11.1 Effect of Minimum building setbacks from railway lines in the CDP

The railway setback provisions in the CDP apply through the Residential and Commercial Chapters as follows:

- In the residential chapter the 'Minimum building setbacks from internal boundaries and railway lines' Built Form Standards (14.4.2.7, and 14.5.2.7, and 14.8.2.4, and 14.12.2.5) requires "Buildings, balconies and decks on sites adjacent to or abutting a designated rail corridor" to be setback 4m from rail corridor boundary.
- This is supported by Objective 14.2.3 which states "*Development of sensitive activities does not adversely affect the efficient operation, use, and development of… the rail network*.."; and Policy 14.2.3.1 which requires avoidance of reverse sensitivity effects on strategic infrastructure including the rail network.
- In the Commercial Chapter – the 'Minimum building setback from railway corridor' Built Form Standards (15.4.2.9, 15.5.2.8, 15.8.2.9, 15.9.2.8) state:

- 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.
- Any application arising from this rule shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).

These provisions generally have the effect of restricting all new development within 4 metres of the rail corridor in the commercial and residential zones to which they apply. The effect of these standards on the development potential of the sites to which they apply depends on site specifics. As the standard only applies within 4 metres of the boundary of the rail corridor

11.2 Background to NZ Railways Provisions in the CDP

Higher order statutory documents

The CRPS identifies railways as regionally significant infrastructure and requires that district plans protect the region's strategic infrastructure from the adverse effects of land use development (Policy 6.3.5).

Independent Hearing Panel Decision

Residential Chapter

The notified version of the Christchurch District Plan did not include provisions requiring Minimum building setbacks from railway lines. However, the notified plan included the following objective in the residential chapter (14.1.4 Objective – Strategic Infrastructure[71]) relevant to the railway setbacks:

> *Residential development that does not adversely affect the efficient operation, use, and development of Christchurch International Airport and Port of Lyttelton, and other strategic infrastructure.*

In its submission on the PDP, KiwiRail[72] sought amendments to this objective to refer to the rail corridor, and sought setbacks for buildings adjoining the rail corridor to manage effects on the railway corridor.

In his statement of planning evidence on behalf of Christchurch City Council, Adam Blair recommended amending a number of objectives including Objective 14.1.4 to include reference to rail operations and the rail corridor in response to the submission of Kiwirail[73].

Deborah Hewett provided expert evidence on behalf of Kiwirail to support their submission seeking setbacks for buildings adjoining the rail corridor. Ms Hewett provided the following reasons for seeking these setbacks[74]:

> *KiwiRail considers it appropriate that a setback be applied from a rail corridor boundary so that new buildings can be maintained without the need to enter the rail corridor as this raises serious health and safety issues for KiwiRail, and the risk of severe injury or worse*

[71] http://resources.ccc.govt.nz/files/TheCouncil/policiesreportsstrategies/districtplanning/districtplanreview/Chapter14Residential-part.pdf
[72] Kiwirail submission 897.
[73] Paragraph 11.7 http://chchplan.ihp.govt.nz/wp-content/uploads/2015/03/310-CCC-Residential-Adam-Blair-12-3-15.pdf
[74] Paragraphs 3.13 – 3.20 http://chchplan.ihp.govt.nz/wp-content/uploads/2015/03/897-KiwiRail-Evidence-of-D-Hewett-20-3-151.pdf

to those who unwittingly and unlawfully enter the rail corridor. Trespass is a serious issue for KiwiRail and should not be encouraged by a need to maintain buildings on or close to the rail corridor where there is insufficient room or access to clean, paint and otherwise maintain these buildings on private property.

Ideally the setback should also apply to the extension or modification of existing buildings that take them closer to the rail corridor and the relocation of buildings.

KiwiRail considers that a 4 metre setback is appropriate as this would allow for vehicular access to the backs of buildings (e.g. a cherry picker) and would also allow scaffolding to be erected so buildings can be painted and/or maintained.

The nature of the activities within the rail corridor makes scheduling and accommodating safe access for third parties extremely difficult, and it is considered to be a significant health and safety risk for the business that KiwiRail seeks to minimise.

The need for setbacks is becoming increasingly important where intensification of development is proposed adjacent to the rail corridor.

In his rebuttal evidence Adam Blair accepted the evidence of Kiwrail and recommended that the setback rules be included in the plan[75]:

Taking into account the very significant safety issues raised by Ms Hewitt and that it is unclear whether other methods of addressing the safety issues (such as a signage and education programmes) would be effective I recommend that the setback rules be included in the plan.

The residential railway setback standards were subsequently included in the Revised Version of the Plan through Decision 10 of the IHP. In their Section 32AA evaluation the IHP noted the following[76]:

We have made a range of technical and other changes to the built form standards for the various zones included in the Revised Version (i.e. by way of deletion or amendment). In each case, we have determined on the evidence that the changes reduce unnecessary regulation and cost, and improve clarity and consistency. The changes we have made are therefore the most appropriate for achieving the relevant objectives, including the Strategic Direction objectives.

Commercial Chapter

Similarly to the residential provisions, the railway setback standards sought by Kiwirail in the Commercial Chapter were accepted by the Council's reporting officer through their statement of rebuttal evidence[77]:

I see merit in the rule put forward in paragraph 3.16 of her evidence which ensures access is maintained within a property in a manner that does not require private property owners to enter the rail corridor.

[75] Paragraph 20.3 http://chchplan.ihp.govt.nz/wp-content/uploads/2015/03/310-CCC-Rebuttal-Mr-Scott-Blair-Residential-25-3-15.pdf
[76] Paragraph 419 http://chchplan.ihp.govt.nz/wp-content/uploads/2015/03/Residential-Stage-1-decision.pdf
[77] Paragraph 27.2 http://chchplan.ihp.govt.nz/wp-content/uploads/2015/03/310-CCC-Mark-Stevenson-rebuttal-evidence-with-Annexures-A-C-included-planning-CommercialIndustrial-1-5-15.pdf

The railway setback standards were subsequently included in the Revised Version of the Commercial Chapter of the Plan through Decision 11 of the IHP[78].

11.3 Evaluation of Alternate Height and Density Standard Options

The preferred option for density standards within the railway setbacks is to carry over the 4 metre setback from the operative plan rather than apply the 1 metre setback as set out in the MDRS and proposed for the High Density Residential Zone. This option is likely to prevent all additional development within the setback area but will enable development of the remaining parts of the site.

The alternative to this is to have no railway setback provisions and to allow development within 4 metres of the railway network to the full extent that would otherwise be provided for by giving effect to the MDRS and Policy 3 of the NPSUD.

An assessment of the costs and benefits of the preferred approach is set out below.

Assessment of environmental economic social and cultural costs and benefits of this approach

Assessment of environmental economic social and cultural benefits
The key benefit of the railway setback provisions is providing for the safe and efficient operation of the strategic infrastructure that is the railway network. It also provides amenity and safety benefits to the inhabitants of the adjoining properties.
Assessment of environmental economic social and cultural costs
The main cost of the railway setback provisions is in the lost development potential within the setback area. The lost development potential is discussed further under section 11.5. As these are existing provisions, this cost is already 'priced-in' to land values at an individual site level. However, there is an opportunity cost to the lost theoretical development potential and a cost to the wider public of the lost benefits that development could provide to the city.
Appropriateness in achieving the objectives/ higher order document directions
Efficiency: The proposed approach is efficient in that the benefits generally outweigh the costs and there is minimal administrative cost to implementing these provisions.
Effectiveness: The proposed approach is effective in that it prevents development that may prevent the railway network from operating safely while enabling full use of the site outside the setback area. The proposed approach is enabled by the relevant provisions of the RMA. Section 77I(e) specifies that the height and density requirements under the MDRS and policy 3 of the NPSUD can be less enabling

[78] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/03/Commercial-Part-and-Industrial-Part-Stage-1.pdf

of development for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure such as the railway network.

11.4 Summary of Section 32 Evaluation

As the railway setback provisions were not included in the notified version of the CDP, the section 32 does not address these provisions specifically. However, the section 32 report for the Residential Chapter of the CDP identifies "managing the effects of residential activities on strategic infrastructure" as a key resource management issue[79], and identifies railways as being one of "the key infrastructure assets of strategic significance" for residential development.

According to the Section 32 report Proposed Objective 4, which addresses this issue of managing effects on strategic infrastructure, is the most appropriate way to achieve the purpose of the RMA for the following reasons:

- Strategic infrastructure assets are regionally important physical resources. Their ongoing ability to function and develop is critical to Christchurch's recovery and the long-term economic development of the region. The effects of their activities cannot realistically be expected to be entirely confined to their own sites and some regulatory control is needed to manage adverse effects of activities on affected communities. Furthermore, it is appropriate that reverse sensitivity effects on strategic infrastructure are addressed, as most of these assets were already well established before residential areas were developed.
- The need to protect strategic infrastructure is recognised in the LURP and CRPS and there is little option for the District Plan other than to implement these higher order objectives.
- The adopted objective followed consultation with statutory partners as explained in previous sections to this report. It is considered to be the most appropriate way of achieving the purpose of the RMA.

As outlined under 11.2 above the railway setback standards were included in the Revised version of the Plan through Decisions 10 and 11. The IHP provided a S32AA evaluation in support of the changes to the notified plan made through these decisions. The S32AA for Decision 10 noted the following:

> *We have made a range of technical and other changes to the built form standards for the various zones included in the Revised Version (i.e. by way of deletion or amendment). In each case, we have determined on the evidence that the changes reduce unnecessary regulation and cost, and improve clarity and consistency. The changes we have made are therefore the most appropriate for achieving the relevant objectives, including the Strategic Direction objectives.*

[79]http://resources.ccc.govt.nz/files/TheCouncil/policiesreportsstrategies/districtplanning/districtplanreview/Section32ResidentialChapter.pdf

Retaining the railway setback provisions as a qualifying matter and carrying them over in their current form can be supported for the following reasons:

4. The need to protect strategic infrastructure is recognised in the LURP and CRPS and the District Plan is required to implement these higher order objectives.
5. Under section 77I(e) of the RMA the height and density requirements under the MDRS and policy 3 of the NPSUD can be less enabling of development for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure such as the railway network.
6. According to the expert evidence presented by Kiwirail and accepted by the IHP the railway setback provisions are necessary to enable the safe and efficient ongoing operation of the railway network particularly where intensification of development is proposed adjacent to the rail corridor.

11.5 Potential Effect of Railway Setback Provisions on Intensification

There is significant overlap between areas where the railway setback provisions apply, and areas that are to be up-zoned under PC14 in accordance with the NPSUD and MDRS. In total there are 581 relevant residential, and 64 commercial or mixed-use sites that are affected by the railway setback. This covers a total area of approximately 7.8 hectares. The average sized MRZ site affected by the setback is 690m^2 and the average encroachment is 87m^2 – 13% of the site area. The average sized HRZ site affected by the setback is 612m2 and the average encroachment is 130m2 (21%).

The table below sets out the number of sites affected by the railway setback, and the average area of setback in total square metres and as a % of the site size for each of the relevant proposed zones it applies to.

Proposed Zoning	Number of Lots Affected	Average area of setback per site (m^2)	Average area of setback as % of site
Medium Density Residential	447	87m^2	13%
High density Residential	34	130m^2	21%
Commercial City Centre Mixed Use	1	277m^2	11.2%
Commercial Mixed Use	48	107m^2	16.9%
Town Centre	14	998m^2	12.9%
Neighbourhood Centre	1	4755	11.9%

Effects on residential sites

The effect of the railway setback provisions on the density that would otherwise be provided for under the MDRS and Policy 3 of the NPSUD will depend on site specifics.

In relation to permitted development both the proposed Medium Density Residential and High Density Residential zones apply a site coverage standard of 50% of the site, and a side and rear setback of 1m. The railway setback of 4m will therefore apply an additional setback of 3m compared to that in the underlying zone.

Due to the site coverage rule, the railway setback provisions will generally only reduce the density of development that can be achieved on residential sites if the setback occupies more than 50% of the site, or if it is not practical to develop up to 50% building coverage in the area of the site outside the setback.

Analysis of GIS data of residential sites affected by the railway setback shows that there are only 7 sites where the area affected is 50% or greater of the total area of the site. Additionally, the average area of setback on residential sites affected is 13% of Medium Density Residential and 21% of High Density Residential sites. Therefore, it will, at least theoretically, be possible to develop to the full density that would otherwise be enabled for the vast majority of affected sites.

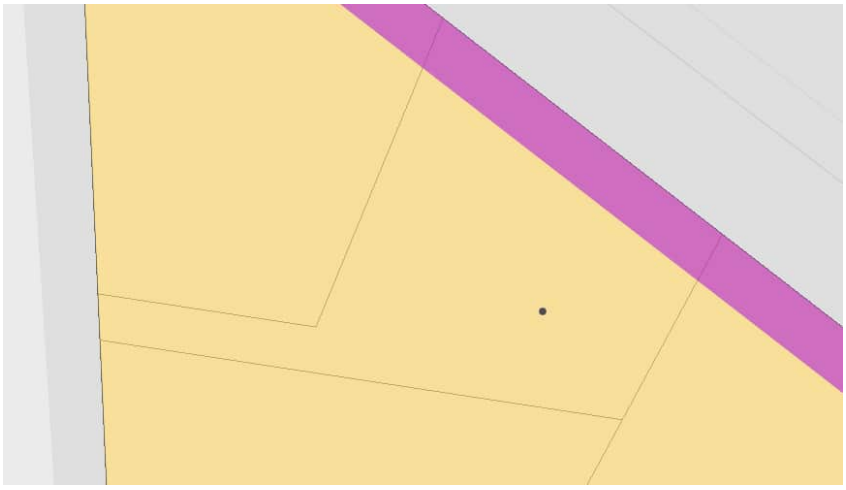
Effects on commercial sites

The railway setback provisions are likely to have a greater impact on the density that can be achieved on commercially zoned sites as these zones generally do not limit building coverage. The average coverage of the setback for commercial sites affected is between 11 and 13%. This will leave a significant area of site to develop in most cases but will also reduce the potential development of commercial floor space in the area affected.

According to analysis of commercial sites affected, the railway setback provisions will lead to the loss of approximately 10,000m^2 of plan enabled commercial floor space compared to the counter factual where the setback provisions do not apply.

Effects on developing a typical site

Example 1: 81 Scruttons Road, Heathcote



In the example above, the site at 81 Scruttons Road, Heathcote is proposed to be zoned Medium Density Residential zone, and to have the MDRS standards apply. The site adjoins the railway corridor to the north-east and the Railway Setback area is shown in purple. The site is approximately 635 m^2 and the railway setback covers approximately 17% of the site which is about the average for sites affected by the railway setback in the Medium Density Residential Zone.

In relation to the effect on a comprehensive redevelopment of the site, the site could realistically be redeveloped to a density of one unit per 100m^2 which would give a development yield of 6 residential units (minus the 1 existing unit on the site). The intersect area of the setback is 107.9m^2 so retaining the setback requirement would reduce the likely development yield by 1 residential unit.

In relation to the effect on permitted development, the MDRS provides a building coverage standard of 50% and the railway setback covers a significantly smaller area than this, so the site may still be developed to the full density provided by the MDRS. Therefore, on this site, which is typical of the MDRS sites affected, the railway setback has no practical effect on achieving the permitted height and density enabled by the MDRS.

12.0 Electricity Transmission and Distribution Corridors

The CDP includes land use and subdivision rules that regulate activities within a corridor around National Grid transmission lines, electricity distribution lines and associated support structures. These provisions are detailed below and are referred to as the *Electricity Transmission and Distribution Corridors* (land use provisions) and the *Electricity Transmission and Distribution Subdivision provisions* (subdivision provisions) for the purposes of this report.

The Electricity Transmission and Distribution lines are identified on the operative planning maps and the extent of the area that the provisions apply to is also described in the provisions themselves.

Figure 20. Los Angeles Power Towers, iStock by Getty Images

12.1 Effect of Electricity Transmission Provisions in the CDP

Electricity Transmission and Distribution Corridors

Under the CDP, in relevant Commercial and Residential zones, sensitive activities and buildings (excluding accessory buildings associated with an existing activity) are a non-complying activity[80]:

- within 12 metres of the centre line of a 110kV or 220kV National Grid transmission line or within 12 metres of the foundation of an associated support structure; or
- within 10 metres of the centre line of a 66kV National Grid transmission line or electricity distribution line, or within 10 metres of the foundation of an associated support structure; or
- within 5 metres of the centre line of a 33kV electricity distribution line or the 11kV Heathcote to Lyttelton electricity distribution line and associated support structures.

These provisions generally prevent any development of new buildings or dwellings within the Electricity Transmission and Distribution corridor area. While resource consent can technically be applied for, an applicant is unlikely to meet the threshold test in section 104D of the RMA.

These provisions are supported by Objective 14.2.3 Strategic Infrastructure in the residential chapter which states (emphasis added):

> Development of sensitive activities does not adversely affect the efficient operation, use, and development of Christchurch International Airport and Port of Lyttelton, the rail network*, the*

[80] Rules 14.4.1.5, 14.5.1.5, 14.7.1.5, 14.12.1.5, 15.4.1.5, 15.5.1.5, 15.9.1.5.

> *National Grid and the identified 66kV and 33kV electricity distribution lines and the Heathcote to Lyttelton 11kV electricity distribution line*, the state highway network, and other strategic infrastructure.

And Policy 14.2.3.1 which requires the avoidance of adverse effects on strategic infrastructure.

Electricity Transmission and Distribution Subdivision Provisions

Chapter 8 Subdivision, Development and Earthworks of the Operative Plan (rule 8.5.1.3 RD5) provides that:

- Subdivision of any site (other than an allotment to provide for a network utility) located within the following corridors is a restricted discretionary activity:
    - 37 metres of the centre line of a 220kV National grid transmission line as shown on planning maps; or
    - 32 metres of the centre line of a 66kV or 110kV National grid transmission line as shown on planning maps.
    - 32 metres of the centre line of a 66kV electricity distribution line as shown on planning maps; or
    - 24 metres of the centre line of a 33kV electricity distribution line as shown on planning maps;

Subdivision within these areas as a Restricted Discretionary activity requires that a building platform is identified on each allotment outside the areas of the Electricity Transmission and Distribution Yards identified above (12m for 220 or 110kv transmission lines, 10m for 66kv transmission and distribution lines, and 5m for 33kv distribution lines).

The effect of the subdivision provisions on development depends on site specifics but as the main effect of the provision is to ensure that building platforms are not created within the Electricity Transmission and Distribution Yards, in most cases the subdivision provisions do not constrain development additionally to the extent to which it is constrained by the non-complying activity status of the Electricity Transmission and Distribution Corridor provisions.

12.2 Background to Electricity Transmission Provisions in the CDP

Higher order statutory documents

The National Policy Statement on Electricity Transmission (NPSET) recognises the national significance of the electricity transmission network and recognises the need to manage the adverse effects of other activities on the network.

Of particular relevance is Policy 10 which states:

> *In achieving the purpose of the Act, decision-makers must to the extent reasonably possible manage activities to avoid reverse sensitivity effects on the electricity transmission network and to ensure that operation, maintenance, upgrading, and development of the electricity transmission network is not compromised.*

And Policy 11 of the NPSET which states:

> *Local authorities must consult with the operator of the national grid, to identify an appropriate buffer corridor within which it can be expected that sensitive activities will*

generally not be provided for in plans and/or given resource consent. To assist local authorities to identify these corridors, they may request the operator of the national grid to provide local authorities with its medium to long-term plans for the alteration or upgrading of each affected section of the national grid (so as to facilitate the long-term strategic planning of the grid).

The Canterbury Regional Policy Statement identifies the electricity transmission network and the electricity distribution network as strategic infrastructure. The CPRS requires that district plans protect the region's strategic infrastructure from the adverse effects of land use development (Objectives 5.2.1 and 5.2.2).

Independent Hearing Panel Decision

The notified version of the Christchurch District Plan included national grid provisions and these were modified through the hearings as a result of mediation between the Council and various infrastructure providers and other submitters. Under the notified version of the plan, sensitive activities and buildings within 'Electricity Transmission Line Corridors' were a Restricted Discretionary activity.

The IHP considered expert evidence from Transpower in relation to the National Grid Transmission line corridors and Orion in relation to the electricity distribution network.

The Electricity Transmission provisions were modified through the hearings to make sensitive activities within corridors around both the National Grid Transmission lines and the Electricity Distribution lines non-complying, rather than restricted discretionary activities.

The IHP's decision on the Residential Chapter of the Christchurch Replacement District Plan stated the following in relation to the National Grid Yard provisions[81]:

We find that non-complying activity status for activities and buildings within those setbacks is the most appropriate in the case of residential zones. That is because it signals that, within the corridor protection setbacks, sensitive activities and buildings are generally inappropriate due to the particular safety concerns and potential to interfere with the maintenance of this nationally important strategic infrastructure. We have included these changes in the Decision Version.

The IHP also found that a setback around the 66kV distribution line is the most appropriate, having regard to the matters in s32 of the RMA and the Higher Order documents, and inclusion of a corridor protection setback for the 33kV distribution line is the most appropriate way to achieve Strategic Directions Objective 3.3.12 and to give effect to the CRPS.[82]

Regarding the inclusion of rules relating to corridor protection setbacks from the 11kV Lyttelton to Heathcote electricity distribution line, the IHP directed that a proposal to include such setbacks should be notified as an additional proposal. The additional proposal was considered by the IHP in

[81] http://chchplan.ihp.govt.nz/wp-content/uploads/2015/03/Residential-Stage-1-decision.pdf
[82] Decision 10 Paragraphs 242 to 282.

a separate decision where they found that these provisions will be the most appropriate to achieve the strategic directions and objectives in Chapter 14 Residential and will give effect to the CRPS.[83]

12.3 Evaluation of Alternate Height and Density Standards

The preferred option for the Electricity Corridors is to carry over the non-complying activity status for development within the corridor areas. This option does not modify the height and density standards directly but will have the effect of preventing all additional development within the corridor area, while still enable full development of the remaining parts of the site.

The alternative to this is to have no Electricity Corridor provisions and to allow development in these areas to the full extent that would otherwise be provided for by giving effect to the MDRS and Policy 3 of the NPSUD.

An assessment of the costs and benefits of the preferred approach is set out below.

Assessment of environmental economic social and cultural costs and benefits of this approach

Assessment of environmental economic social and cultural benefits
The key benefits of the preferred approach are to allow ongoing efficient operation of the nationally significant infrastructure that is the electricity transmission and distribution network. This approach also provides benefits in protecting the occupants of adjoining properties from the adverse effects of that infrastructure on them.
Assessment of environmental economic social and cultural costs
The main cost of the Electricity Corridor provisions is in the lost development potential within the corridor area. The lost development potential is discussed further under section 12.5. As these are existing provisions this cost is already 'priced-in' to land values at an individual site level. However, there is an opportunity cost to the lost theoretical development potential and a cost to the wider public of the lost benefits that development could provide to the city.
Appropriateness in achieving the objectives/ higher order document directions
Efficiency: The proposed approach is efficient in that the benefits generally outweigh the costs and there is minimal administrative cost to continuing to implement these provisions.
Effectiveness: The proposed approach is effective in that it prevents development that may have an adverse effect on the operation of the Electricity Transmission and Distribution networks while generally enabling full use of the site outside the corridor area.

[83]Paragraph 23 https://proposeddistrictplan1.ccc.govt.nz/assets/Documents/proposed-Christchurch-Replacement-District-Plan/Decision-36-Residential-Stage-1-11KV-Heathcote-to-Lyttelton-Electricity-Distribution-Line-Proposal-12-08-2016.pdf

The proposed approach is enabled by the relevant provisions of the RMA. Section 77I(e) specifies that the height and density requirements under the MDRS and policy 3 of the NPS UD can be less enabling of development for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure such as the Electricity Transmission and Distribution networks.

Additionally, the approach with regards to the National Grid Electricity Transmission Corridors is enabled by section 77I(b) which specifies that the height and density requirements under the MDRS and policy 3 of the NPS UD can be less enabling of development for the purpose of giving effect to a national policy statement, in this case the NPSET.

12.4 Section 32 Evaluation and further changes

The section 32 report for the Residential Chapter of the notified version of the CDP identifies "managing the effects of residential activities on strategic infrastructure" as a key resource management issue[84], and identifies railways as being one of "the key infrastructure assets of strategic significance" for residential development.

According to the Section 32 report Proposed Objective 4, which addresses this issue of managing effects on strategic infrastructure, is the most appropriate way to achieve the purpose of the RMA for the following reasons:

- Strategic infrastructure assets are regionally important physical resources. Their ongoing ability to function and develop is critical to Christchurch's recovery and the long-term economic development of the region. The effects of their activities cannot realistically be expected to be entirely confined to their own sites and some regulatory control is needed to manage adverse effects of activities on affected communities. Furthermore, it is appropriate that reverse sensitivity effects on strategic infrastructure are addressed, as most of these assets were already well established before residential areas were developed.
- The need to protect strategic infrastructure is recognised in the LURP and CRPS and there is little option for the District Plan other than to implement these higher order objectives.
- The adopted objective followed consultation with statutory partners as explained in previous sections to this report. It is considered to be the most appropriate way of achieving the purpose of the RMA.

As outlined under 11.2 above, the Electricity Transmission provisions were modified through the hearings to make sensitive activities within corridors around both the National Grid Transmission lines and the Electricity Distribution lines non-complying, rather than restricted discretionary activities. The IHP provided a S32AA evaluation in support of the changes to the notified plan made through these decisions. The S32AA for Decision 10 noted the following with regard to the *National Grid and electricity distribution lines and proximate activities and structures*:

[84]http://resources.ccc.govt.nz/files/TheCouncil/policiesreportsstrategies/districtplanning/districtplanreview/Section32ResidentialChapter.pdf

> *On the matter of strategic and other infrastructure, we were significantly assisted by the mediation and engagement that occurred between the Council and various infrastructure and other submitters. Most of the provisions we have included in the Decision Version are the product of the consensus reached. We are satisfied that those provisions properly give effect to the CRPS and accord with other Higher Order Documents. Given that, and in light of the consensus reached, we are also satisfied that the provisions are the most appropriate.*

Retaining the Electricity Transmission and Distribution Corridor provisions as a qualifying matter and carrying them over in their current form can be supported for the following reasons:

1. The need to protect strategic infrastructure is recognised in the LURP and CRPS and the District Plan is required to implement these higher order objectives.
2. Under section 77I(b) of the RMA the height and density requirements under the MDRS and policy 3 of the NPSUD can be less enabling of development for a matter required in order to give effect to a national policy statement. The National Policy Statement on Electricity Transmission (NPSET) recognises the national significance of the electricity transmission network and recognises the need to manage the adverse effects of other activities on the network.
3. Policy 11 of the NPSET requires that local authorities consult Transpower to identify an appropriate buffer corridor within which sensitive activities (such as residential development) will generally not be provided for in plans and/or given resource consent. According to Transpower the Electricity Transmission provisions are necessary to protect the safe and efficient operation of the National Grid.
4. Under section 77I(e) of the RMA the height and density requirements under the MDRS and policy 3 of the NPSUD can be less enabling of development for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure such as the electricity transmission and distribution networks.

According to the IHP and informed by the expert evidence presented on behalf of Transpower and Orion the Electricity Transmission and Distribution Setback provisions give effect to the CRPS and other higher order documents and are most appropriate.

12.5 Potential Electricity Transmission Provisions on Intensification

There is significant overlap between areas where Electricity Transmission and Distribution Corridor provisions apply, and areas that are to be upzoned under PC14 in accordance with the NPSUD and MDRS. In total there are 999 relevant residential sites intended to be zoned MRZ, and 147 commercial or mixed-use sites that are affected by the Electricity Corridor provisions. This covers a total area of approximately 54 hectares (roughly 42 hectares residential and 12 hectares commercial and mixed use).

The level of development that would be prevented by the non-complying activity status within the Electricity Transmission and Distribution Corridor areas is likely to be all additional development within the area affected. The effect of the Electricity Corridor provisions on the density that would otherwise be provided for under the MDRS and Policy 3 of the NPSUD will depend on site specifics. While resource consent can technically be applied for, an applicant is unlikely to meet the threshold test in section 104D of the RMA.

The table below sets out the number of sites affected, and the average area of corridor coverage on each site in square metres and as a percentage for each of the relevant zones.

Proposed Zoning	Number of Lots Affected	Average area of corridor per site (m^2)	Average area of corridor as % of site
Medium Density Residential	999	232m^2	34.3%
Commercial Mixed Use	133	191m^2	37.7%
Local Centre	11	1143m^2	34.3%
Neighbourhood Centre	3	26m^2	18.9%

Effects on residential sites

The effect of the Electricity Corridor provisions on the density that would otherwise be provided for under the MDRS and Policy 3 of the NPSUD will depend on site specifics.

The proposed Medium Density Residential Zone, which gives effect to the MDRS, applies a site coverage standard of 50% of the site. As the average encroachment of the Electricity Corridors is 34.3% of the site in the Medium Density Residential zone, most sites will still be able to develop to the maximum density permitted within the zone unless there are specific constraints preventing the development of the part of the site outside of the corridor area. However, there are a significant number of Medium Density Residential sites where the corridor covers more than 50% of the site or greater, meaning there will be a loss of development potential that would otherwise be provided.

Additionally, on many sites it will not be possible to develop to the full MDRS density even if the electricity yard area occupies less than 50% of the site due to the practical needs of building placement.

Effects on commercial sites

The effect of these provisions on the density that would otherwise be provided for in commercial areas under Policy 3 of the NPSUD will also depend on site specifics. As site coverage is generally unconstrained by the provisions of the commercial zones the electricity corridor provisions are likely to have a greater effect on development on each commercial site affected in comparison to the residential sites.

According to analysis of commercial sites affected, the electricity corridor provisions will lead to the loss of approximately 18,635m^2 of plan enabled commercial floor space compared to if the corridor provisions are not applied.

Example 1: 35 Normandy Street, Bishopdale

In the example above the site is proposed to be zoned Medium Density Residential, and to have the MDRS standards apply. The site is encroached by the Electricity Corridor area to the north-west as shown in purple. The site is approximately 688m^2 and the Electricity Corridor covers approximately 29.2% of the site. This is an approximately typical site size and yard encroachment percentage for the Medium Density Residential sites affected. In this example it will still be theoretically possible to develop to the full density provided by the MDRS by developing the site to 50% coverage in the part of the site outside the yard area. However, the Electricity Transmission and Distribution provisions will prevent the site from being subdivided in two, and each of the resulting sites developed with three dwellings as would be possible under the MDRS provisions.

13.0 State Highway Provisions

The Noise, Transport, Subdivision, Residential and Commercial Chapters of the CDP contain a number of provisions relating to the State Highway network that may apply in areas where the MDRS or Policy 3 of the NPSUD apply. These provisions relate to noise insulation, high trip generation, and state highway access and include:

6.1.7.2.1 General Rules and Procedures, Sensitive activities near roads and railways

7.4.2.2 Transport, Controlled activities – outside the Central City

7.4.3.10 Transport, High trip generators

8.4.1.1 Subdivision - notification

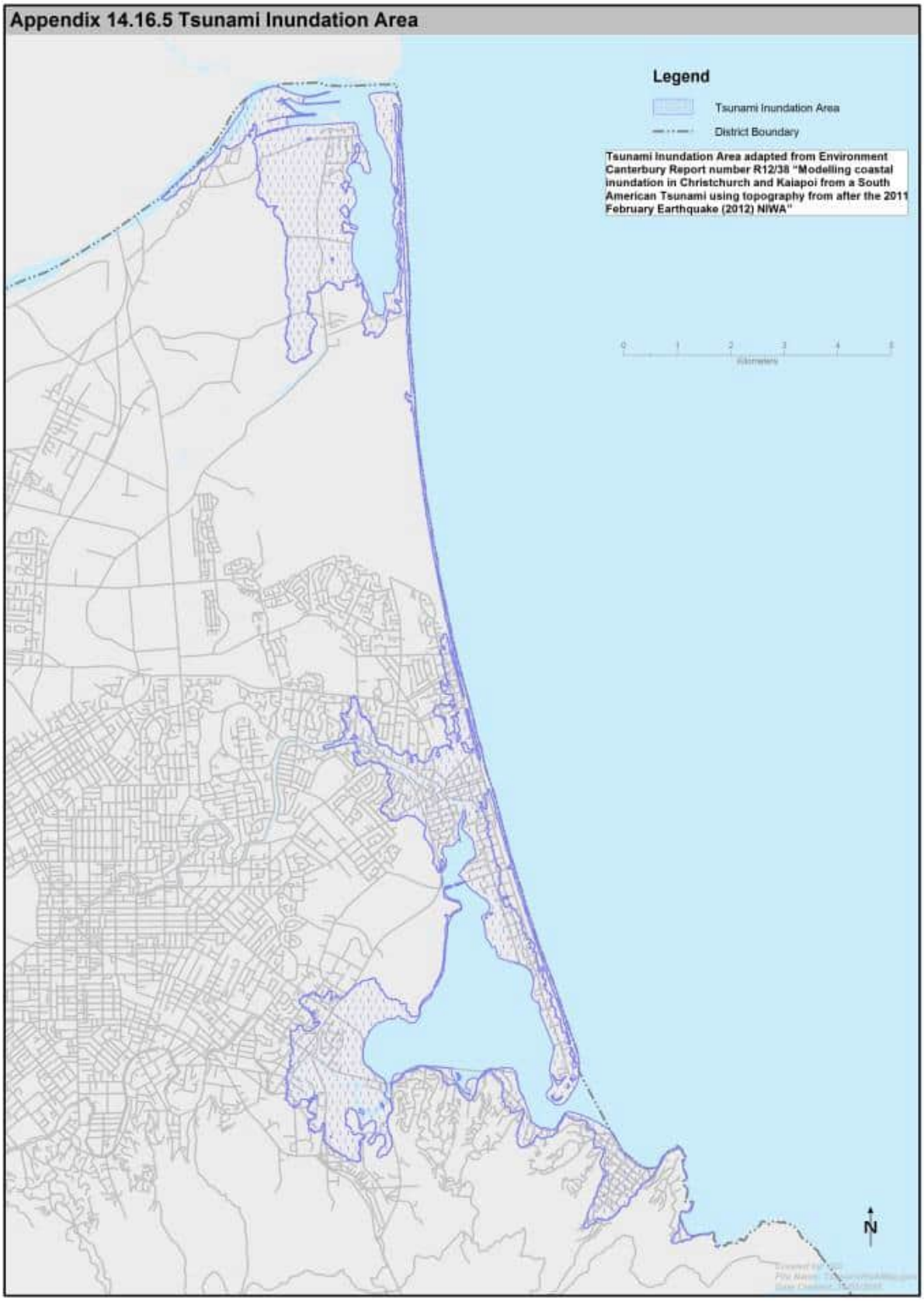
14.4.3.2.7 Residential – Noise insulation

14.13.3.10 Residential – Acoustic Insulation

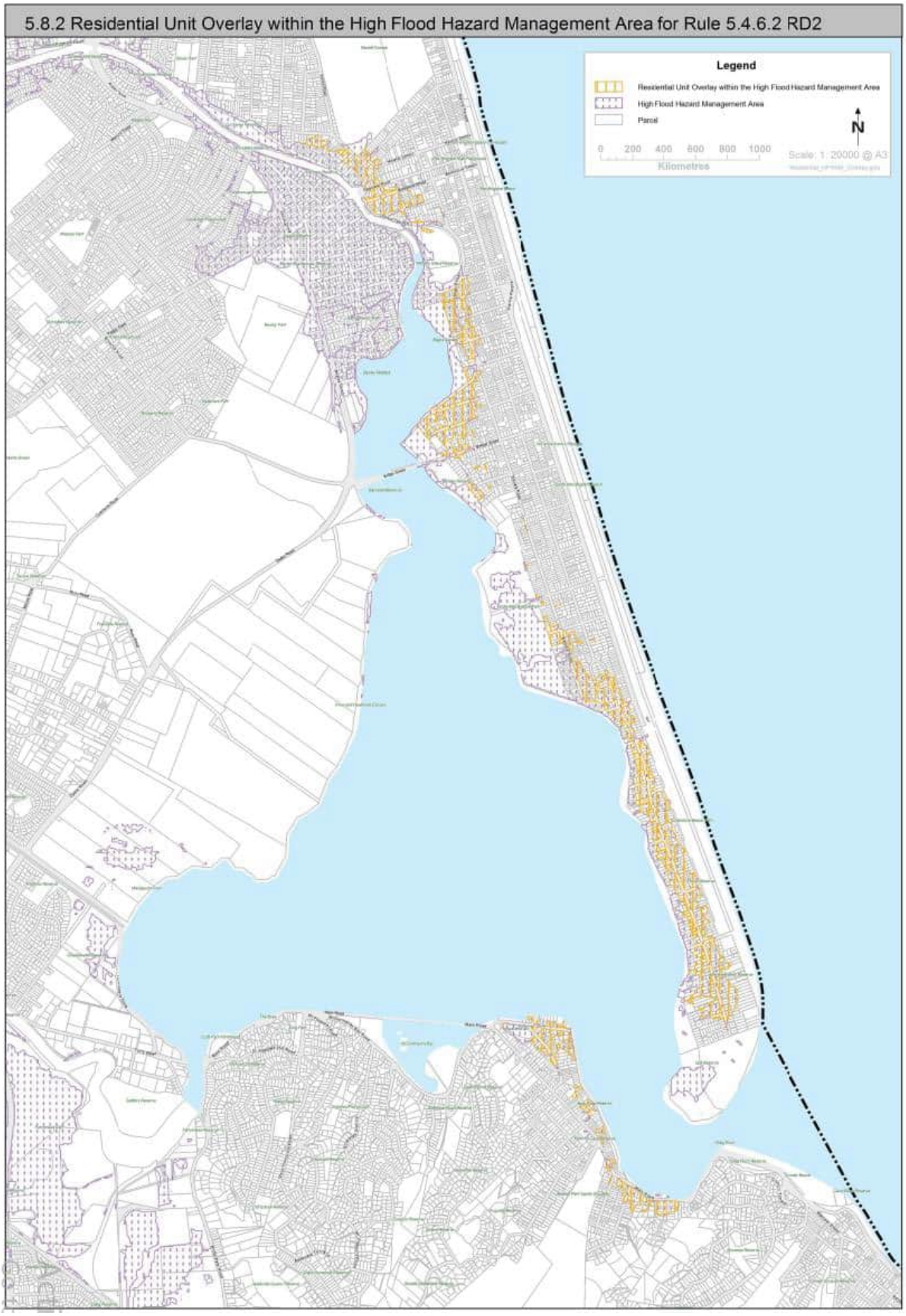
15.13.4.3.3 Commercial – Design and amenity

Having reviewed these provisions, it is concluded that they ultimately do not make the MDRS and the relevant building height or density requirements under policy 3 less enabling of development. That is, although the provisions apply additional standards to the prescribed MDRS standards, it will still be possible to achieve the heights and densities required by the MRDS and Policy 3 with these provisions in place. Therefore, it is concluded that these provisions can be retained without the need to justify them as qualifying matters under section 77I and section 77K of the RMA.

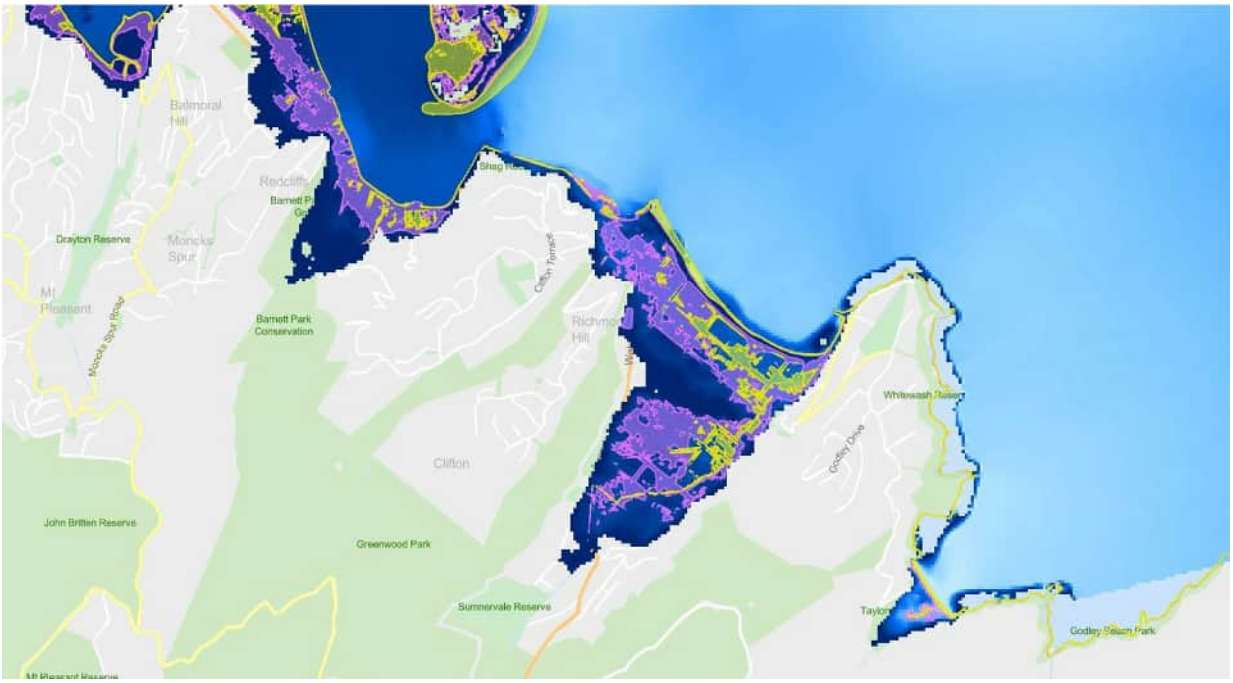
Appendix 1 Tsunami Inundation Area

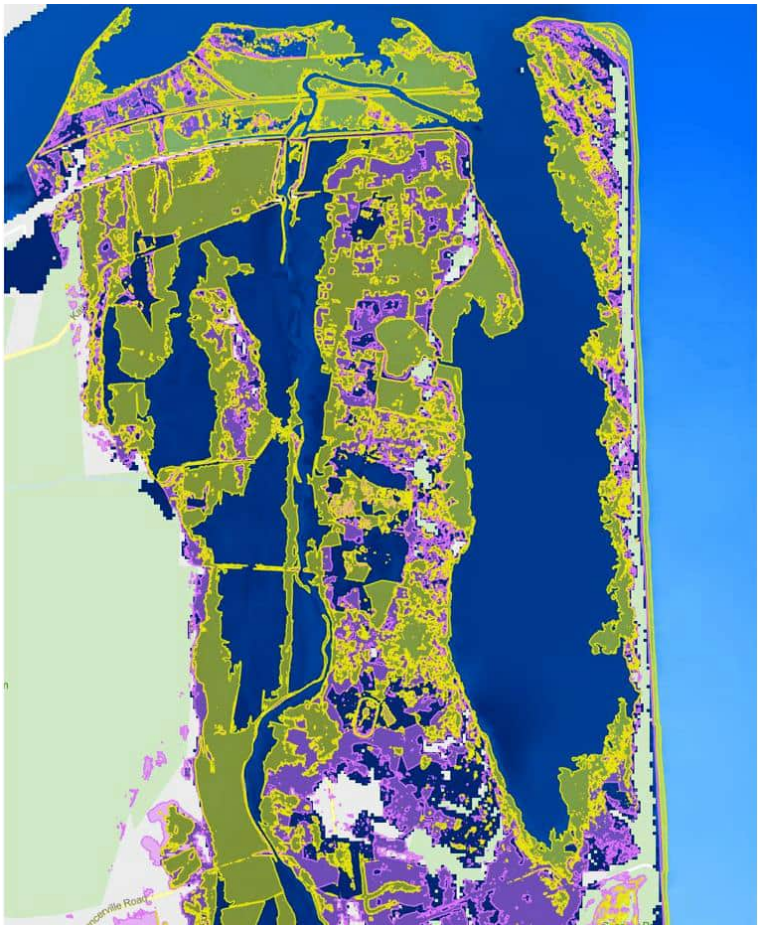


Appendix 2 Residential Unit Overlay Map

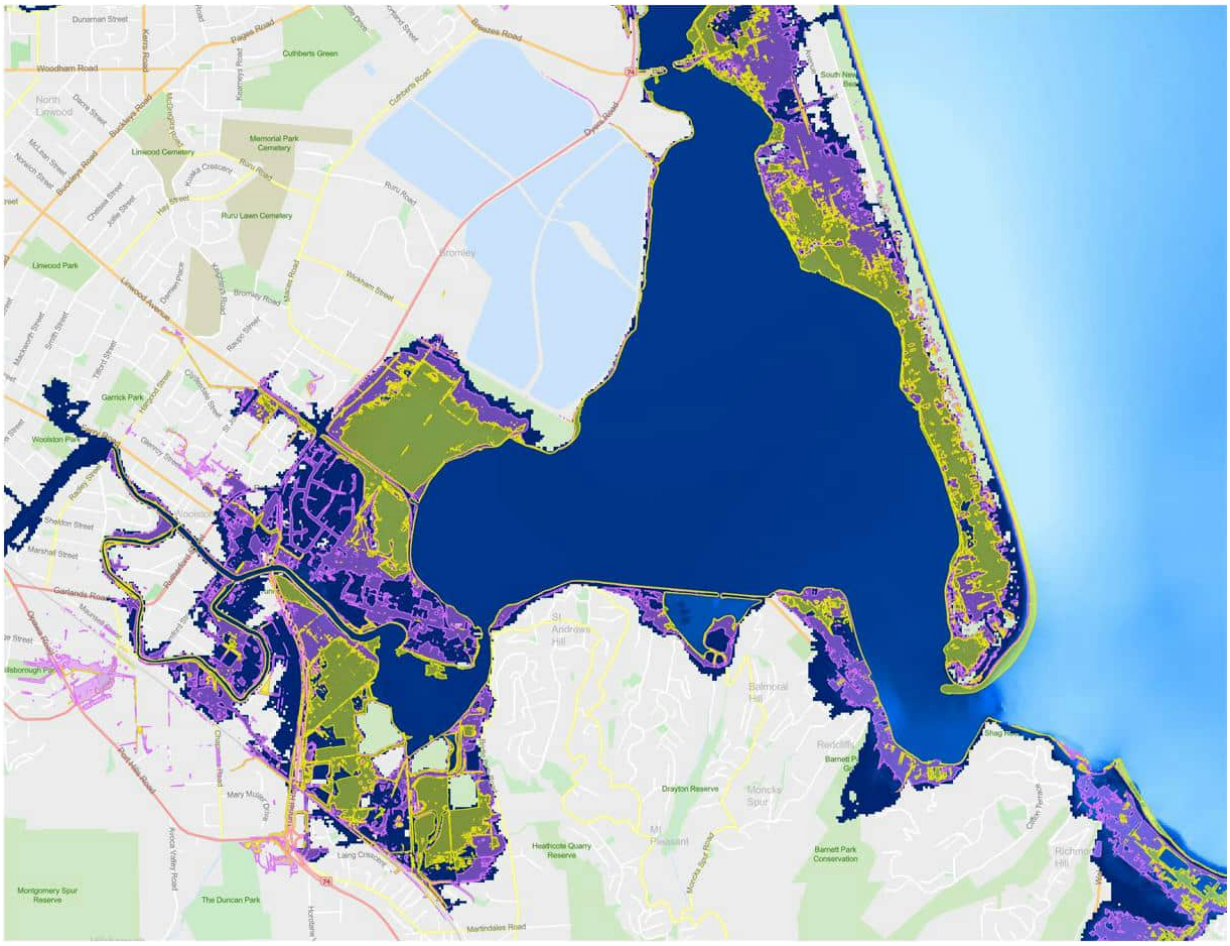


Appendix 3 Tsunami Inundation Area and Coastal Inundation Area Concurrence






Bottle Lake Forest
Burwood


Dunarnan Street
Woodham Road
Cuthberts Green
North Linwood
Linwood Cemetery
Memorial Park Cemetery
Ruru Lawn Cemetery
Linwood Park
Garrick Park
Bromley
Ruru Road
Bromley Road
Wickham Street
Rayon Street
Marshall Street
Sheldon Street
Gardiners Road
Mary Mullan Drive
Lang Crescent
Montgomery Spur Reserve
The Duncan Park
Martindales Road
St Andrews Hill
Balmoral Hill
Drayton Reserve
Moncks Spur
Mt Pleasant
Headcote Quarry Reserve
Barnett Park Conservation
Richmond Hill

Appendix 4

Christchurch City PC13 Heritage Areas – Cost Benefit Analysis - August 2022 - Property Economics

PROPERTY ECONOMICS

CHRISTCHURCH CITY

PC13 HERITAGE AREAS

COST-BENEFIT ANALYSIS

Client: Christchurch City Council

Project No: 52193

Date: August 2022

W: www.propertyeconomics.co.nz E: tim@propertyeconomics.co.nz P: 09 479 9311 PO: Box 315596, Silverdale 0944

SCHEDULE

Code	Date	Information / Comments	Project Leader
52193.5	August 2022	Report	Tim Heath / Phil Osborne

DISCLAIMER

This document has been completed, and services rendered at the request of, and for the purposes of Christchurch City Council only.

Property Economics has taken every care to ensure the correctness and reliability of all the information, forecasts and opinions contained in this report. All data utilised in this report has been obtained by what Property Economics consider to be credible sources, and Property Economics has no reason to doubt its accuracy.

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Front cover image: Architecture Now

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TABLE OF CONTENTS

LIST OF TABLES

LIST OF FIGURES

1. INTRODUCTION

Property Economics has been engaged by Christchurch City Council (**Council**) to undertake an economic assessment in the form of an economic cost benefit analysis (**CBA**) of proposed Heritage Sites and Heritage Area provisions for the district as part of proposed Plan Change 13 (**PC13**).

This assessment is motivated by the introduction of the Enabling Housing Act (2021) that requires Tier 1 councils to implement Medium Density Residential Standards (**MDRS**) as a baseline residential zoning across their existing residential environments to enable and encourage residential intensification. The MDRS are subject to qualifying matters, (**QFMs**) such as the protection of Heritage Sites and Areas that council can implement to protect the existing heritage character of a site or area from inappropriate development.

While PC13 includes several alterations to the existing environment with reference to Heritage, both Heritage Sites and Heritage Areas have been identified by Council as QFMs. Council wishes to preserve the heritage character of the 11 identified locations as "Heritage Areas" as well as additional specific sites within Christchurch City.

The purpose of this report is to provide a high-level degree of costs benefit analysis for both the sites and areas while considering their impact on capacity under the MDRS.

The proposed Heritage Areas are new to the District Plan[1] and are intended to protect neighbourhoods that are significant to the city's (and country's) heritage, as a whole. While specific buildings are not targeted as Heritage Areas, small blocks with heritage characteristics would be exempt from the same level of blanket residential intensification enablement as the rest of the city under the MDRS.

Additionally, the Council has introduced a 'buffer' adjacent to these areas that seeks to limit the impact sites immediately adjacent to Heritage Areas could have.

In terms of heritage Christchurch City is a unique environment given the 2011 earthquakes, with 204 of the identified 588 protected buildings being lost.

1.1. OBJECTIVES

Key objectives in this assessment are:

- Identify the proposed Heritage Areas and site locations, and delineate them geospatially from non-Heritage Areas
- Identify the key Heritage Area provisions likely to have economic impacts and determine the direction and scale of those impacts.
- Identify the primary economic costs and benefits of PC13's Heritage Areas and sites.

1.2. DATA SOURCES

Data sources used in this report are from the following sources:

- Christchurch District Plan – Christchurch City Council
- Plan Change 13 Provisions – Christchurch City Council
- Christchurch City Housing and Business Assessment – Christchurch City Council
- Satellite Imagery – Bing
- Daft PC 13 Provisions – Christchurch City Council

[1] *With the exception of Akoroa, which is not currently proposed to be updated to fall inline with the new heritage area rule regime.*

2. APPROACH

In assessing the potential economic impacts of the Heritage Areas (identified as a QFM) it is important to understand several factors including:

- The extent of the issue the Heritage Areas seek to address
- The potential impact on development potential
- The impact on development distribution
- The costs of implementation
- The impact on development costs
- The extent of the Heritage Areas themselves
- The parties affected and the distribution of impacts
- The potential timeframe impacted

In assessing the economic effects of the Heritage Areas, it is important to understand what the counterfactual position may be without the proposed Areas. In relation to this it is Property Economics understanding that, with the exception of Akoroa (where it is not proposed to that the rules suggested here apply), there are no other Heritage Areas under the current Operative District Plan. As such the counterfactual position represents the current unconstrained (by heritage) zones.

While there are a number of generalise economic costs and benefits associated with Heritage protection that are outlined in this report, it is considered appropriate that the identification and extent of each Heritage Area should be self-sufficient with the potential loss of development and / or economic activity identified by each area and weighed against those economic and non-economic benefits.

3. HERITAGE ECONOMIC VALUE

There has been a significant increase, more recently in recognition of the economic value and contribution to community well-being relating to the safeguarding of heritage values. While generally facing development restrictions heritage buildings, and areas, contribute a variety of economic benefits that flow beyond those attributable to the buildings themselves. In fact, recent studies have shown that as little as 7% of spend related to heritage tourism is actually spent 'on-site'. Heritage provision and management contributes to:

- Increased property values
- Increased tourism employment
- Increased tourism spend
- Higher levels of maintenance spend
- Improved visitor profile
- Improved sustainability of construction and reuse
- Existence, bequest value

Each of these benefits are valid in the Christchurch context and although no information is available specific to any given site there are general averages that can identify the potential scale of the values[2].

The following assessment outlines the potential relativity of economic costs and benefits relating, to specifically, Heritage Areas, however there is also value in understanding the general level of economic benefits associated with the identification and management of the heritage assessment within the community.

While there are few quantitative assessments of the economic value of heritage in Christchurch City, there are more general studies that can be applied to give a measure of extent to these benefits.

While there is limited information pertaining to the level of tourism generated through heritage provision in Christchurch, total visitor spend has been approximately $750m per annum for the city over the past decade. This contributes significantly to the overall Christchurch economy. Even considering only a small proportion of this being facilitated through heritage sites and areas would result in a significant, on-going, contribution to the

[2] *It is important to note that these values are based on the appropriate recognition of heritage values and do not represent a method by which simply identifying a larger number of properties as 'heritage' will result in proportionately greater economic benefits.*

general Christchurch economy. A survey undertaken by Christchurch City council in 2017[3] found that 44% of respondents considered tourism as a valuable component of heritage.

Further research[4] found that 'heritage tourists' can spend, on average, 30% more than other visitors. Additionally, the same report found that less than 7% of heritage tourism dollars are spent on the sites that attract them, with over 90% of spending finding its way into the wider economy.

In terms of property values, there are differing value expectations. While research has shown that heritage properties exhibit greater values over and above comparable non-heritage properties, there is an impact resulting from the potential for decreased development opportunities.

Research undertaken for Auckland Council heritage buildings can achieve a 6.6% premium over similar properties. However, the same research found that, on average, a heritage building within an area with development opportunity sold for approximately 10% less (as a result of the perceived development opportunity loss). Over the 10-year period assessed in the modelling the impact was found to decrease with the potential property value differential tending towards zero.

The same research also found that, again on average, heritage buildings created an 'aura' effect increasing the value of properties adjacent at a diminishing rate. For example, those within 50m increased 1.7%, while those within 200m increased only 0.5%. Based on the approximately 1,550 sites identified in Figures 1 and 2, there is likely to be approximately 700 additional sites materially impacted[5] by the aura impact. ***The total value attributable to this effect therefore is estimated at approximately $17m (as total capital value). It is important to note that this does not include the increased value to the protected properties themselves.***

The wider public good value associated with heritage buildings and areas is somewhat more difficult to assess. While there is a number of international assessments undertaken to provide context, the most fitting for this environment relates to a contingent valuation assessment inn Australia which asked how much residents would be 'willing to pay' to maintain protection over heritage buildings. The assessment[6] found that participants would be willing to pay $5.33 per annum for each 1,000 heritage buildings protected. Given the potential variance in value and community preference for heritage protection, it is considered appropriate to assess a lower

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[3] *Valuing Non-Regulatory Methods of Protecting Privately Owned Heritage in Christchurch, Figure 5, Page 63*

[4] *Heritage Conservation and the Economic Benefits to Auckland.*

[5] *Within 50m*

[6] *Valuing the Priceless: The Value of Historic Heritage in Australia. Allen Consulting group, 2005.*

value associated with the protection. *In the case of the, approximately 1,550, properties assessed through PC13 (both sites and areas) and considering a population of 280,000 (over 18's) in Christchurch City, the estimated annual value of these properties in terms of public good would be in the order of $1.16m per annum or a total of $13.3m over a 15-year period.*

Before considering the potential relative costs for specific areas themselves it is pertinent to consider the potential economic costs associated with the protection of historic heritage. These typically fall into two categories. The first relates to compliance costs associated with complying with the Council rules when considering development. The second as outlined in the following section is the reduction in development opportunity within the identified areas.

4. HERITAGE AREAS

The following figure shows the geospatial location of proposed Heritage Areas as indicated in PC13 across Christchurch City.

There is one area in Burnside, one in Cashmere, four areas in Central Christchurch, one Hornby, the total of the urban township of Lyttleton, one in Merivale, one in Riccarton, one in St Albans and one in Sydenham. Detailed, suburb level areas are provided in Appendix 1.

The areas do not make up a substantial amount of land, with the whole of Lyttleton[7] township being the largest of the areas making up around 81ha or around 55% of the total land area of the Heritage Areas. The balance of the heritage areas, within the main urban area of Christchurch City are made up of small pockets of heritage dwellings built from mid-19th Century to mid-20th Century.

Not all dwellings in these areas are heritage dwellings, some are modern and built as recently as within the last couple of years.

[7] *The indicated area of Lyttleton's Heritage Area was not provided directly from Council and was adjusted to match updated indicative planning maps for the Lyttleton Heritage Area. This may mean the indicated estimated area differs from the true area.*

FIGURE 1: PC13 HERITAGE AREAS – CHRISTCHURCH CITY

Source: Bing, Christchurch City Council.

Heritage Area Rules

At a high level the proposed rules (found in Table 1 below) for Heritage Areas restrict the construction of new buildings and alterations of existing building exteriors and restrict demolition of defining buildings or contributory buildings. Other provisions make minor alterations to existing baseline land use. Additionally, these rules do not automatically apply to the Lyttleton Heritage Area.

The restriction to construction is intended to ensure that new building meet minimum design standards to blend in or match the existing heritage area environment. This is likely to have the effect of restricting high density dwellings such as walk ups or apartment buildings, and may even restrict some terraced housing designs, contrary to the intentions of the MDRS.

The restriction of construction of new buildings does not apply to rear sites.

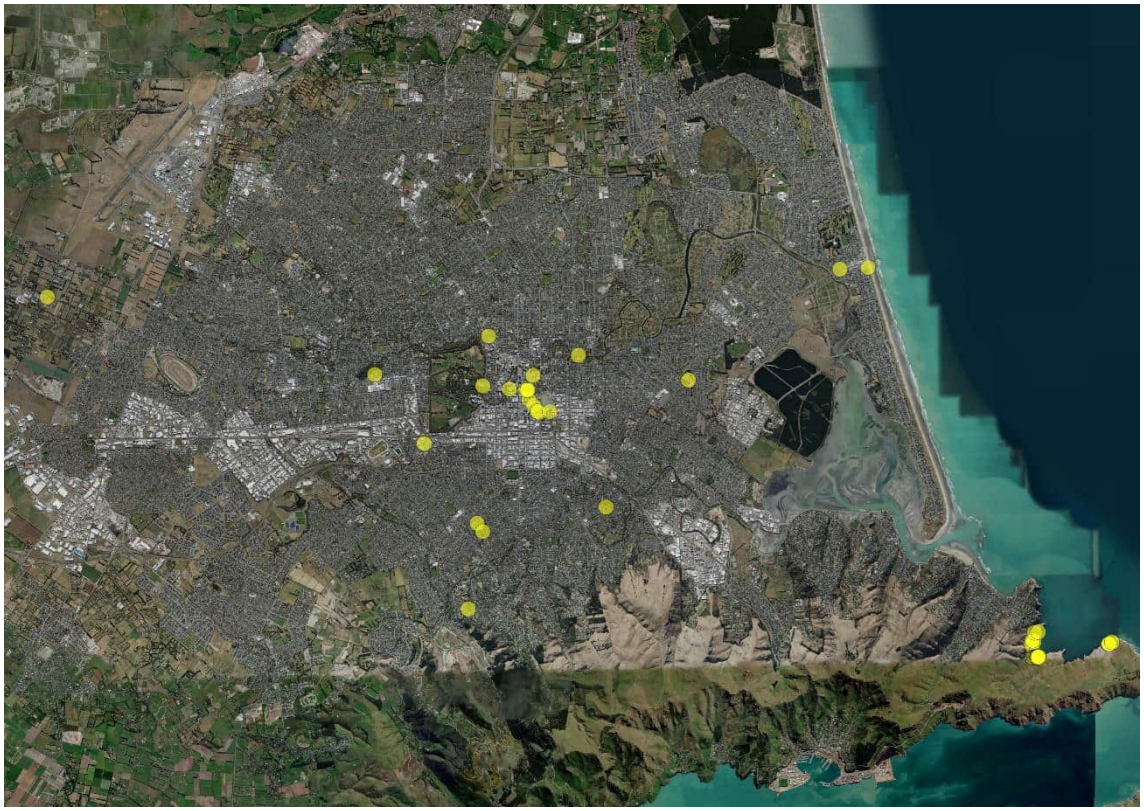
The restriction of demolition of existing defining buildings and contributing buildings is intended to add additional protection to some existing, identified heritage assets and to protect the Heritage Area environment from losing its heritage feel. This will likely slow the intensification / modernisation of the area and may divert subdivision of properties away from Heritage Areas.

Heritage Areas do not restrict intensification outside the borders of the Heritage Area. This means that the MDRS will, otherwise, be fully implemented outside of Heritage Areas and other QFMs.

4. HERITAGE SITES

There are also a number (approximately 49) of additional historic heritage sites identified in PC13. These sites are geographically identified in Figure 2 below. Table 1 identifies the individual sites that represent residential opportunities under the PDP, this sites are identified with their relevant size and value to give context to the potential for property 'value' gain through heritage protection.

FIGURE 2: PC13 HERITAGE SITES – CHRISTCHURCH CITY



Source: Bing, Christchurch City Council.

TABLE 1: RELEVANT ADDITIONAL HERIATGE SITES

Address	Land Area	Total Rateable Value
9 Ford Road	1,417	$490,000
159 Hereford Street	754	$1,340,000
34 Taylors Mistake Bay		
48 Taylors Mistake Bay	1,027	$1,130,000
51 Taylors Mistake Bay	3,508	$990,000
52 Taylors Mistake Bay		
53 Taylors Mistake Bay	3,753	$995,000
58 Taylors Mistake Bay		
60 Taylors Mistake Bay	1,096	$1,520,000
69 Taylors Mistake Bay		
70 Taylors Mistake Bay	1,382	$640,000
159 Manchester Street	352	$7,000,000
129 High Street	181	$790,000
158 High Street	277	$1,000,000
14 Wise Street	1349	$3,470,000
Taylors Mistake Bach 46	630	$860,000
Taylors Mistake Bach 45	2,380	$1,140,000
Taylors Mistake Bach 44	647	$925,000
Taylors Mistake Bach 43	1,069	$560,000
Taylors Mistake Bach 42	650	$1,550,000
Taylors Mistake Bach 41	1,551	$870,000
Taylors Mistake Bach 40	665	$1,450,000
Taylors Mistake Bach 39	1,133	$610,000
Taylors Mistake Bach 38		
Taylors Mistake Bach 37		
Taylors Mistake Bach 36		
Taylors Mistake Bach 35		
Taylors Mistake Bay Bach 9	3,673	$72,000
Taylors Mistake Bay Bach 8		
Taylors Mistake Bay Bach 7	806	$17,000
Taylors Mistake Bay Bach 5		
524 Pound Road	1,577	$420,000
146 Seaview Road	16,700	$950,000
35 Rata Street	911	$1,320,000
205 Manchester Street	511	$830,000
167 Hereford Street		
319 St Asaph Street	1,227	$2,340,000

Source: RPNZ, Christchurch City Council.

5. RESIDENTIAL CAPACITY

At the time of writing this report a detailed assessment of the impact on residential capacity (under the MDRS) of Heritage Areas is underway with results pending. As such this assessment cannot provide the specific capacity impacts resulting from the identification and protection of the 11 Heritage Areas identified as QFMs by Council.

In January 2022 a report[8] on the overall capacity of MDRS within Christchurch City provided some indication of the extent of feasible MDRS development. Appendix 2 provides the assumptions and limitations of this assessment.

Figure 2 from the report illustrates the theoretical capacity resulting from the MDRS provision. It shows the level of distribution throughout the city and the areas which indicate the highest intensity potential.

FIGURE 3: CCC MDRS THEORETICAL CAPACITY

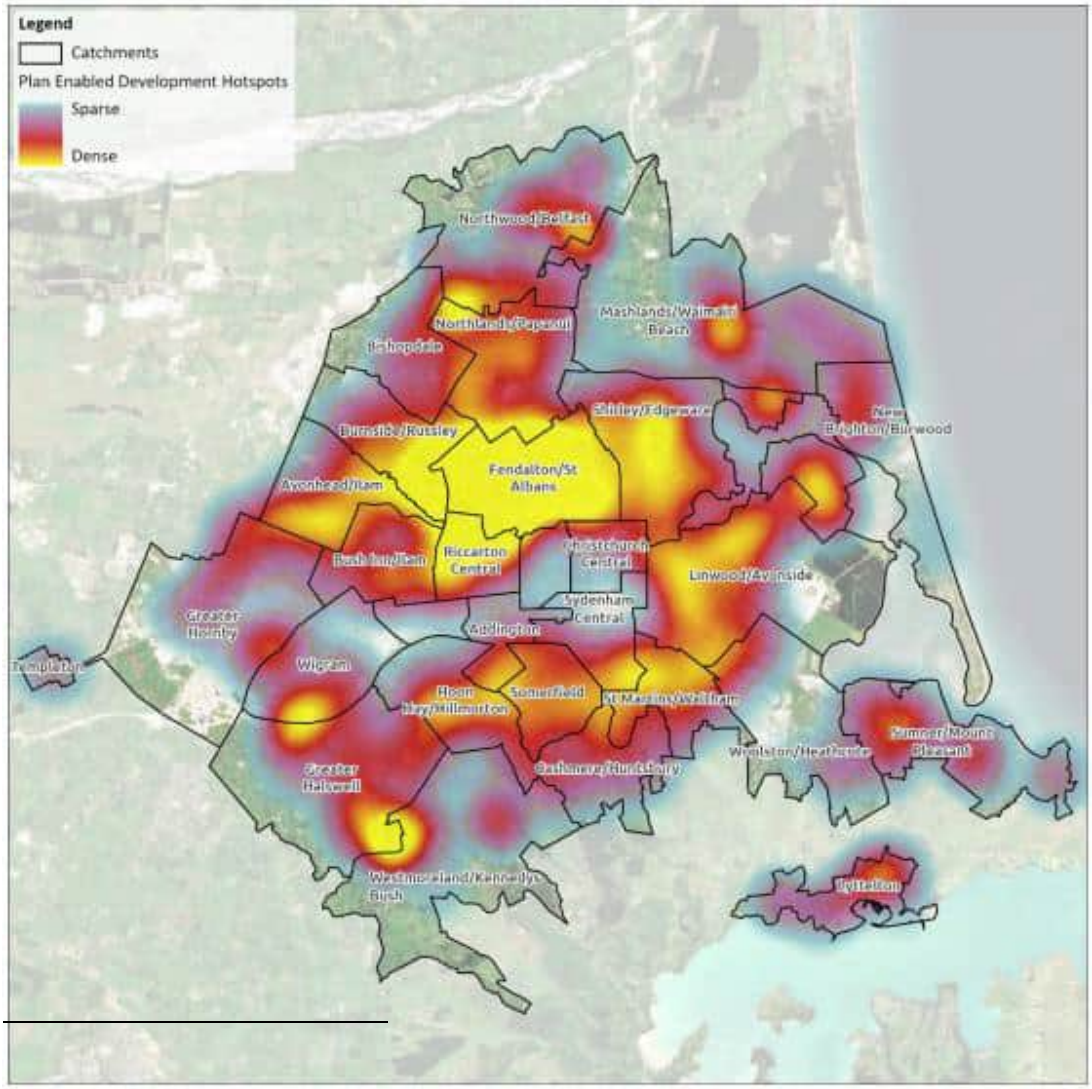


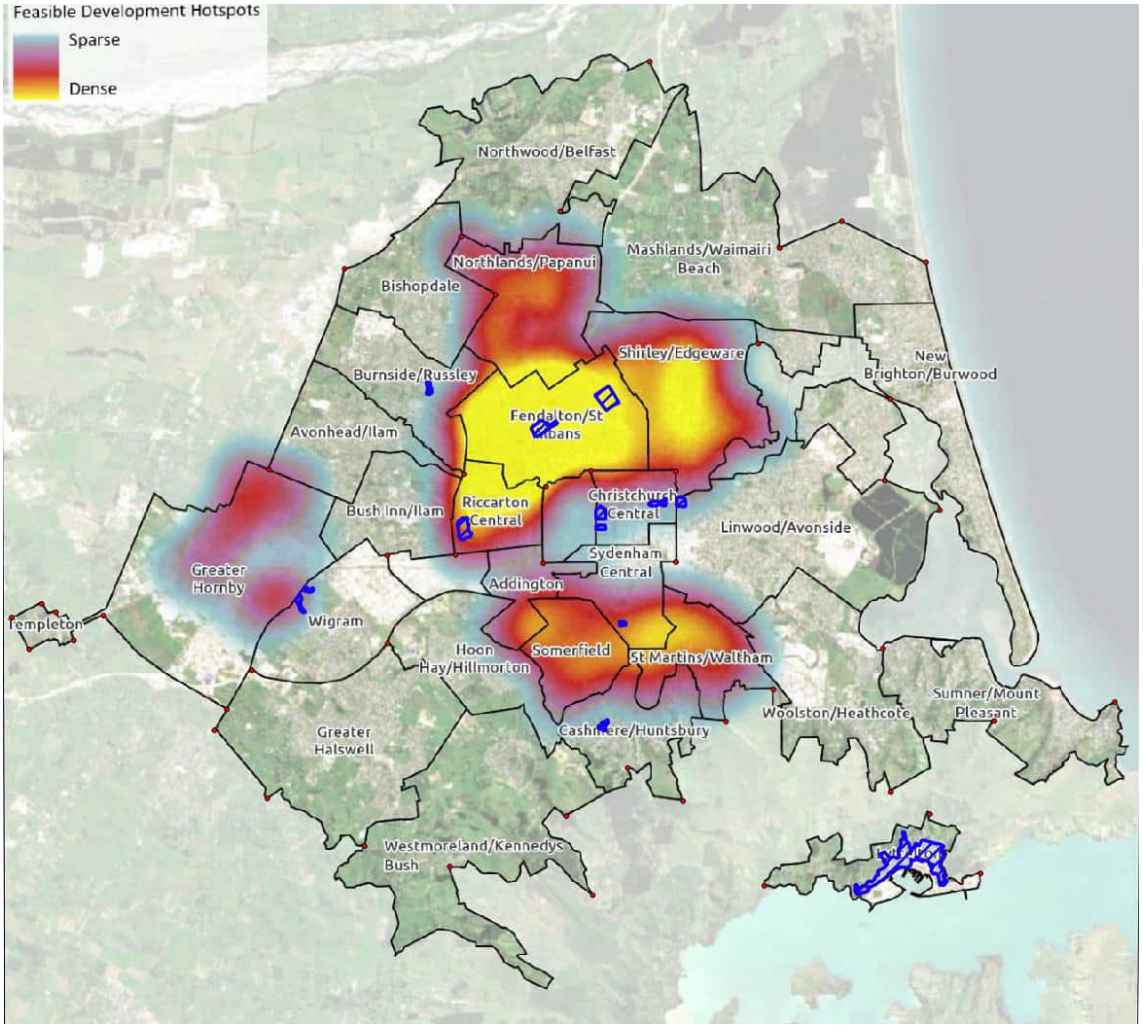
Figure 11 Plan enabled Medium Density development

[8] *New Medium Density Residential Standards, Assessment of Housing Enabled, January 2022 (CCC)*

Following an assessment of 'feasible' capacity Figure 3 illustrates firstly, the level of feasible capacity distribution and secondly an overlay of the 11 Heritage Areas. From this an indication of the level of significance each heritage area is likely to have on residential capacity is outlined.

While this is not site specific it speaks to the variables present in each area that drive feasibility (and the existing QFM considered[9]) through this assessment.

FIGURE 4: CCC MDRS FEASIBLE CAPACITY



Source: Christchurch City Council.

[9] *Excluding Residential heritage Areas*

Table 2 following gives an indication of the MDRS capacity loss for each area. In terms of the extent of the area's Table 3 outlines the total number of residential properties affected in terms of; total (with buildings), defined and contributory properties.

TABLE 2: POTENTIAL DEVELOPMENT CAPACITY IMPACT

Residential Heritage Area	Capacity Impact
Piko /Shand	Medium
Inner City West	N/A
Chester Street East	N/A
Englefield	N/A
Gosset/Carrington/Jacobs	High
Heaton Street	High
Wayside Avenue	Low
Wigram	Medium
Macmillan Avenue	Low
Shelley/Forbes	High
Lyttelton	Low

Source: Property Economics.

TABLE 3: HERITAGE AREA AFFECTED PROPERTIES

Residential Heritage Area	Total No. of Properties[1] (number of residential properties with buildings)	No. Defining Properties[2]	No. Contributory
Piko /Shand	106 (101)	55	28
Inner City West	75 (65)	38	14
Chester Street East	52 (44)	21	11
Englefield	54 (53)	40	5
Gosset/Carrington/Jacobs	115 (112)	74	24
Heaton Street	27 (25)	19	1
Wayside Avenue	32 (31)	24	6*
Wigram	34 (33)	26	2**
Macmillan Avenue	24 (21)	15	5
Shelley/Forbes	32(32)	12	6
Lyttelton	956	TBC	TBC
TOTAL excl Lyttelton	551 (517)	324	107
TOTAL incl Lyttelton	1507		

* 2 more where rankings still to be resolved
** 3 more to resolve

Source: Property Economics, CCC

In terms of an indicative position, it would appear that the Gosset / Carrington / Jacobs Heritage Area is most likely to exhibit development opportunity costs. Apart from Lyttleton this area is also the largest by land area and lies within a highly accessible catchment between several major centres (KACs) and the Central City.

6. ECONOMIC COSTS AND BENEFITS

General Heritage Costs and Benefits

Table 4 below summarises the potential economic costs and benefits resulting in the market from the provision of Heritage Areas and the associated rules. While the identified rules have similar impacts their extents are likely to differ due in part to their identification of specific sub-sets of buildings as well as the extent of preservation as opposed to restrictions on new builds.

TABLE 4: HERITAGE GENERAL ECONOMIC COST BENEFIT SUMMARY

Heritage Rule	Economic Cost	Economic Benefit	Comments
Restriction on New Construction	Increased development costs Reduced development capacity Reduced land values Reduced development pattern efficieny Increased transactional costs Reduced Housing options	Improved amenity Increased tourism Increased land values	Restrictions on development are for the front sites only
Restriction of Demolition (defined or contributory building)	Increased development costs Reduced development capacity Reduced land values Increased transactional costs Reduced Housing options	Heritage Protection Improved amenity Increased tourism Increased land values	Restrictions on defined and contributory buildings only

Source: Property Economics.

BENEFITS

- Heritage Protection: Protection of historic and heritage character and assets which form high amenity and historical environments. This is the primary objective of the policy. This may increase the land values of properties within and around Heritage Areas overtime as the higher amenity location attracts people. Research illustrates this could result in values 15% higher than without the heritage value.

  COMMENT: This value is generally provided through a heritage assessment.

- Generation of Tourism: The protection of historic and heritage properties, particularly when clustered in areas with multiple assets of historic significance, can generate an impetus for tourism – heritage tours and areas of historical significance. This has flow on benefits for tourist industries, visitor accommodation nights, and tourist dollars captured within the city.

  While it is unlikely that Heritage Areas in Christchurch City by themselves will do this, a critical mass of tourist attractions may attract and retain tourism to the area to a greater extent.

COMMENT: It is difficult to quantify the value of the heritage areas, as opposed to heritage sites, and the relative value between individual areas.

COSTS

- Increased Transaction Costs: The cost to develop (get a consent) increases with the resulting increase in value from being located within the heritage area providing some mitigation for the increased costs. The consent cost increases because the consent has to follow more stringent design guidelines than a regular consent and a developer may not be able to maximise their return because of the guidelines e.g., lower building height or height in relation to boundary or fewer dwellings per lot.

  Alternatively, a resource consent or plan change application would be necessary for some developments that occur within the Heritage Area which increases costs and time delays.

- Reduced development pattern efficiency: The restriction of development potential within the heritage areas reduces development options that first can reduce the choice (by location) of demand and secondly can impact upon the efficient locational provision of housing (for example the ability for Central City residential development).

  COMMENT: The extent of this cost is likely to be wholly mitigated given the extensive development capacity provided in accessible and efficient areas. Additionally, MDRS capacity assessment identified above indicate limited feasible development potential in many of these areas.

- Unequitable Allocation of Cost: The onus of cost is placed on private owners where the benefits of heritage values are a public good. This is an unequitable outcome. It is also possible that house / land price appreciation will be more muted in Heritage Areas than their non-Heritage counterparts as a result of the restrictions.

- Reduced Housing Options: Reduced diversity in choice of location and housing typology because the protections prevent the construction of some dwelling typologies in Heritage Areas.

  COMMENT: This is unlikely to be a material cost as the Heritage Areas are small and this would be offset substantially by development in nearby, non-heritage areas.

- Reduced Residential Capacity: The total pool of residential available for development is reduced with the introduction of Heritage Areas. This is because the number of dwellings that would otherwise be enabled by the existing zone rules, or by the Enabling Housing Act, is reduced with the limitations of what can be constructed (lower density houses on front facing sections).

  COMMENT: At a city level this cost is likely to be immaterial given the 2021 HCA feasibility results and the 58,000 feasible capacity under the MDRS zones provided in the 2022 MDRS capacity report.

As a whole, despite the number of costs being more numerous, the total and combined impact of the enumerated economic costs is likely small, given the mitigating numbers at a city level, and outweighed by the benefit from the preservation of heritage character which form an important part of Christchurch's, and New Zealand's, (non-economic) history.

Relative Area Costs and Benefits

While consideration has been made, as a whole, for heritage areas and their general corresponding economic costs and benefits, it is important to understand the potential economic costs of restricting development of each identified area. For the purposes of this report, it is assumed there are no material differences, by area, that would alter transaction or development costs, while equity is based on individual site owners and so also remains constant across the areas.

Table 5 outlines the potential extent of the economic costs by area, relative to one another. This ranges from the Gosset Area which lies within a catchment that exhibits strong capacity feasibility, strong value growth, high degrees of accessibility and a substantial nominal capacity cost. This should ultimately be measured against strong heritage values.

At the lower end Lyttleton has a very low feasibility (technically zero), and while the nominal capacity is high the potential accessibility and land value losses are at the lower end.

TABLE 5: RELATIVE ECONOMIC COSTS BY SITE

Residential Heritage Area	Capacity Impact	Capacity Potential	Development Efficiency	Land Value Impact	Highest Relative Economic Costs
Piko /Shand	Medium	106 (101)	Medium	Medium	3
Inner City West	N/A	75 (65)	High	High	N/A
Chester Street East	N/A	52 (44)	High	High	N/A
Englefield	N/A	54 (53)	High	High	N/A
Gosset/Carrington/Jacobs	High	115 (112)	High	High	1
Heaton Street	High	27 (25)	Medium	High	2
Wayside Avenue	Low	32 (31)	Medium / Low	Low	6
Wigram	Medium	34 (33)	Medium / High	High	4
Macmillan Avenue	Low	24 (21)	Low	Low	7
Shelley/Forbes	High	32(32)	Medium	Medium	5
Lyttelton	Low	956	Low	Low / Medium	8

Source: Property Economics.

Overall, the preceding assessment illustrates the economic costs of the Heritage Areas as a whole. These costs are proportionally low given the wider sufficiency of feasible capacity across the city. At an Area level there is a considerable range of relative economic costs with some areas displaying the potential for material losses (at an area rather than a catchment level). Given the nature of the feasibility modelling in the January 2022 report however the individual areas lie in catchments with similar feasibility variables.

For example, the Gosset area is situated in amongst the largest area of feasible capacity based on the TPG 2022 report. While not altering the level of loss these factors mitigate some of the proportional impacts across the areas.

Historic Heritage 'Buffer' Zone

Table 6 below outlines the rules associated with a 'buffer' zone that would be established around the heritage areas. This zone safeguards the adjacent properties by limiting development options for sites that are contiguous. This rule will ultimately result in some economic costs, such as those in the preceding sections, including:

- Increased compliance costs
- Reduced feasibility of development
- Increased risk associated with development

The extent of impact is likely to be commensurate with the development impact for each heritage area as identified in the previous section.

The converse of this capacity impact (and the potential impact on development value) is the 'aura' value attributable to the heritage area itself outlined in the general costs and benefits section.

TABLE 6: HERITAGE RESIDENTIAL 'BUFFER' RULE

RD8	Any new building (except buildings of less than 5m in height) on a site in the High Density Residential zone which is located outside a Residential Heritage Area but shares a boundary with a site or sites in a Residential Heritage Area.	a. Matters of discretion for HDRZ sites sharing a boundary with a Residential Heritage Area - Rule 9.3.6.6.

Source: CCC

APPENDIX 1: DETAILED HERITAGE AREA LOCATIONS

The following figures show more detailed geospatial locations of the identified Heritage Areas identified in PC13. The boundaries are intended to be indicative.

The boundary for Lyttleton was adjust based on updated planning maps provided by Council. While care was taken to be as accurate as possible the Heritage Area boundary indicated for Lyttleton was not provided directly from Council and should be used with additional caution.

FIGURE 5: WAYSIDE AVENUE HERITAGE AREA

FIGURE 6: MACMILLAN AVENUE HERITAGE AREA

FIGURE 7: INNER CITY WEST HERITAGE AREA

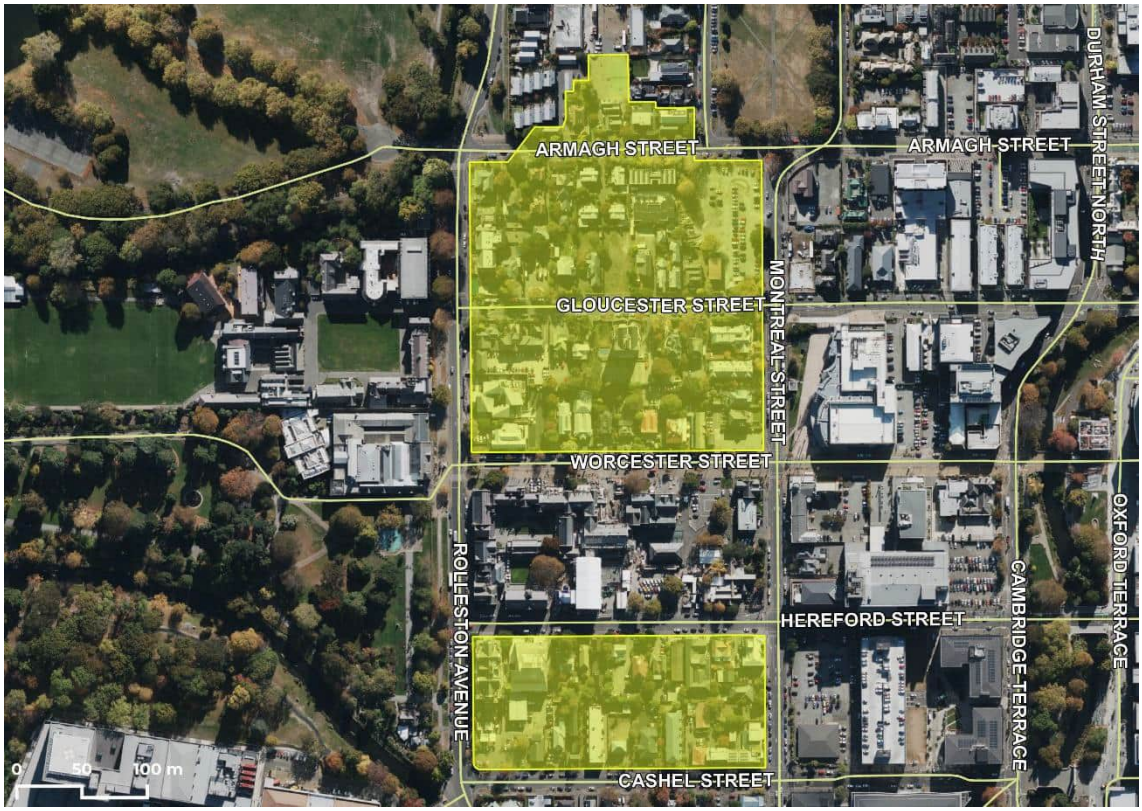


FIGURE 8: CHESTER STREET EAST HERITAGE AREA

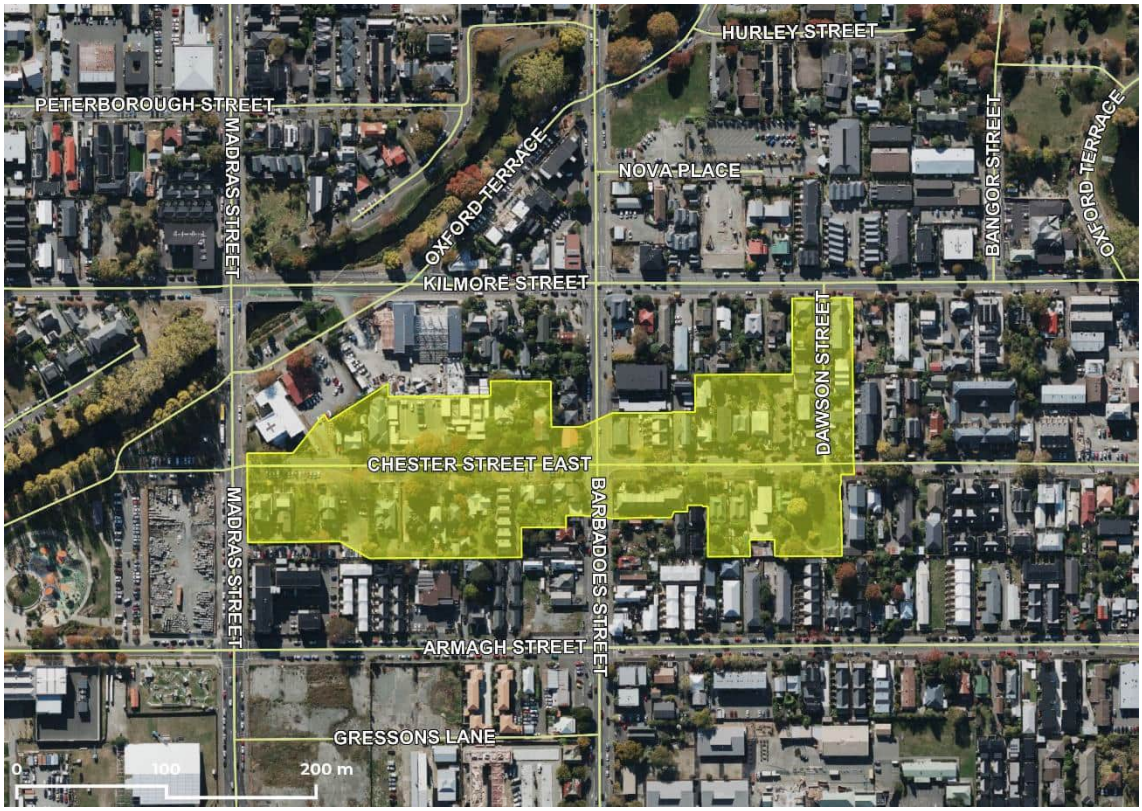


FIGURE 9: ENGLEFIELD AVONVILLE HERITAGE AREA

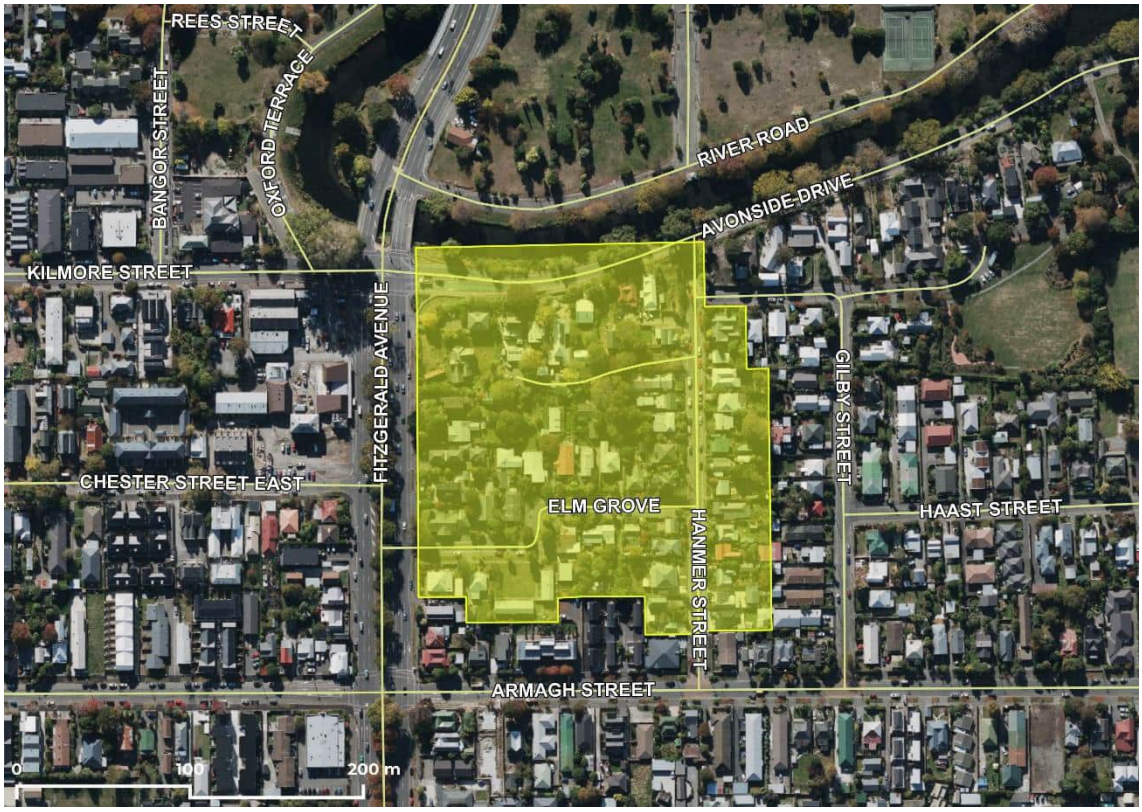


FIGURE 10: CORSAIR DRIVE HERITAGE AREA

FIGURE 11: HENRY WIGRAM DRIVE HERITAGE AREA

FIGURE 12: LYTTLETON HERITAGE AREA

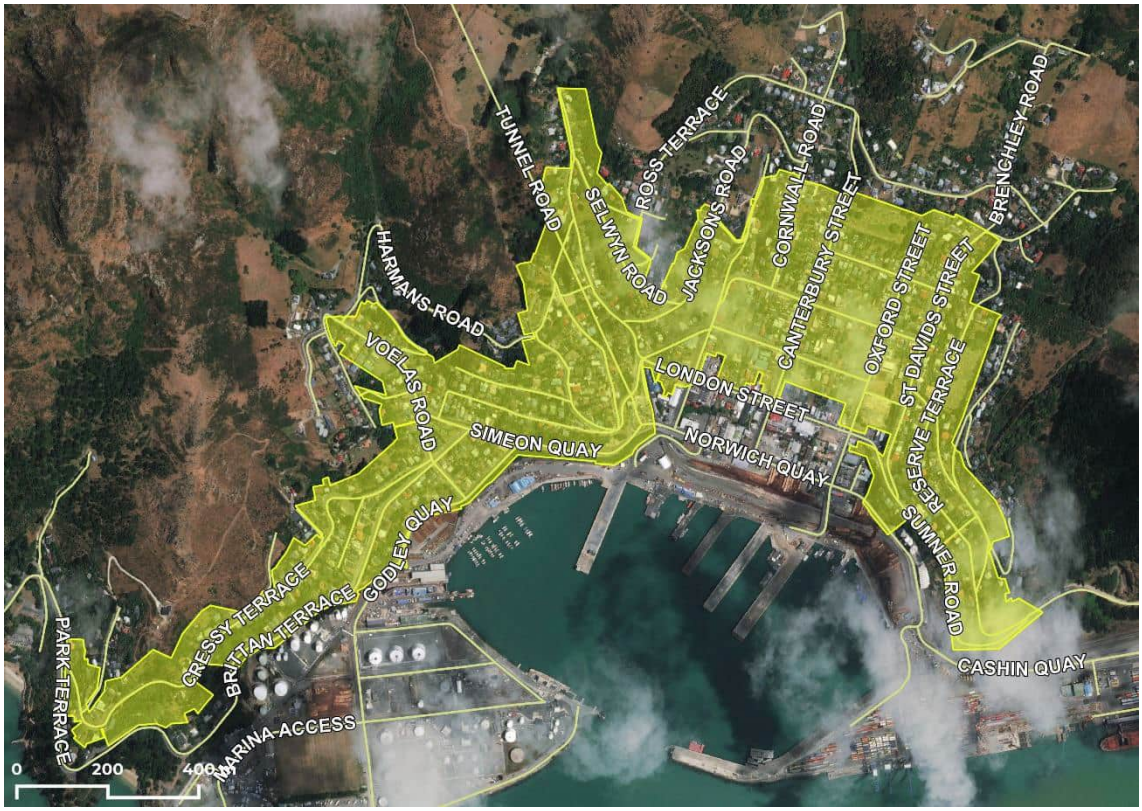


FIGURE 13: HEATON STREET HERITAGE AREA

FIGURE 14: PIKO SHAND HERITAGE AREA

FIGURE 15: ST ALBANS GOSSET STREET HERITAGE AREA

FIGURE 16: SHELLEY / FORBES HERITAGE AREA

APPENDIX 2: MDRS REPORT ASSUMPTIONS

· The assessment is focused on the capacity for medium density development within residential zones subject to the relevant provisions of the MDRS, it does not assess additional residential capacity that exists in areas where medium density is not viable or other commercial areas of the city.

· Assessment of the feasibility of development potential in the Central Area and the was not included in the scope of this assessment.

· The model has been developed without cross refence to the modelling undertaken for the 2021 HCA. To provide an analysis of how the new policy framework medium density development would impact the overall capacity for housing supply a comparison the assumptions of both models should be reviewed for alignment and a revised capacity assessment undertaken.

· The analysis has not incorporated consideration of those areas that would not be subject to the MDRS as a result of qualifying matters.

Sites identified with development potential

· Existing vacant sites that are appropriately zoned

· Sites with earthquake prone buildings

· Sites with re-development potential - where the land value that makes up to 80% of the capital value based on a review of recent development activity

· Sites with infill potential – where there is sufficient vacant space within a lot (minimum 50sqm) and adequate road frontage (minimum 10m)

· Sites with potential for amalgamation – adjoining identified development sites in joint ownership Areas excluded from the capacity analysis

· All zones where the MDRS does not apply

· Green field development sites, as the outcome for medium density development in these areas will differ than that which is covered by the MDRS

· High Flood Risk

· Tsunami Inundation

· Extreme Liquefaction Management Zone

· Slope Hazard/Land Instability

· Port Influence

· Noise Boundaries

· Community Facilities

- Sites of Cultural Significance
- Airport Protection
- Heritage and Character Sites
- Areas of Ecological Significance
- Natural Landscapes
- Protected Vegetation
- Red Zone
- Contaminated Sites
- Areas within the flight path restrictions or within the utility buffer requirements given in Operative District Plan.

Appendix 5

New Items – Statements of Significance - Christchurch City Council

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1459
PAPANUI WAR MEMORIAL AVENUES - ALPHA AVENUE, CLAREMONT AVENUE, CONDELL AVENUE, DORMER STREET, GAMBIA STREET, HALTON STREET, HARTLEY AVENUE, KENWYN AVENUE, LANSBURY AVENUE, NORFOLK STREET, PERRY STREET, SCOTSTON AVENUE, ST JAMES AVENUE, TILLMAN AVENUE, TOMES ROAD, WINDERMERE ROAD, CHRISTCHURCH

Photo- Christchurch City Council heritage files

The Papanui War Memorial Avenues are of overall High Significance to Christchurch and Banks Peninsula.

The Papanui War Memorial Avenues, 16 Streets with trees and plaques, are of high historical and social significance for their association with World War II, and its impact on Christchurch communities. The trees are associated with Harry Tillman, the Christchurch and Papanui Beautifying Associations and the Papanui Returned Services Association, who requested between 1943-1946 that Council plant memorial trees in a variety of species in Papanui streets as a living memorial to the memory of fallen soldiers. Council planted and agreed to maintain the trees, and residents of the Papanui District were required to contribute to the costs of the trees as well as the plaques. The local RSA also contributed to costs.

The Papanui War Memorial Avenues are of high cultural and spiritual significance as memorials to fallen servicemen from the Papanui District. Over time they have come to be identified by parts of the community as memorials to fallen servicemen from the Christchurch District. Members of the Papanui community, and the Papanui RSA have expressed their value of the memorials for the community and the city, and there are regular commemorative events associated with the avenues and trees.

The Papanui War Memorial Avenues are of architectural and aesthetic significance for their landscape values. The different species of trees were chosen by Reserves Superintendent Maurice

Barnett for their suitability for Papanui soils. The trees create a strong aesthetic for the 16 streets due to their scale, colour, texture and seasonal change. This varies street by street due to the different species planted. Bronze plaques with the inscription 'Papanui Memorial Avenue to the fallen 1939-1945' hung from simple metal brackets mark the beginning and in some cases each end of the avenues.

The Papanui War Memorial Avenues are of technological and craftsmanship significance for the range of different species of trees that are represented in the streets, specifically chosen for their physical characteristics and the soils in the area. There is also technological value evident in the planting and maintenance methods and techniques used.

The Papanui War Memorial Avenues are of high contextual significance for the groups of tree species planted in each individual street, and for the relationship of the 16 streets to one another in terms of their proximity and similarities. The streets, plaques and trees contribute to the unique identity of this part of Papanui, and are recognised local landmarks. The memorial avenues also relate to the range of housing types within the streets, some of which are consistently characteristic of a particular age and style.

The Papanui War Memorial Avenues are of archaeological and scientific significance for the potential to provide archaeological evidence relating to past landscaping methods and materials, and human activity on the site.

References – Christchurch City Council Heritage Files

REPORT DATED: 10 JUNE 2022

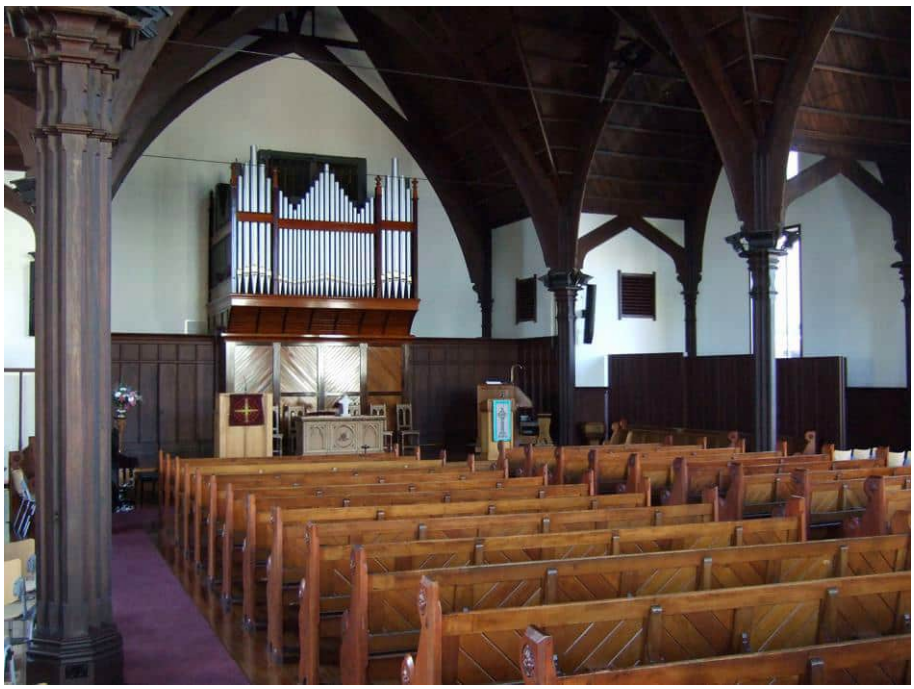
PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1409

KNOX PRESBYTERIAN CHURCH AND SETTING – 28 & 28A BEALEY AVENUE, CHRISTCHURCH

PHOTOGRAPH: C. Forbes, 14/9/2016(with permission)



PHOTOGRAPH: G. Wright, CCC, 15/2/2015

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Knox Presbyterian Church (Knox Church) and its site are of high historical and social significance for the long history of continued use as a church site located in the central city, for its connections with the Rev. Robert Erwin and other notable ministers such as Phyllis Guthardt, and the impacts and response to the Christchurch earthquakes. Knox Church has been the home of a Presbyterian congregation for over a century and is the sole remaining place of Presbyterian worship in the central city.

Presbyterians were prominent in Christchurch from the earliest days of European settlement in Canterbury, with the arrival in 1843 by the Deans family occurring prior to the Anglican settlement by the Canterbury Association in 1850. The first Presbyterian church was built in the city in 1857. A Presbyterian congregation was formed and a church opened on the North Belt (now Bealey Avenue) site in 1880, known as the North Belt Presbyterian Church. Their first minister, Rev. David McKee, died soon after. His successor, Rev. Robert Erwin, had a 39 year association with the church, from 1883 to1922, and was later elected third moderator of the Presbyterian Church of New Zealand. By the turn of the 20th century, the population in the North Town Belt area was increasing rapidly, and a large new church was considered necessary. In June 1901 the foundation stone for the present church was laid by the Mayor of Christchurch (A. E. G. Rhodes); the completed church was dedicated on 1 May 1902. The North Belt Church was renamed Knox Church in 1904.

Other than minor changes and refurbishment in 1990-91 the church remained largely unchanged for over 100 years. The church was located near the large homes in Bealey Avenue of the same period, the commercial buildings in Victoria Street opposite and the Carlton Hotel (demolished post-earthquakes). The site reflects the past importance of this still major intersection, and the use of Victoria Street as a principal commercial street and route north. In 1955 the parish extended roughly from Normans Road to the north to Kilmore Street in the south to Champion Street in the east, and the railway to the west. A succession of 11 ministers has been called to the church since 1880, with regular worship, weddings and community activities being carried out. Today the church promotes itself as a progressive, inclusive faith community. Other congregations, including the Durham Street Methodist church used the church as a venue for worship after the earthquakes.

The church was severely damaged in the Canterbury Earthquakes of 2010 and 2011 and, as a result, was deconstructed to a point that only the original internal timber roof form and columns remained. These were then incorporated into a new design and the church reopened at the end of 2014. The church is a visible reminder of the church's recent history following the earthquakes and, coupled with the restored interior, tells the story of the successful retention and incorporation of original fabric when so much heritage was being lost in the City.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Knox Church is of cultural and spiritual significance as it has been central to the religious, cultural and social life of both its Presbyterian congregation and members of the wider community for over a century. The Church has cultural and spiritual value for its association with the tenets and activities of Presbyterian worship

The church is a rare survivor of the Canterbury earthquakes and as such is valued by the wider Christchurch community. Following the earthquakes the building was a very visible landmark on a prominent corner site at the edge of the publicly inaccessible red zone. This was enhanced by lighting at night time which showed the interior of the church, highlighting how the damage had opened up a view into the church that had not been there previously. Its visual prominence and visible damage, coupled with the congregation's obvious determination to retain and rebuild the church, was a symbol of hope that encapsulated the wider impact of the quakes and the resilience of the community.

The value placed on the building and the efforts made to retain it were recognised when it was the Seismic Award winner at the Canterbury Heritage Awards in 2014.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with design values, form, scale, colour, texture and material of the place.

Knox Church is of architectural and aesthetic significance for its design and development over time.

The original brick and Oamaru stone Gothic Revival building was designed by well-known Christchurch architect R. W. England, and was characterised by its restrained detailing, simple rectangular form and multiple gables. After the Canterbury Earthquakes of 2010 and 2011 the brick walls were taken down in their entirety.

The entire building has architectural significance as an innovative response to the damage caused by the earthquakes where the restored interior has been incorporated into a new church design. The new earthquake resistant exterior was designed by Alun Wilkie of Wilkie and Bruce. Expressed through new materials of copper, glazing and concrete, the modified design references the original exterior by retaining the distinctive triple gable roofline and buttresses – now of post-tensioned concrete, rather than brick - along with large windows in each gable. The large, clear windows provide views through to the timber interior. The roof is corrugated metal as it was previously, and there is a new central entrance at the west end of the church.

In materiality and appearance the rebuilt church closely relates to Alun Wilkie's Pīpīwharauroa, The Piano, a music and arts facility on Armagh Street. This too is expressed through copper sheeting, glazing and solid columns. There is also a similarity to the restrained palette of the new buildings he designed in 2002 at St Michael's and All Angels School, consisting of zinc and unpainted concrete block.

The whole interior contributes to the significance of Knox Church because it is all that remains of the original church; it is the location of the traditions and practices of worship, activities and gatherings during its history of use and it is of architectural and aesthetic significance for its design, features, spaces and materials. Many interior features remain. The distinctive internal gabled roof structure of trusses and sarking remains in situ, supported by the original internal timber columns. The roof and columns have been incorporated into a contemporary reworking of the form of the original church. Other interior heritage features

include wall panelling and some fixtures and fittings, pews, the communion table, and the repaired Edgar Jenkins organ.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Knox Church has high technological and craftsmanship significance for the innovation and technical expertise evident in the combination of new construction and original heritage fabric.

The interior of the church evidences Edwardian construction techniques and craftsmanship, materials, fixtures and fittings. Supported by internal timber columns and braced by its trusses and sarking, the church's roof remained standing through the Canterbury Earthquakes of 2010 and 2011.

A new stained glass window has been installed in the west wall. The window features mouth-blown glass from Germany and was created by stained glass artist Graeme Stewart. It is a re-working of the Canterbury landscape theme of the 1995 stained glass window that was previously in this position and was destroyed in the Canterbury earthquakes.

The strengthened interior is supported by the new lightweight, exterior envelope on a raft foundation which extends three metres out from the edge of the building. The exterior is predominantly raised seam copper sheeting, with large scale glazing and fair faced concrete. The pre-cast and post-tensioned concrete buttresses were lifted over the roof of the church and positioned in place before being connected to the existing timber structure, which was considered to be a unique engineering achievement in New Zealand at the time.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural) setting, a group, precinct or streetscape; a degree of consistency in terms of scale, form, materials, texture, colour, style and/or detailing in relationship to the environment (constructed and natural), setting, a group, precinct or streetscape; a physical or visible landmark; a contribution to the character of the environment (constructed and natural) setting, a group, precinct or streetscape.

Knox Church has high contextual significance as a local landmark. It is located on a prominent corner site at the busy intersection of one of the four wide avenues, which define the central city, with the main arterial of Victoria Street/Papanui Road. The setting consists of the immediate land parcel in which the church is the primary feature of a complex that includes a 1964 annex, designed by Pascoe and Linton, comprising a hall, committee rooms, offices and associated facilities. The ancillary buildings recall the original appearance of the church in their brick cladding, while the painted vertical column features are echoed in the concrete buttresses of the new structure.

The church remains one of the most prominent buildings in an area containing a variety of eras, styles and materials, especially in the residential buildings that remain nearby. There are timber maisonettes, colonial dwellings, the 'Christchurch school' concrete block of the Dorset Street flats and the Streamline Moderne of the building known as Santa Barbara (now

commercial but previously residential). While these and Knox Church do not demonstrate any consistency of style, they all contribute to the diverse architectural and urban planning qualities of the area and the church helps to tell the story of the development, continuity and change in this part of Christchurch.

ARCHAEOLOGICAL SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The site of the building and setting are of archaeological significance as they have potential to hold evidence of human activity on the site which pre-dates 1900. The line of Victoria Street was historically the route north for Ngāi Tahu to reach forests which were an important source of mahinga kai (food gathering). The first church on the site was built in 1880.

ASSESSMENT STATEMENT

Knox Church, its setting and whole interior, is of overall high heritage significance to Christchurch including Banks Peninsula.

The church and its setting are of high historical and social significance as the home of a Presbyterian congregation for over a century, as the sole remaining place of Presbyterian worship in the central city and for the connections with the Rev. Robert Erwin. Knox Church is of cultural and spiritual significance for its central role in the religious, cultural and social life of both its Presbyterian congregation and members of the wider community for over a century. The church has architectural and aesthetic significance for its design and development over time, by architects R.W England and Alun Wilkie, and the uniqueness of the way in which the Edwardian interior has been integrated with a contemporary exterior. Knox Church is considered to have high technological and craftsmanship value for what it may reveal of Edwardian construction techniques and craftsmanship, materials, fixtures and fittings, and the technologically innovative response to the retention and strengthening of the existing heritage interior within a new exterior. Knox Church has high contextual significance for its location on a prominent corner site at the busy intersection of one of the four avenues with the main northern arterial route up Papanui Road and as the centrepiece of a diverse historic residential and commercial area. The church's site and setting are of archaeological significance as they have potential to hold evidence of human activity on the site which pre-dates 1900.

REFERENCES:

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REPORT DATED: 24 SEPTEMBER 2021

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CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1406

LINWOOD CEMETERY -
25 BUTTERFIELD AVENUE, CHRISTCHURCH

PHOTOGRAPH: CHRISTCHURCH CITY COUNCIL

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Linwood Cemetery is of high historical and social significance as the first municipal cemetery located outside the urban area; as such it represents a broad range of people from the Christchurch community. It is also associated with a number of key events in local and national history. The cemetery was still open in 2021.

Linwood Cemetery is the fifth oldest surviving cemetery to be established in Christchurch. It was established in 1884 on Reserve No. 210, well outside of the Four Avenues, to serve the city and eastern suburbs and in line with the international trend by the 1880s to move cemeteries away from town centres for sanitary reasons. There was an existing tramline that went as far as Linwood Cemetery, but the Council's offered tramline hearse service was never used for its intended purpose due to public preference for alternative arrangements for transporting the deceased.

By October 1884 the cemetery was largely laid out. When the Mayor and Councillors of the Cemetery Committee visited around that time to inspect the work the 18 acres of the reserve had been fenced and ten acres of land had been levelled and laid in grass. The sexton's cottage and mourning kiosk had been completed and the sexton

was in residence. Wellingtonias and Pinus insignis had been planted with a belt of macrocarpas planted all around the cemetery a few feet from the fence.

The burials in Linwood Cemetery provide an historical record of a wide cross-section of Christchurch society. The cemetery is a resting place of some notable New Zealanders of the 19th and 20th centuries, as well as ordinary citizens of Christchurch. The first interment at the cemetery was that of Sarah Anne Freeman, the wife of the first sexton, who died on 8 July 1884 of tuberculosis and was buried two days later. Included in the notable burials in the cemetery are Nurse Sybilla Maude, the pioneer of district nursing in New Zealand; businessman, philanthropist and politician Hon J T Peacock; Bishop Churchill Julius, the second Bishop of Christchurch and later the Archbishop of New Zealand; explorer Arthur Dudley Dobson; architect Robert William England; Christchurch Mayors William Wilson, father and son James and Thomas Gapes, and Henry Thomson; Isabel Moore (also known as Bella Button), a pioneer horsewoman; *Press* editor and manager, John Steele Guthrie; Effie Cardale, an early social worker; Augustus Florance who early experimented with soil-binding plants at New Brighton; and sports journalist James Selfe(Opus, 2006).

The cemetery is associated with the 1918 influenza epidemic and the world wars - events which greatly impacted the Christchurch community. A large number of deaths recorded in the Linwood Cemetery Burial Register in 1918 show death as a result of 'influenza pneumonia'. This reflects the great loss of life locally during the the influenza pandemic of that time.

Linwood Cemetery also contains a large number of graves of those who were associated with the military. There are 50 Commonwealth burials of those who served in World War I and four from World War II, commemorated at Linwood Cemetery.

Burial sites were set aside according to religious affiliation; Linwood is notable because it has a section for Jewish burials, the only one in Christchurch. Linwood Cemetery is important to the Jewish community as a heritage site and cemetery. Sixteen burials dating from 1864 in the Jewish Cemetery in Hereford Street were relocated to one plot in Linwood Cemetery in 1943 and a monument erected to commemorate these members of the early Jewish community in Christchurch. Many members of the Hebrew Congregation buried in Linwood Cemetery contributed to the city, including a number who undertook military service; Charles Louisson, former Mayor and councillor; Hyman Marks, philanthropist; Bernhard Ballins, one of the earliest fizzy drink manufacturers in the world; and Rabbi Isaac Zachariah, senior rabbi for the New Zealand Hebrew Community for 36 years.

The cemetery suffered earthquake damage in 2010 and 2011. A make safe project was completed by the Council and in conjunction with the friends of the cemetery at the end of 2013, pieces were returned to the correct grave plots, lying stones were displayed with the inscriptions showing, and the graves were documented.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Linwood Cemetery is of high cultural and spiritual significance because its burials, practices, design and monuments encompass religious, spiritual, traditional,

commemorative, symbolic and cultural aspects and it is valued by Christchurch communities for all of these reasons.

The cemetery is the formally designated resting place for many of the community's dead. Its burials and memorials have value as commemorating individuals' lives, and are designed with traditional symbols and meanings. The designs and symbols reflect social attitudes to death and fashion in funerary ornamentation, ranging from the late 19th century, through the 20th century and into the early 21st century. It has commemorative importance to a number of families or descendants of those buried there as well as to social and historical groups commemorating certain individuals (eg the Bishop Julius grave has special meaning for a number of people for its connection with the Anglican Church in Christchurch).

Linwood Cemetery reflects a range of belief systems associated with the life-death cycle and the division of plots according to denomination and religion reflects the spiritual beliefs of the population of Christchurch over time (Opus, 2006).

The cemetery is held in high public esteem by many members of the community as evidenced by media coverage, interest by Councillors, as well as particularly notable neighbourhood and community support by the dedicated Friends of Linwood Cemetery Charitable Trust (Opus, 2006).

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Linwood Cemetery has architectural and aesthetic significance for its layout and its diverse range of monumental masonry and plantings.

The formal layout of Linwood Cemetery was combined with plantings to evoke meaning. Its trees and smaller plants combine with the headstones, paths and grassed areas to provide aesthetic values in the variety in form, scale, design, colour, texture and material of the landscape. The cemetery evokes a strong physical sense of age and history, in the patina of the monuments and dimensions of the mature trees (Opus, 2006).

Many of the graves have a degree of artistic and technical merit and represent historic fashions in funerary monuments. There are a range of designs and materials used that are notable, such as in the Thomson grave, the Fairhurst and Peacock mausolea, and the Claud Clayton grave. A number of the styles and motifs on the graves are rich in symbolism and meaning. For example: the motif of holding hands- a gesture of bidding farewell 'till we meet again'; broken columns - signifying mortality; urns (draped or undraped) signifying death; crosses (in a wide range of styles) symbolising the cross of Jesus. The Star of David is associated with the Jewish faith; the Square and Compass is associated with Freemasonry. A number of the old plantings also have symbolic meaning. The historic yew trees at Linwood Cemetery follow the English tradition and symbolise eternal life.

Specific trees that have significance in the cemetery are the yews planted on some graves, the belt of macrocarpa and pines that define the boundary and the poplars near the Butterfield Avenue entrance (Opus, 2006).

Linwood forms one of five cemeteries in the immediate area, and is one of a number of historic cemeteries in Christchurch. Its design is comparable to some 19th century European cemeteries and its grid layout bears similarities to other 19th century

cemeteries in Christchurch including Woolston, Addington, and Bromley (Opus, 2006).

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Linwood Cemetery is of technological and craftsmanship significance for the materials and craftsmanship of its grave monuments, which are representative of their period.

Many of the graves display the skills of craftspeople and a number of the techniques on display are no longer widely practised. In general the materials and methods used in the cemetery are representative of the period rather than notable, rare or unique. Craft skills evident include masonry, cast and wrought-iron work and other types of craftsmanship as fine examples of craft processes. The grave memorials represent the technical accomplishment of various Christchurch stonemasons, including CWJ Parsons, and Messrs Mansfield, Tait, Robertson, Trethewey, Hunter, Hoar, Masterton, Silvester, Fraser, Mason, Hampton, and Decra Art Ltd (Opus, 2006).

Many of the headstones are carved from marble or fashioned in highly polished granite, but there are also examples of technical skill in carving other materials, such as volcanic stone. Although most of the iron surrounds have been removed, some excellent examples of wrought and cast iron work remain in the cemetery (Opus, 2006).

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Linwood Cemetery is of contextual significance for its prominence in the eastern suburban landscape, as a landmark in Linwood, and for its combination and arrangement of built and natural elements and features.

The site of Linwood cemetery is bounded by Butterfield Avenue, Hay Street, McGregors Road and Buckley Avenue/Bromley Park. It is situated on what was once a large sand dune, a common landscape feature of the Linwood area; thus it was sometimes referred to as the Sandhills Cemetery. Its raised position, the surrounding tall trees, the concentration of headstones visible from outside of the cemetery, and its position adjacent to Bromley Park give it landmark status in the area (Opus, 2006).

The cemetery is one of a number in the Linwood-Bromley area. As well as Linwood Cemetery, there is the Ruru Lawn Cemetery, Bromley Cemetery, Memorial Park Cemetery and Woodlawn Cemetery. Of these cemeteries, only the Linwood Cemetery was established in the 19th century; the rest date from the 20th century. Nevertheless, the cemetery has a degree of consistency in terms of type, scale, form, materials, texture, colour, style and detail with the nearby cemeteries in terms of grave materials, plantings and landscaping. The grave structures are however generally older, more decorative and have a patina of age in Linwood Cemetery.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The cemetery is of archaeological and scientific significance because it has the potential to provide archaeological evidence relating to past human activity on the site including that which dates prior to 1900.

The site is closely located to Te Ihutai (the Avon-Heathcote Estuary). Traditionally, a number of Ngai Tahu hapū and whānau used Te Ihutai, which was renowned for its abundance and variety of fish and shellfish. Several nearby kāinga nohoanga (settlements) took advantage of the estuary's rich food resources. (https://www.kahurumanu.co.nz/atlas).

The cemetery is also of archaeological and scientific significance due to its early history of colonial development. The original tram tracks are believed to lie beneath the asphalt of the main pathways. The place could provide historical information through archaeological techniques such as stratigraphic soil excavation and materials analysis (Opus, 2006).

ASSESSMENT STATEMENT

Linwood Cemetery is of high significance to the Christchurch District.

Linwood Cemetery is of high historical and social significance as the first municipal cemetery created by Christchurch City Council outside the urban area and for its association with members of the Christchurch community. It also demonstrates the local impact of key events in history, such as the 1918 influenza pandemic and the world wars. The cemetery is of high cultural and spiritual significance because its burials, practices, design and monuments encompass religious, spiritual, traditional and cultural values and it is esteemed by members of the community, including descendants of those buried in the cemetery. It has architectural and aesthetic significance for its layout and its diverse range of monumental masonry and historic plantings. Linwood Cemetery is of technological and craftsmanship significance for the materials and craftsmanship of its grave monuments, which are representative of their period. The cemetery is of contextual significance as a landmark in Linwood and for its combination and arrangement of built and natural elements and features. The cemetery is of archaeological and scientific significance because it has potential to provide archaeological evidence relating to past human activity on the site, including that which dates prior to 1900.

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'THE HEBREW CONGREGATION BURIED IN LINWOOD CEMETERY' HTTP://KETECHRISTCHURCH.PEOPLESNETWORKNZ.INFO/SITE/TOPICS/SHOW/2072-THE-HEBREW-CONGREGATION-BURIED-IN-LINWOOD-CEMETERY#.X01Q--SP6UK, **FRIENDS OF LINWOOD CEMETERY (2015)**

HTTPS://WWW.KAHURUMANU.CO.NZ/ATLAS **'TE IHUTAI', VIEWED 1 SEPTEMBER 2020**

HTTP://KETECHRISTCHURCH.PEOPLESNETWORKNZ.INFO/SITE/TOPICS/SHOW/2061-A-HISTORY-OF-LINWOOD-CEMETERY#.X72IDY0RRJW

REPORT DATED: 24 SEPTEMBER 2021

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CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1439
DWELLING AND SETTING - 9 FORD ROAD, OPAWA, CHRISTCHURCH

PHOTOGRAPH: G. WRIGHT, 10.4.2019

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

9 Ford Road has high historical and social significance for its connection with first owners, noted plant geneticist Sir Otto Frankel and his wife Margaret Frankel (nee Anderson), an artist and founding member of the Christchurch artistic collective The Group. The dwelling is also of historical and social significance for its connection with prominent architect Ernst Plischke and the 1930s influx of European intellectuals seeking refuge in New Zealand from the rise of Nazism.

Vienna-born Otto Frankel (1900-1998) completed a doctorate in plant genetics in Berlin, Germany in 1925. After working as a plant breeder in Slovakia, and time spent in Palestine and England, he was appointed plant breeder for the new Wheat Research Institute of the Department of Scientific and Industrial Research (DSIR) in 1928. Frankel arrived in New Zealand in 1929 and began work at Lincoln Agricultural College, where the Institute was based. He remained at Lincoln for 22 years, during which time he made a major contribution to the national economy by improving the yield and baking quality of the country's wheat varieties. He was also instrumental in fostering the fields of plant cytology and genetics. In 1950 Frankel was appointed director of the new Crop Research Division of the DSIR, but the following year he left New Zealand to take up the position of head of the Division of Plant Industry at the Commonwealth Scientific and Industrial Research Organisation (CSIRO) in Canberra, Australia. He retired in 1966 and was knighted.

In his long retirement Frankel was internationally acclaimed for his work in promoting the conservation of genetic biodiversity. Otto Frankel was also a pioneer skier, one who skied competitively and helped to establish the Christchurch Ski Club. He divorced his first wife Matilda in 1936, and in December 1939 married Margaret Anderson, whom he had met at the wedding of Frederick and Evelyn Page.

Margaret Lady Anderson (1902-1997) was influential in the art world as an artist, teacher, patron and organiser. She was the daughter of Frederick Anderson, a director of prominent Christchurch engineering firm Andersons Ltd, and is known for taking a leading role in securing the Frances Hodgkin's painting *Pleasure Garden* for the Robert McDougall Art Gallery in 1951. Margaret exhibited more than 100 works, including paintings, drawings, prints and pottery and was elected an artist member of the Christchurch Arts Society (CSA) in 1925, the same year she began study at the Canterbury College School of Art. Two years later she was involved in the founding of artist collective The Group, which held exhibitions at the CSA from 1929. Margaret qualified as a teacher in 1932, after having earlier taught at Rangi Ruru from 1929 and obtaining a Diploma of Fine Arts from the Canterbury College School of Art. In the 1930s she taught at Rangi Ruru and also at Selwyn House and Avonside Girls' High School, where she introduced pottery classes in 1939.

After their wedding, the couple were given a portion of the Anderson family property Risingholme in Opawa on which to build a house. They commissioned noted Austrian-New Zealand architect Ernst Plischke and his wife Anna Plischke to design their new home and garden in c.1939. This was the Plischkes' first private commission in New Zealand (Vial, https://christchurchartgallery.org.nz/bulletin/205/in-plain-sight). From 1937-1939 Frankel was secretary of a committee which worked to help Jewish refugees immigrate to New Zealand and he had sponsored the immigration of young Viennese modernist architect Ernst Plischke in May 1939; Frankel knew of Plischke as he had designed his brother's house in Vienna. They had also attended the same school in Vienna, although Plischke was two years behind.

In 1944 the Frankels were instrumental in the establishment of the ground-breaking Risingholme Community Centre in Margaret's former family home. They sold the Ford Road house in 1951 and subsequently moved to Canberra where Margaret continued with pottery and Otto contributed strongly to the promotion of modernist architecture within the Australian Academy of Science and the CSIRO in Canberra for the next two decades.

9 Ford Road has changed hands a number of times since 1951. Widow Hazel Mulligan purchased it from the Frankels and on her death it passed to her son Robert in 1960. Molly Kirby was the owner in 1969, then it passed to architectural draughtsman William Crawford and his wife Barbara in 1980. The house incurred some minor earthquake damage in 2011.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

9 Ford Road has cultural significance for its association with the way of life of the Frankels, key progressive figures in Christchurch's artistic and cultural life, and the lifestyle of Christchurch's arts community in the mid-twentieth century. It is also of cultural significance as it reflects the ideals of Modernist architecture in its design, which were later articulated by Plischke in his influential publications *About Houses* (1943) and *Design and Living* (1947). Modernism was a philosophical movement that emerged from the industrialisation of the nineteenth century, and which considered that traditional values were inappropriate in the new industrial context. It proposed therefore the reshaping and improvement of society guided by rational thought, science and technology. The house also has cultural significance for its associations with the cultural values of European refugees who settled in New Zealand in the war period.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

9 Ford Road has architectural and aesthetic significance as one of the first examples of Modernist residential architecture in Christchurch, and the first New Zealand residential design from significant Austrian-New Zealand architect Ernst Plischke. It is also of architectural significance as it became the protype for the ideas outlined in Plischke's later publications on modernist housing.

Ernst Plischke (1903-1992) was a key figure in the introduction of Modernist architecture to New Zealand. He is known particularly for his house designs, the office building Massey House (date) and his contributions to church design. Born and educated in Vienna, Plischke began his career in 1926 working for Peter Behrens. In 1930 he built his most significant Austrian building, a Vienna office block that received wide publicity at the time. Although he had built an international reputation, employment opportunities dwindled during the 1930s as Plischke's socialist affiliations and Jewish wife encountered the rise of Nazism. The family immigrated to New Zealand in 1939 and settled in Wellington.

In New Zealand Plischke was first employed by the Department of Housing Construction as an architectural draughtsman designing multiple unit blocks. In 1942 he became a community planner, designing towns and shopping and community centres for new dormitory suburbs. During his years of government employment, Plischke lectured and wrote several influential publications on modern architecture – including key instructive publications which introduced modernism to New Zealand architecture - *About Houses* (1943), and *Design and Living* (1947). He designed the Frankel House whilst working as a state employee. In 1947 Plischke went into private practice, and over the next decade he designed more than forty houses and the landmark Massey House, Wellington's first modern high-rise. Never registered as an architect in New Zealand, he returned to Vienna in 1963 to become Professor of Architecture at the Academy of Fine Arts.

9 Ford Road (1939-1940) was the first of Plischke's houses he designed independent of the Department of Housing Construction. Originally the house was a single-storey 'L'-shaped flat-roofed building with austere form and detailing and a gallery/sun porch in place of the traditional hall. The Frankel home was radical in the context of the time and place in which it was built and Otto Frankel claimed it to be the 'first modern house in Christchurch' (Milton Cameron, p.32).

The house reflects the design features and ideas later outlined in Plischke's publication *About Houses* (1943): the L-shaped plan; the lack of a traditional hall; the orientation to maximise light, which involved turning the living areas away from the street and towards the garden and midday sun; bookshelves around the fireplace; bands of windows; flat roof; and the careful use and selection of material, colour and proportion. The illustrations used in *About Houses* closely match the Frankel house. Plischke also used the house as an example of good contemporary architecture in his later book *Design and Living*, without stating it was his design.

The original dwelling was simple yet finely detailed on the exterior. Tubular handrails with an industrial aesthetic, and random stone (crazy) paving and steps lead to entrances. The rough sawn rusticated weatherboard cladding is detailed so as to emphasize the simplicity of the surfaces and form. The house originally featured large, timber-framed sliding doors; these have since been replaced in modern aluminium. Some original windows remain. The house was incrementally added to from as early as the 1960s, when additions were made to the west side. A significant addition occurred in the 1980s which included a partial first floor over the southeast corner of the original house. A carport, garden room and visitors' bedroom were in situ by the early 1990s. A garage/office was consented in 1995 and extends along the west boundary. The additions which post-date 1980 are not considered to be of heritage value. Despite these additions and alterations which have reduced the design aesthetic and architectural integrity of the dwelling, the original house is still distinguishable.

Interior heritage fabric includes the remaining original layout and spaces, structure and linings, fixtures, hardware, materials and finishes. The interior features original light switches and light fittings. There have been alterations to many of the spaces, however the lounge room with fireplace tiles and built-in shelving remains intact. Original floorboards are exposed in the living area. The remaining original features and detailing of the interior reflects the way of life and desired modernist aesthetic of the original owners.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

9 Ford Road has craftsmanship significance as an early example of the use of representative of traditional building materials, techniques and skills for what was a markedly different building design for the period.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

9 Ford Road has contextual significance on its site. The setting of the house includes the immediate land parcel, a large established suburban section. In line with Modernist architectural thought and planning, the house is set close to its southern, road boundary, and opens to the north to provide maximum privacy and sunlight. Vegetation largely obscures the street elevation of the property.

At this stage of research it is unknown which aspects of Anna Plischke's original landscape design remain. Stone steps, paving and retaining walls are a key feature of the garden. The house sits on an established garden section, including mature trees that previously formed part of the Risingholme estate. Risingholme is located to the north of the property; its mature grounds also contain another building from the same period as 9 Ford Road with a similar modernist design aesthetic, Risingholme Community Centre Hall (Paul Pascoe, 1947). The dwelling is set within streets of more conventional mid-century suburban dwellings. The neighbouring property and other properties in 9 Ford Road, all share similar stone walls along the street boundary.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

9 Ford Road and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to mahinga kai practices, past building construction methods and materials, tree planting, and other human activity on the site, including that which occurred prior to 1900.

The house is located in the vicinity of Ōpāwahi Heathcote River, which gave the suburb of Opawa its name. Ōpāwaho was also the name of a pā on the riverbank between what is now Judge Street and Vincent Place, which was used as a resting place by Ngāi Tahu travelling between Kaiapoi and Horomaka/Te Pātaka-a-Rākaihautū (Banks Peninsula). The river was part of the interconnected network of ara tawhito (traditional travel routes) that crossed the once-widespread wetland system of greater Christchurch. The river, and its immediate area, was an important kāinga mahinga kai (food-gathering place) where native fish, birds and plants were gathered (Ōpāwaho, Kā Huru Manu). The house stands on part of the former grounds of Risingholme, a house dating from the 1860s, and the setting includes mature trees which were originally part of the Risingholme property.

ASSESSMENT STATEMENT

9 Ford Road, its setting and noted interior features are of overall significance to the Christchurch district, including Banks Peninsula.

The dwelling has high historical and social significance for its connection with first owners, noted plant geneticist Otto Frankel and influential artist, educator and patron Margaret Frankel (nee Anderson), as well as with its designer Ernst Plischke and the phenomena of the influx in the 1930s of European intellectuals seeking refuge from the rise of Nazism. The dwelling has cultural significance as an example of the early appearance of Modernist architecture in Christchurch and for the capacity it has to illustrate the lifestyle of Christchurch's forward thinking art community in the mid-twentieth century. It is also of cultural significance as it reflects the ideals of Modernist architecture in its design, which were later articulated by Plischke in his influential publications *About Houses* and *Design and Living*. The dwelling has architectural and aesthetic significance as one of the first examples of Modernist architecture in Christchurch, commissioned by notable clients, the Frankels, and as the first New Zealand design by noted Austrian-New Zealand architect Ernst Plischke. It is also of architectural significance as it reflects the ideas outlined in Plischke's later publications on ideals of modernist housing and was used as an example in these publications. The dwelling has contextual significance for its placement and orientation on the site, its mature trees, and stone paths and retaining walls. 9 Ford Road and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to mahinga kai practices, building construction methods and materials, tree planting, and other human activity on the site, including that which occurred prior to 1900.

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REPORT DATED: 13 October 2021

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HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1457

CARLTON BRIDGE AND SETTING - HARPER AVENUE, BEALEY AVENUE, CARLTON MILL ROAD, PARK TERRACE INTERSECTION, CHRISTCHURCH

Photo: Christchurch City Council, 2017

The Carlton Bridge and setting are of overall Significance to Christchurch and Banks Peninsula.

The bridge and setting are of historical and social significance for its construction in 1929, which replaced an earlier timber bridge. The bridge is of historical and social significance as part of a network of historic central city Avon Bridges, built by the Council and designed not only to be functional, but also to be ornamental and provide evidence of permanency and progress. Many of the city's other early timber bridges had been replaced in the 1880s. There was a period of bridge construction in the years following a comprehensive review of the City's bridges by City Engineer Augustus Galbraith in 1928 in which the earlier Carlton Bridge was identified as being in a poor state. . An estimate to build a new bridge of 8000 pounds was arrived at, and a Roading Loan was obtained. Carlton Bridge was the first bridge to be financed by such a loan. Tenders were called in late 1928, with Fred Williamson the successful contractor. The bridge was opened on 29 September 1929 by the Mayor J.K Archer.

The bridge and setting are of cultural and spiritual significance as an expression of the confidence and pride Christchurch's citizens took in their city in the late 1920s. The site of the Carlton Bridge has significance to tangata whenua as the Ōtākaro -Avon River was highly regarded as a mahinga kai area by Waitaha, Ngāti Māmoe and Ngāi Tahu. Ōtākaro, meaning "the place of play or a game", is so named after the children who played on the river's banks as the food gathering work was being done. The Waitaha pā of Puari once nestled on its banks. In Tautahi's time few Māori would have lived in the Ōtākaro area itself. Those that did were known to Māori living outside the region as Ō Roto Repo (swamp dwellers). Most people were seasonal visitors to Ōtākaro. Hagley Park is of cultural and spiritual significance for tangata whenua who trace their association with the landscape back to the first Māori inhabitants of up to 1000 years ago. The Avon River/Ōtākaro which intersects the Park was an important mahinga kai and traditional travel route for Waitaha, Ngāti Māmoe and Ngāi Tahu. Little Hagley Park was an established resting and meeting place used mostly by Ngāi Tūāhuriri travelling between Kaiapoi and Banks Peninsula. Their historic use of Little Hagley Park continued throughout the 1860s, most notably in 1868 when it was used by up to 150 hapū members as a base during the Native Land Court hearings.

The bridge and setting are of architectural and aesthetic significance for its engineering design by Walter Gordon Morrison OBE (1903-1983) and its classical style. It is constructed of reinforced concrete of a single span of 50 feet and a width of 60 feet. The bridge is neoclassical in style, with urn shaped concrete balusters and dentil detailing. Morrison designed and supervised the construction of a number of bridges for the Christchurch City Council. He worked for the Lyttelton Harbour Board and the Christchurch City Council after graduation until leaving New Zealand in 1932. In 1946, having returned, he established W.G.Morrison and Partners (later Morrison, Cooper and Partners). The design was criticised at the time of its construction for the poor visibility it allowed motorists. It would appear that the design and busyness of the intersection also contributed to this perception of danger, and concerns with the road safety of the intersection and bridge were also a topical issue in the 1960s. Alterations were made to the bridge in 1960 when traffic lights were installed at the intersection – the original four standard lamps were removed. The bridge was restored in 1984 with plaster repairs and a cement wash coating. It was repaired and repainted in 2022.

The bridge is of high technological and craftsmanship significance for the quality of engineering and craftsmanship employed in the design and construction. Of particular note is the engineering design. The engineer Gordon Morrison published a technical paper on the bridge which was published by the Institute of Civil Engineers. The bridge was an early use of rigid frame design, and had to withstand heavy loading. It was constructed without expansion joints – although one had been installed on the downstream side by November 1932.

The bridge is of high contextual significance for its location at a busy intersection adjacent to Hagley Park, and Little Hagley Park. It is a highly visible landmark in its own right, and as an integral part of the Hagley Park and inner-city riverbank environment. The setting of the Bridge consists of the areas of river and riverbank, grassed areas, trees and woodland which extend to either side and provide for views to and from the bridge.

The bridge and setting are of archaeological significance for their potential to provide evidence of human activity, including by Waitaha, Ngāti Māmoe and Ngāi Tahu, and activity that related to construction and the river. European activity is recorded on the site prior to 1900, including an earlier bridge on the site.

References – Christchurch City Council Heritage Files; A City of Bridges, John Ince.

REPORT DATED: 13 JUNE 2022

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PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1458

HEREFORD STREET BRIDGE AND SETTING - HEREFORD STREET, BETWEEN CAMBRIDGE-OXFORD, CHRISTCHURCH

Photo: A Ohs 10/6/2022

The Hereford Street Bridge and setting are of overall Significance to Christchurch and Banks Peninsula.

The Hereford Street Bridge and setting are of historical and social significance for the construction of the bridge in 1937, which replaced the earlier timber bridge dating from the 1870s. The bridge is of historical and social significance as part of a network of historic central city Avon Bridges, built by the Council and designed not only to be functional, but also to be ornamental and provide evidence of permanency and progress. Many of the city's other early timber bridges had been replaced in the 1880s. There was a period of bridge construction in the years following a comprehensive review of the City's bridges by Augustus Galbraith in 1928. The earlier Hereford Street bridge was identified as being in a poor state in 1934, but the replacement was delayed due to lack of finances. Test bores for the new bridge were done in 1936, and tenders were called in August 1937, with C.S Luney the successful tenderer. The bridge was built at a cost of 4665 pounds which was funded through a loan from the Municipal Electricity Department. The bridge was completed by March 1938 and was officially opened on 24 March by Mayoress Mrs Beanland. A bridge had been located on the site since 1859. Two tablets on the bridge mark the new bridge and the 1875 bridge. The construction of the bridge resulted in the reduction of the extent of Mill Island. The bridge incurred minor

damage in the Canterbury Earthquakes 2011, including cracking of the concrete walls. This damage was repaired in c2021.

The Hereford Street Bridge and setting are is of cultural and spiritual significance as the bridge is an expression of the confidence and pride Christchurch's citizens took in their city in the 1930s. The bridge features two plaques – one acknowledging the previous bridge (its construction and dismantling) and one marking the date and key people associated with the construction and opening of the present bridge. The site of the Hereford Street Bridge has significance to tangata whenua as the Ōtākaro (Avon River) was highly regarded as a mahinga kai area by Waitaha, Ngāti Māmoe and Ngāi Tahu. Ōtākaro, meaning "the place of play or a game", is so named after the children who played on the river's banks as the food gathering work was being done. The Waitaha pā of Puari once nestled on its banks. In Tautahi's time few Māori would have lived in the Ōtākaro area itself. Those that did were known to Māori living outside the region as Ō Roto Repo (swamp dwellers). Most people were seasonal visitors to Ōtākaro.

The Hereford Street Bridge and setting are of architectural and aesthetic significance for the Moderne style of the bridge, which is executed in plastered concrete and iron. The bridge features solid curved walls at each end which integrate it into the adjacent riverbank reserves. These feature simple horizontal recessed detailing. At the South end of the bridge, freestanding walls in the same design create an entrance to the riverbank reserve. The piers are also curved on the edges. Two lighting poles are located on top of the two end piers on each side of the bridge. The span across the river is arched, and features restrained incised horizontal detailing, reflecting the Moderne style. The metal balustrade infills have a simple geometric design with squares, triangles and circles. The design, construction and materials of the bridge represents a departure from the Victorian era stone and iron bridges, in its simplicity, modernity and curved lines. City engineer A.R Galbraith is acknowledged on the plaque, however Travis M Stanton is identified as the designer for the bridge (A City of Bridges, John Ince, p.28). Stanton (1922-96) studied engineering at Canterbury University, and after graduating worked in the City engineer's department at the Christchurch City Council. In addition to the Hereford Street Bridge he designed the Barrington Bridge (1935). Stanton later taught at the Canterbury University School of Engineering, and in 1949 joined with architects Manson and Seaward to found the well-regarded firm of Manson Seaward and Stanton. The lamp globes have been replaced with a different design at some point – they were originally more rounded in design. The parapets and wings of the bridge were designed to give traffic moving towards the bridge a clear view of traffic moving towards the approaches. The new bridge was nearly twice as wide as the earlier bridge.

The bridge is of technological and craftsmanship significance for the quality of engineering and craftsmanship employed in the design and construction. Of particular note is the concrete construction with steel reinforcing and the incised horizontal detailing. The bridge was constructed of reinforced concrete of a type known as 'rigid frame' or 'square arch.' The contractor C.S.Luney is well known for executing quality construction in the city.

The bridge is of high contextual significance for its location adjacent to Mill Island which historically housed a flour mill. It is a highly visible landmark in its own right, and as an integral part of the inner-city's riverbank environment, relating particularly to its neighbouring heritage features – the Bridge of Remembrance, Mill Island and the former Public Trust building. The setting of the Hereford Street Bridge consists of the areas of river and riverbank, grassed areas and trees which extend below the bridge and to its north and south and provide for views to and from the bridge. The bridge crosses the Avon River on an east-west orientation. Cambridge Terrace runs to the west

of the bridge and Oxford Terrace to the east. The riverbank parks were landscaped around the same time as the bridge was constructed, including the low brick walls.

The bridge and setting are of archaeological significance for their potential to provide evidence of human activity, particularly that related to construction, and activities related to the river. The site of the Hereford Street Bridge has significance to tangata whenua as the Ōtākaro (Avon River) was highly regarded as a mahinga kai area by Waitaha, Ngāti Māmoe and Ngāi Tahu. European activity is recorded on the site prior to 1900.

References – CCC Heritage Files; A City of Bridges, John Ince; CCC Archives.

REPORT DATED: 10 JUNE 2022

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1435

COMMERCIAL BUILDING AND SETTING - 167 HEREFORD STREET, CHRISTCHURCH

PHOTOGRAPH: B. Smyth, 29.10.2012

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

167 Hereford Street has historical and social significance as one of the last remaining links with the historic development of Hereford Street, the city's former business, professional and financial hub. The building also has historic and social significance for its connection with lawyer and public figure James Flesher and his long-standing legal practise.

The land on which the present building was constructed, Town Section 748, was owned by merchant George Gould in c.1878 when Robert Wilkin, a general merchant, wool auctioneer and stock and estate agent, was the lessee. Wilkin had architect Frederick Strouts design a three storey masonry seed store for his business at the rear of the section in 1881. Strouts also designed an office for Wilkin for the Hereford Street frontage of the site but this was unrealized at the time of Wilkin's sudden death in 1886. A small weatherboard building was subsequently constructed on the site.

At the turn of the twentieth century, Hereford Street was well established as the city's financial, professional and head office precinct. As the local economy boomed in this period and demand for space grew, the district expanded eastward across Manchester Street and significant redevelopment occurred in that immediate area. The small National Bank at the northwest corner of Manchester Street, for example, was doubled in size in 1904 and,

diagonally across the intersection, the New Zealand Express Company opened what was then the country's tallest building in 1906.

Next door to the enlarged National Bank, TS 748 was subdivided by owner Gertrude Macdonald in 1907 and the southern portion was sold to barrister and solicitor James Flesher. Flesher immediately commenced a new building to house his decade-old law firm. 144-144a (later 167-169) Hereford Street was completed in early 1908. Over the next 75 years, three generations of Fleshers operated their well-respected legal practise from chambers on the first floor.

As well as being a prominent city lawyer, James Arthur Flesher (1865-1930) was a leading public figure in Christchurch in the early twentieth century – serving a number of local bodies and charitable causes in various capacities over 40 years. Notably, he was Mayor of New Brighton Borough in 1915-1917 and of Christchurch City (1923-1925). The Flesher family home was *Avebury* in Richmond, a property that has been in City Council ownership since 1951.

In 1908 when Flesher relocated from the National Mutual Life Building in Cathedral Square, he brought fellow tenants the Royal Exchange Assurance Corporation with him. This insurance company occupied ground floor premises at 167 Hereford Street for more than fifty years until the early 1960s. The other founding tenants were auctioneers and estate agents Ford and Hadfield, and coal merchant Thomas Brown Ltd (which remained until the 1940s). Another notable early tenant was well-known architectural practise the England Brothers, who moved in in 1916 and remained until dissolution of the firm in 1941.

Between 1908 and the 1980s, 167 Hereford Street was home to several lawyers and law firms – most notably J. A. Flesher & Son, and also at various times Garrick, Cowlishaw & Clifford, P. H. Alpers and Peter Dyhrberg. During the same period the building also housed several insurance companies – Royal Exchange Assurance, NZ Plate Glass Insurance, Guardian Assurance, Southern Union General Insurance and Metropolitan Life Assurance. The consistent cohabitation of these firms in the building over many years, as well as their co-location in Hereford Street with other providers of professional services, financial institutions and company head offices, serves to illustrate the close relationship between law and insurance in the early and mid-twentieth century.

In 1983 167 Hereford Street passed out of Flesher family ownership for the first time when it was sold to Industrial Holdings Ltd. J. A. Flesher & Son subsequently moved across Hereford St to Epworth Chambers. 167 Hereford Street remained as professional offices until popular café and bar Americanos opened on the ground floor in 1991. Within a couple of years it was the building's only tenant and the first floor was largely empty – which was common for many of the city's older buildings at this time.

On 30 December 1996, a deliberately-lit fire gutted the building, the extent of damage threatening the viability of the building. However in 1999, high-profile businessman Mike Pero purchased the shell and undertook a major restoration with the assistance of a Christchurch City Council Heritage Incentive Grant. The following year 167-169 Hereford Street reopened as the national headquarters for Mike Pero Mortgages. A café – Mancini's Coffee – also occupied part of the ground floor.

167 Hereford Street sustained significant damage in the Canterbury Earthquakes 2010-2011. After the major quake of 22 February 2011, the building was cleared of tenants. Having relocated his company elsewhere in 2003, Mike Pero had attempted to sell the building by auction prior to the earthquakes. The damaged building was sold in August 2011 to a local property investor who repaired and strengthened the building, completing the work in 2021.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

167 Hereford Street has cultural significance for its long association with the legal fraternity and the insurance industry. It reflects the distinctive culture, traditions and way of life of the city's professional classes as a purpose built building commissioned and designed for a multi-generational legal firm, designed to incorporate other complimentary businesses such as insurance. The building was designed to reflect the prestige and position of both the foundation law firm and the associated insurance and legal businesses that occupied the building.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

167 Hereford Street has architectural and aesthetic significance as an Edwardian commercial building. Since the Canterbury Earthquakes, such buildings have become rare in Christchurch and 167 is the sole survivor of its type and era in Hereford Street. The building is likely to be the work of little-known Christchurch architect Alfred Fielder.

The architect of the building is unconfirmed due to a lack of documentation. Alfred Fielder is a possibility as he invited tenders for a two-storey brick and stone office building on Hereford Street in May 1907 (the building was completed in 1908); the materials and elements of the style are consistent with what is known of Fielder's commercial architecture. In addition Fielder was connected with Glanville, the architect who had designed the Flesher family home, taking over the practice of Glanville, McLaren and Anderson in 1905.

Alfred William Fielder (1858-1941) studied at the Canterbury College School of Art before beginning his own architectural practice in 1893. Known designs include the Catholic churches in Halswell and Addington (both 1898), the Anglican church in Hornby (1906), Sheffield Presbyterian Church (1909), the Treleaven and Hayward office in Victoria Square (1910) and buildings at the A & P Showgrounds (1911). He also designed a large number of homes, particularly in Merivale and St Albans. In 1912 Fielder sold up and moved to Morrinsville where he worked as an architect and as a building inspector for Morrinsville Borough Council.

167 Hereford Street related to the neighbouring former Wilkin & Co seed store (Strouts, 1881) in its use of brick for the façade, and the design of the ground floor windows. The effect of this relationship was enhanced by the fact that 167 Hereford Street has two articulated facades due to its location on a lane to the west.

167 Hereford Street exhibits aspects typical of Edwardian Free Style architecture. The Free Style constituted the translation of the principles of the Arts and Crafts movement to commercial and institutional architecture. It was characterised by an eclectic combination of elements and details drawn or adapted from a variety of historical styles. 167 Hereford Street features contrasting materials (white limestone and red brick) and a variety of window forms used in combination (oriel, round and segmental arches with variegated voussoirs). This style was evident in early twentieth century central Christchurch, including in Hereford Street. Today the former Flesher's building is the only remaining building of this style in Hereford Street.

After the 1996 fire that gutted the interior, new owner Mike Pero undertook an extensive restoration and seismic upgrade during early 2000. Although this upgrade prevented collapse in the Canterbury Earthquake sequence of 2010-2011, the building again sustained significant damage. Facades bowed, parapets were loosened, and the eastern wall pulled away and was later partially demolished. After critical make-safe works were carried out in 2012, 167 Hereford Street sat unrepaired for the best part of a decade. Repair and additional seismic upgrade works were commenced in early 2020 and completed in 2021.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

167 Hereford Street has technological and craftsmanship significance because it demonstrates the high level of skill exhibited by stonemasons, bricklayers and other building crafts in turn-of-the century Christchurch. Since the Canterbury Earthquake sequence, only a handful of buildings remain in the city centre to demonstrate the craftsmanship of the nineteenth and early twentieth centuries. This building has a bluestone foundation course to align with that of the adjacent Victorian seed store while Oamaru limestone dressings provide a strong contrast with red brick walls. Two oriel windows contain coloured leadlight top-lights – a typical Edwardian flourish.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

167 Hereford Street has contextual significance for its prominence in the streetscape and relationship to the former seed store to its rear. Its site and setting are contiguous. The building is located on the north side of Hereford Street at the corner of what is now Tramway Lane. This corner location gives the building two street frontages, which, together with its distinctiveness in terms of its materials and detailing, make it a landmark in the streetscape. 167 Hereford Street has a degree of consistency with the adjacent former Wilkin's Seed Store in Tramway Lane, a three-level masonry warehouse. This historical pairing contributes to the identity of this part the central city, particularly in light of the small number of remaining cluster of historic buildings in the central city as a result of the Canterbury Earthquakes. The relationship between professional office and (unrelated) warehouse illustrates the intensive and diverse nature of the nineteenth and early twentieth century city centre. The block on which 167 Hereford Street stands features a number of heritage buildings, including the former Trinity Congregational Church, the relocated Shand's Building (an earlier generation of professional office), and two early-twentieth century government buildings.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

167 Hereford Street and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past human activity on the site including that which occurred prior to 1900. Prior to construction in 1907-1908, documentation shows that 167 Hereford Street was the location of a modest timber building, probably built in the years following the opening of the adjacent seed store in 1881.

ASSESSMENT STATEMENT

167 Hereford Street and setting are of overall significance to the Christchurch district including Banks Peninsula.

The building has historical and social significance as one of the last remaining links with Christchurch's former business, professional and financial district; and also for its connection with James Flesher and his long-standing law practise. The building is of cultural significance for its long association with the legal fraternity and the insurance industry. It reflects the distinctive culture, traditions and way of life of the city's professional classes as a purpose-built building commissioned and designed for a multi-generational legal firm and incorporating other complimentary businesses. The building is of architectural and aesthetic significance as a rare surviving example of an Edwardian office building designed in the Free Style, possibly

by AW Fielder. The building is of technological and craftsmanship significance as a high quality example of contemporary masonry skills. The building has contextual significance due to its design and relationship with the neighbouring former seed store building and as a landmark with two street frontages. The building is of archaeological significance because it has the potential to provide archaeological evidence relating to past human activity on the site including that which occurred prior to 1900.

REFERENCES:

Apperly, R; Irving, R; Reynolds, P *A Pictorial Guide to Identifying Australian Architecture: styles and terms from 1788 to the present* Angus and Robertson, 1994.

Dunham, L. [research summary] in *167 Hereford Street* Unscheduled heritage file, Christchurch City Council.

167 Hereford St Unscheduled Heritage File, Heritage Team, Christchurch City Council.

REPORT DATED: 4 October 2021

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

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CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1403

COMMERCIAL BUILDING AND SETTING, FORMER BANK OF NEW ZEALAND, 129 HIGH STREET, CHRISTCHURCH

PHOTOGRAPH: CHRISTCHURCH CITY COUNCIL 2022

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The commercial building and setting at 129 High Street are of historical and social significance for their connection with retail and banking services in the historically prime retail area of the central city – High Street. They are also significant for their connection with Adelaide Fenerty and the Armstrong family.

The building comprising three shops was commissioned by milliner and property owner Adelaide Fenerty (c.1877-1942) in 1926. Fenerty was the eldest daughter of Thomas and Mary Armstrong, successful drapers in the city from c.1882, who established T. Armstrong and Co; drapers, milliners and importers of menswear. She had married to Reginald Fenerty, an accountant, in 1901. The couple divorced in 1903 but Mrs Fenerty retained her married name. The building at 129 High Street evidences her success in business, and the important contribution that women in business played in the local economy. She died in 1942 at her home in Latimer Square, having built up a considerable commercial property portfolio in both Christchurch and Ashburton.

The building was completed in November 1926 and in May 1928 it was leased by the Bank of New Zealand to house its Lower High Street 'Daily Receiving Agency'. In 1933 the bank occupied the corner space and 'Judith Cake Shop' occupied the westernmost shop; the building was known as 'Armstrong's Corner' at this time. Armstrong's Department Store occupied buildings across the road.

The BNZ's central Christchurch branch had been located at the corner of Colombo and Hereford Streets since 1866, the bank having first opened its doors in Christchurch in 1862. All the main banks established large centrally-located buildings which customers from all over Christchurch travelled to. Thelate 1920s appeared to be a time of expansion for the BNZ, as it opened four other receiving agencies in Christchurch suburbs in 1927-1928. The High Street agency accommodated all the regular banking activities undertaken at its branches, with local businesses in the Ferry Road vicinity the focus of its services. By the mid-20th century suburban branches of the BNZ had also opened in malls and shopping centres.

In April 1950 the BNZ purchased the building from Fenerty's estate. The bank continued to operate out of the building for the next forty years. In October 1991 it sold the building to Spot On Enterprises which opened Ace Video - a camera/security services and video rental business which operated until the Canterbury Earthquakes in 2010-2011.

The building sustained minor damage as a result of the Canterbury Earthquakes. Spot On Enterprises subsequently sold the property which was then repaired, strengthened and altered in 2020/21 to accommodate two residential units on the upper floors, and retail premises on the ground floor.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The building has cultural significance for its long association with the Bank of New Zealand in Christchurch from 1928-1990s, and for its connection to a woman business owner. The secure management of finances provided by banks such as the BNZ continues to be a characteristic of everyday life for New Zealanders and plays an important role in the financial system and the economy. The ground floor safe is tangible interior evidence of this connection. It also has cultural significance for its development and association with Adelaide Fenerty as evidence of the successful involvement of women in business in Christchurch during this period.

The building is located on the traditional Ngāi Tahu route to the north, which later became a principal transport route for early European settlers.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The building is of architectural and aesthetic significance for its design in the Classical style with Art Deco influences, by the Luttrell Brothers.

The building is a two-storey building originally designed as three shops. It was designed in a restrained classical style, with cornices, modillions and a central extended parapet on the two main elevations, topped with flagpoles and flanking acroteria. As built, the external walls of each shop were glazed and the pilasters at first floor level were rendered to look like masonry blocks. A return canopy was suspended below the top lights of the ground floor. Construction is of reinforced concrete, with framing of steel beams and columns, concrete pad foundations and a concrete roof slab lined with iron. Harcourt granite from Australia was used for the facings at the main entrances.

The Luttrell Brothers also designed the two-storey Colombo Street building for T. Armstrong and Co. in 1905 (demolished). Alfred and Sidney Luttrell settled in the city in 1902 and became particularly known for their commercial architecture, racing grandstands and Catholic churches. The Luttrell Brothers' chief contribution to New Zealand architecture was the introduction of the 'Chicago Skyscraper' style with the Lyttelton Times building in Cathedral

Square (1902, demolished), and the New Zealand Express Company buildings in Manchester Street (1905-7, demolished) and Dunedin (1908-10).

The Fenerty building has undergone various alterations over time, although the first floor façade retains a high degree of integrity and authenticity. Major alterations were undertaken in 1954, designed by local architect Gerald Bucknell (1903-1983), who had worked in partnership with Cecil Wood prior to establishing his own practice. Bucknell designed a number of premises for the BNZ in Canterbury. The 1954 alterations converted the building from separate shops into one premises for the bank, removing the shop fronts and the internal walls on the ground floor. New steel framed windows were put in on both floors at this time. The upper decorative sections of the two central parapets were removed, and structural strengthening was added. The bank included office and public space, a lunchroom and stationery room. The concrete strong room and a lavatory block were constructed at this time. Ground floor windows on High Street were replaced in aluminium in 1979.

In 2019 Urban Function Architecture + Design designed a rooftop residential studio with terrace for addition to the building. This type of rooftop addition has been done elsewhere in High Street as part of post-earthquake repairs and alterations to heritage buildings and facades. Alterations made to the building at this time include new steel shop front windows on the ground floor to replace the 1970s aluminium joinery and the granite cladding. The original canopy remains – the struts having been reconditioned. The building interior was stripped out to enable strengthening works and accommodate the proposed use – the stairs and internal walls were removed. The profile of the bases of the first floor piers were slightly altered to accommodate structural strengthening.

The interior has been significantly altered, with heritage fabric removed over time. Interior heritage fabric is limited to the strong room and door with its locking mechanism, together with interior structural elements - floors, ceilings, beams, walls, columns and piers. This interior heritage fabric evidences the past use of the building as a bank, and also its construction and design.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The building is of technological and craftsmanship significance for its construction methods, materials and finishes, which were of a good standard for the period. Construction is of reinforced concrete with a framing of steel beams and columns, concrete pad foundations, brick spandrel walls, and a concrete roof slab lined with iron. The use of concrete – reinforced and mass – was a significant feature of Alfred Luttrell's work. Harcourt granite was originally used for the facings at the main entrances; however, this was removed with the 2019/20 alterations.

The interior heritage fabric (the strong room and interior structural elements) evidences the quality and innovation of the construction and its materials.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The building and setting are of high contextual significance for their prominent central city location, the way the building design responds to the corner site, and for its relationship to a concentration of extant heritage buildings and facades along High Street. The adjacent Duncan's Buildings are also two storied with an entablature, parapet and suspended veranda, although in different materials and style. The floors and veranda of the two buildings are similarly aligned. The former High Street Post Office on the corner of the next block north was

designed and built in the 1930s and shares square headed steel windows, plain plastered exterior treatment, and restrained classical detailing with 129 High Street. The setting consists of the immediate land parcel, including the canopy over the footpath.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The building is of archaeological significance for its location on a site of pre-1900 human activity. It is on the traditional Ngāi Tahu route to the north, which later became a principal transport route for early European settlers. There is evidence of a building (or buildings) on the site in 1877 (Lambert Map) and businesses are recorded as operating from the site prior to the present building being constructed.

ASSESSMENT STATEMENT

The commercial building, setting and noted interior features at 129 High Street have overall heritage significance to Christchurch, including Banks Peninsula.

The commercial building has historical and social significance for its association with successful business woman and member of the Armstrong family (department store owners), Adelaide Fenerty, and its long use by the Bank of New Zealand from the 1920s to the early 1990s. It has cultural significance for its association with banking in Christchurch from 1928-1990s and for its development by a woman business owner during this period. 129 High Street is of architectural and aesthetic significance for its design in an Art Deco influenced classical style by the Luttrell Brothers. The building is of technological and craftsmanship significance for its construction methods, materials and finishes, which were of a good standard for the period. The building and setting are of high contextual significance for its prominent location, the way the building design responds to the corner site, and for its relationship to a concentration of surviving heritage buildings and facades along High Street. The building and setting are of archaeological significance for its location on an important Ngāi Tahu trail, a major early European transport route and as a site of pre-1900 human activity.

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REPORT DATED: 24 SEPTEMBER 2021

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1456

FORMER CASHMERE SANATORIUM OPEN AIR HUT AND SETTING - 29 MAJOR AITKEN DRIVE, CHRISTCHURCH

Photo: Christchurch City Council, 2019

The Former Cashmere Sanatorium Open Air Hut and setting are of overall Significance to Christchurch and Banks Peninsula.

The Former Cashmere Sanatorium Open Air Hut and setting are of high historical and social significance for their association with the Cashmere Sanatorium, which was opened in 1910 to care for patients with pulmonary tuberculosis (TB). The disease had a significant impact on the Canterbury community, and approximately 10,000 patients were treated there between 1910 and 1960. The building is also associated with the medical professionals who worked and resided there, including the first doctor - Dr George Blackmore and medical officers, nurses and porters (orderlies).

In the late 19th century the disease was a major killer of in New Zealander. Sanatoria were set up around the country from the turn of the century to provide specialist care. (Te Ara) The Cashmere Sanatorium was the first to be opened in the South Island. The disease peaked during WWII with 2603 cases recorded in 1943. Control measures were legislated in the Tuberculosis Act of 1948.

Although Nurse Sibylla Maude had initially established a tent based tuberculosis sanatorium in Wainoni in the early years of the twentieth century, the disease was deadly and prevalent enough to warrant the need for a permanent facility in Christchurch. There were 506 cases and 160 deaths noted in Canterbury in 1907 (Bennett). Large numbers of people caught the disease. Before the 1960s the main form of treatment was rest and exposure to sunlight and fresh air. The Cashmere Sanatorium was established with assistance from fundraising, and 12 acres of land donated for the

purpose by the Cracroft Wilson estate. The foundation stone for the main building was laid in 1907 by the Acting Prime Minister the Hon. W. Hall-Jones. The North Canterbury Hospital Board took over the 35 bed hospital before it opened in 1910. The sanatorium was initially managed by Dr. George Blackmore, who lived in a grand brick house situated on the hillside below the main building.

Coronation Hospital (for advanced cases of TB) opened on the same site in 1914 and a Military Sanatorium was built in 1918 to care from WWI returned servicemen with the disease. All of these institutions came to be known collectively as Coronation Hospital. The part of the complex where the huts were situated became known as the Middle Sanatorium. Upon its opening, there were 31 beds, with 27 of these located in the huts on the hillside. To the north and west of the main block, and to the east towards a gully, flat terraces were excavated for the huts. Over the years more terraces were formed, lower down the slopes, to site more huts. The huts were set side by side in rows along the terraces. A few special shelters could be rotated to catch the sun. By 1917 there were 85 beds in the shelters ('Up the Hill', Canterbury Area. Health Board). Governor-General Lord Bledisloe and Lady Bledisloe visited the Sanatorium in 1930, and Lord Bledisloe was reported as being very impressed with the huts. https://www.stuff.co.nz/the-press/christchurch-life/124587082/1930-a-visit-to-the-sanatorium

As medical care improved and cases of the disease reduced from the 1950s, along with recovery time from the disease, Coronation Hospital changed focus to care for the elderly over time. The last TB patient left the hospital in 1960 – fifty years after the hospital opened to patients. The shelters stood empty at this time, and most were relocated off site. The elderly persons facilities were closed in 1991 and the remaining sanatorium buildings were demolished in 1993 to make way for a new housing development (Broadoaks). At this time Fulton Hogan donated the last remaining hut to the City Council, which was relocated to Council reserve land in Coronation Reserve in the late 1990s. Street and place names in the area reflect the past history of the site (eg Coronation Reserve, Major Aitken Drive).

The Former Cashmere Sanatorium Open Air Hut and setting are of high cultural significance as they reflect the way of life of patients at the sanatorium – isolated, with only the basic needs met. The site of the former sanatorium complex reflects the provision of care for members of society who are unwell, and the needs of particular groups such as returned servicemen and children. The sanatorium complex was largely avoided by the general public, to the extent that people were unwilling to build houses nearby, or send their children to play with the doctor's children, for fear of catching the disease. (Christchurch City Libraries). Although the sanatorium was seen by the general public as a place of death and despair, Dr. Blackmore was adamant that the sanatorium would be 'an atmosphere of cheerfulness and hope'. Despite his stern and reserved demeanour, he cared strongly for his patients, and was an advocate for their right to return to society as contributing members, not outcasts. At a time when there was no proven cure for tuberculosis, hope was all the patients had. Former patients struggled to reintegrate into society and employment due to the stigma of beliefs around the disease at the time. The longest resident patient stayed for 21 years. The last patient to recover was discharged in 1960. Following this, the open air shelters where the patients had lived were removed and many found a new purpose as garden sheds or sleep outs in the backyards of Christchurch. (Christchurch City Libraries). Various charitable bodies were set up to support the more personal needs of patients and their families.

The Former Cashmere Sanatorium Open Air Hut and setting are of architectural and aesthetic significance for the design of the hut (possibly by architect Samuel Hurst Seager) which reflects medical treatments of the period and it is the last remaining hut on the original Sanatorium site.

The Isolation Unit building or hut is approximately 9 metres squared with three sliding glazed doors which enabled the structure to be open on three sides to provide the fresh air considered necessary at the time for treatment of tuberculosis. The hut is of weatherboard construction with a corrugated iron roof. The windows have been replaced with perspex. The hut is lined in timber board and batten. The isolation units were oriented towards the sun and away from cold easterly and southerly winds. The original scheme sketch for the complex was designed by well-known Christchurch architect Samuel Hurst Segar. Terraces and retaining walls were built enabling the units to be constructed on timber skids for flexibility of siting. The single units had a single standard hospital metal bed, a bedside locker, wardrobe, chair, and a privacy curtain on rails. The units were supplied with overhead electricity for lighting and heating. Ablutions were performed in separate buildings. Fences divided male and female areas of the facility. The units were a mix of one and two bed capacity. Windows are six paned and top hung, cladding is vertical timber tongue and groove, doors are nine pane sliding doors. Windows originally had a mix of clear and obscure glazing.

The whole interior contributes to the significance of the heritage item because of its form and materials, and the extent of heritage fabric that remains throughout. Interior features include the layout and space, structure and linings, fixtures, hardware, materials and finishes.

The Former Cashmere Sanatorium Open Air Hut and setting are of technological and craftsmanship significance for the construction materials and methods of the hut. The huts were a specific rather than standard design in terms of the particular requirements for patients. This included the windows, ability to be relocated easily, and in terms of the sliding door mechanisms.

The Former Cashmere Sanatorium Open Air Hut and setting are of high contextual significance for their location in the Coronation reserve. The hut is located near its original site. The setting is located within Coronation Reserve, which contains mature trees and plantings. The broader residential area still contains evidence of the former Sanatorium complex in landscaping features in the form of concrete terraces. These would have housed other huts like it originally. Dr Blackmore took an interest in tree planting and encouraged a wide variety of specimen and plantation trees on the site. The location of the sanatorium provided a remote rural setting, which responded to how contagious the disease was, as well as providing the fresh air and sunshine considered necessary for patients' recovery.

The Former Cashmere Sanatorium Open Air Hut and setting are of archaeological significance for their potential to provide evidence of human activity, particularly that related to provision of healthcare from 1910.

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REPORT DATED: JUNE 2022

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN –SCHEDULED HERITAGE PLACE HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE HERITAGE ITEM NUMBER 1402

COMMERCIAL BUILDING AND SETTING, FORMER CANTERBURY TERMINATING BUILDING SOCIETY – 159 MANCHESTER STREET, CHRISTCHURCH

PHOTOGRAPH: A Ohs, 22.10.2020

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The former Canterbury Terminating Building Society (CTBS) building has historical and social significance for its association with the development of the regional economy and its financial infrastructure in the mid-20th century. The building dates from 1957- 60 and was the first large-scale office building to be erected in the city following World War II. It marked the beginning of an important phase of central city office building, which took place during the 1960s and 1970s and gave rise to a number of notable structures, including Peter Beaven's Manchester Unity building (1967), Paul Pascoe's Peryer's building and Warren and Mahoney's SIMU building (1966), which are now all demolished.

The former CTBS building also represents an important period in the evolution of financial institutions in New Zealand. The post-war emergence of the building society, as a major source of mortgage finance, coincided with the transition from state provision of housing, through loans as well as state houses, to private providers during the later 1950s and the 1960s. The success of the Canterbury Terminating Building Society (later the United Building Society) is demonstrated by the construction of two further buildings for the society, both designed by Peter Beaven, in 1972 and 1989. The three buildings occupied almost the entire triangular CBD block delimited by Manchester, Cashel and High Streets; of this triumvirate the earliest is the sole survivor.

By 1972 the building was no longer occupied by the Canterbury Terminating Building Society. Tenants at this time included Beaven Hunt Associates (architects), Swift Consolidated and a stereo shop on the ground floor. In 1974 Mutual Life Citizens Assurance moved into part of the building. In 1977 other tenants included National Provident Fund, Drake Personnel and Dillon's The Kowhai Florists. Mak's Camera Centre were tenants in 1982. The main tenant of the building in the 1980s was the Department of Internal Affairs, which undertook refurbishments in 1987. In 1986 ownership transferred to Brittco Management. In 1999 the building was owned by Swift Holdings; Te Wananga o Aotearoa were tenants in 2008.

The building was proposed for scheduling as part of the District Plan Review in 2015, however this did not proceed. Despite a successful application for building consent to demolish the building in December 2015 the building was sold in c2018.

In October 2017 Council approved a Central City Landmark Grant to new owners Box 112 / PL Manchester Limited for full repair and seismic upgrade of the building. The building reopened in June 2020 as a boutique hotel operated by Sarin Group, a New Zealand based family hotel company which owns and manages hotels for brands including Accor, Hilton and Intercontinental. The name of the hotel is the Muse Christchurch Art Hotel. The penthouse was converted for use as a rooftop bar.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The former Canterbury Terminating Building Society building has cultural significance as a physical manifestation of an important type of financial institution that provided mortgage finance to its contributing members, allowing them to realise the 'Kiwi dream' of ownership of a stand-alone dwelling on a separate plot of suburban land.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with design values, form, scale, colour, texture and material of the place.

The former Canterbury Terminating Building Society building has high architectural significance as a rare surviving example of post-war commercial construction that was a product of the nationally significant 'Christchurch School' of mid-century modern architecture. It was designed by noted Christchurch architects B.J. Ager and Peter Beaven. The design of the building was commenced by Ager, who was unable to continue on account of ill health. Born in Ashburton, Benjamin Ager (1875-1959) was the son of an architect and worked for Peter Graham as a carpenter in Christchurch before going to London for several years. After returning to New Zealand he went into private practice in 1912. Ager had a long career and his oeuvre included St Elmo Courts on the corner of Montreal and Hereford Streets (1929, demolished) and the 1928 Road Service Bus Station in Victoria Street, which was demolished to make way for the Christchurch Casino.

The plans lodged with the Council for consent at the time of construction, which are held in the heritage architectural plan collection, include both architects' names who are noted as 'Architects in Association'. Peter Beaven (1925-2012) was, along with Sir Miles Warren, one

of Christchurch's most significant architects of the second half of the 20th century. He was the designer of some of the city's most important buildings including the Manchester Unity building (now demolished) and the Lyttelton Tunnel Administration Building (also demolished). The architect had his office in the penthouse of the CTBS building for a time after the building's construction.

Additions to the penthouse were granted in March 1972, designed by Beaven, Hunt and Associates. In 1987 partition and refurbishment of the 2nd, 3rd and 4th floors was carried out by the Department of Internal Affairs, to the design of the Ministry of Works and Development.

The exterior of the building is largely original. The east, north and south elevations of the former CTBS building conform to the conventional grid composition of the International Style of commercial design and largely follow Ager's 1957 elevation drawings. In contrast, the building's west elevation and, in particular, the penthouse level, anticipate the sculptural freedom of composition that was to become a hallmark of Beaven's later buildings. The glazed stair tower on the west elevation and the cantilevered roofs of the two-storey penthouse level are indicative of this. The quality of the building programme can be seen in the treatment of the façade, wherein fluted bronze panels define each floor level. Together these elements reflect Beaven's predilection for expressing the internal spatial organisation of his buildings on their exteriors and transcend the routine uniformity of much contemporary commercial design.

Internally the original lift and the central stair case, complete with the original glass light fittings in the stair well, landings, and balustrade, all remained in situ prior to the 2020 hotel conversion. Some of the original safes, complete with doors, were extant and the original radiator heating system was still in use. For the remaining areas of the building modern office fit-outs had been installed with partition walls, although a number of original doors remained in the load bearing walls.

Works undertaken in 2019-2020 by Three Sixty Architecture included asbestos removal; wrapping of columns with fibre reinforcements; removal of all existing plate glass; ;installation of sound proof laminated glazing throughout, addition of a waterproof coating to the roof top; conversion of the rooftop to a bar; refurbishment of the original lift and installation of a new motor, new ground floor glazing, shop fronts and doors; removal of brickwork on the west boundary wall and its replacement with lightweight infill walls; new concrete foundations; crack repair in concrete walls and beams; installation of new columns within the building envelope; new hotel office, lobby, reception and rooms (40) and the decommissioning and removal of the original heating system of large perimeter radiators.

The hotel fit out featured an artistic theme with each of the five hotel floors assigned to a local Christchurch artist to decorate. The artists involved were: Josh O'Rourke, Clint Parks, Kyla K, Jacob Root and Lara Marshall.

The interior has been significantly altered, with heritage fabric removed over time. Interior heritage fabric is now limited to the lift; staircase, stair balustrade and staircase light fittings; and structural elements – floor plates, ceilings, beams, walls, columns and piers. The remaining heritage fabric is of significance because it evidences the original structural design, era of design, and aesthetics of the fit out of the building which are associated with architects B J Ager and Peter Beaven.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The former Canterbury Terminating Building Society building has technological and craftsmanship significance for its association with leading Christchurch engineer, Guy Powell, and as an example of late-1950s reinforced concrete frame construction applied to a multi-storey office building. Steel framing was used in the construction of the penthouse with generous areas of glazing for both the penthouse and office floors below. The building is a

notable survivor of a type of building once common in the city, but largely lost as a result of the Christchurch earthquakes. The fact that it survived the Canterbury earthquakes in essentially undamaged condition demonstrates its structural resilience and the quality of the initial engineering design with its robust grid of concrete columns and beams. The use of materials such as bronze for its architectural detailing also contribute to the building's technological and craftsmanship significance.

The building was seismically strengthened in 2019 which added contemporary structural materials and methods as a layer to the original fabric.

The interior heritage fabric evidences the quality and innovation of the construction and its materials.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural) setting, a group, precinct or streetscape; a degree of consistency in terms of scale, form, materials, texture, colour, style and/or detailing in relationship to the environment (constructed and natural), setting, a group, precinct or streetscape; a physical or visible landmark; a contribution to the character of the environment (constructed and natural) setting, a group, precinct or streetscape.

The former Canterbury Terminating Building Society building has contextual significance for its size, scale, design and quality and as a central business district landmark, prominently located on the south end of Manchester Street, on the corner High Street.

The original context of the building has been dramatically changed – it was historically part of an important grouping of Peter Beavan designed buildings, and was aligned with Bedford Row (removed). The picturesque quality of the upper levels, viewed from the north and west, adds a sculptural quality to the city skyline.

The setting consists of the immediate land parcel, including the canopy over the footpath.

ARCHAEOLOGICAL SIGNIFICANCE

Archaeological values that demonstrate or are associated with: potential to provide archaeological information through physical evidence; an understanding about social historical, cultural, spiritual, technological or other values or past events, activities, people or phases.

The former Canterbury Terminating Building Society building and setting have archaeological value because they have the potential to provide archaeological evidence relating to human activity on the site, including that which occurred prior to 1900. The site is located on the main north-south access route used by Ngāi Tahu for mahinga kai (food gathering). TS Lambert's map of the inner city shows that there were buildings on this site by 1877.

ASSESSMENT STATEMENT

The former Canterbury Terminating Building Society building, its setting and noted interior fabric have overall high heritage significance to Christchurch, including Banks Peninsula.

This commercial building has historical and social significance for its association with the Canterbury Building Society and the development of the region's financial infrastructure and cultural significance as evidence of the increasing role building societies played in home financing in the mid-20th century. The former CTBS building has high architectural significance as a rare surviving commercial work by one of Canterbury's most important 20th century architects, Peter Beaven, in association with B.J. Ager. The former CTBS building has technological and craftsmanship significance for its resilient reinforced concrete frame construction and use of materials such as bronze for its architectural detailing. The former CTBS building and its setting have contextual significance as a central city landmark which has become more prominent since the 2011 Canterbury earthquake. The former CTBS

building and its setting have archaeological value in view of their location on the main North-South access route used by Ngāi Tahu for mahinga kai (food gathering). The site is also located in a part of the city that has been built up since the 19th century.

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The Muse Christchurch Art Hotel https://themusehotel.co.nz/

REPORT DATED: 30 OCTOBER 2021

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PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE NEW BRIGHTON BEACHFRONT - *195, 213, & 213R MARINE PARADE & MARINE PARADE & BRIGHTON MALL ROAD RESERVE, CHRISTCHURCH*

The New Brighton Clock Tower, War Memorial and Amphitheatre are heritage features of the historically evolved beachfront area of New Brighton. The settlement of New Brighton began in the 1860s and by the early 1870s it was recognised as a visitor destination. The 1887 opening of a tram route from Cathedral Square to New Brighton encouraged residential development and facilitated visitor access in the area. As a result the beach frontage became built up with shops and hotels. Over time, a pier and rock seawalls were added, along with changing and playground facilities which included a whale paddling pool. The current pier and library building was constructed in 1997. A new playground and replica whale pool were erected in two stages in 2017 and 2018 and Te Puna Taimoana a hot pools complex opened in 2020.

CHRISTCHURCH DISTRICT PLAN –SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 602

NEW BRIGHTON CLOCK TOWER AND SETTING – 195, 213, & 213R MARINE PARADE & MARINE PARADE & BRIGHTON MALL ROAD RESERVE, CHRISTCHURCH

PHOTOGRAPH: M VAIR-PIOVA, 2015

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The New Brighton Clock Tower has historical and social significance for its association with the Green family and as an instance of civic philanthropy. The settlement of New Brighton began in the 1860s and by the early 1870s it was recognised as a visitor destination. The 1887 opening of a tram route from Cathedral Square to New Brighton encouraged residential development and facilitated visitor access in the area. As a result the foreshore became built up with shops and hotels. The New Brighton Clock Tower was donated by Richard Green in 1934 in memory of his father Edmund Green. Green senior was an early settler who arrived in 1859 with his family after gaining free passage to New Zealand from England in order to

establish the first electric telegraph system. He was sponsored by J E Fitzgerald, the Canterbury Emigration Agent and first Superintendent of the Canterbury Provincial Council.

Richard Green, a retired builder (1853-1938), also donated funds for the Scarborough Clock Tower and the Fitzgerald Statue on Rolleston Avenue in 1934. The foundation stone for the New Brighton clock was laid by the Mayoress of New Brighton, Miss I A M Leaver, in December 1934 and the tower was officially opened in September 1935 with a large crowd in attendance. In the 1980s the open tower base was closed in due to vandalism. In 1996 the interior and exterior underwent alterations, and the base of the tower was adapted for use as an information centre. These changes were reversed in 2000 during restoration of the tower by Christchurch City Council. The tower sustained minor damage in the 2010/2011 Canterbury earthquakes. Corrosion of the reinforcing bars and some spalling of the concrete is unrelated to the earthquakes and arises from the age of the structure.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The New Brighton Clock Tower has cultural significance as an example of the civic philanthropy that has endowed the city with a large numbers of buildings, monuments, and public artworks over many years. It commemorates the contribution Edmund Green made to the city and reflects the way of life of the Depression-era unemployment relief workers who worked on this construction project.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The New Brighton Clock Tower has architectural and aesthetic significance for its design by local architect and structural engineer B J Ager. Born in Ashburton, Benjamin Ager (1875-1959) was the son of an architect and worked for Peter Graham as a carpenter in Christchurch before going to London for several years. After returning to New Zealand he went into private practice in 1912. Ager had a long career and his oeuvre includes St Elmo Courts on the corner of Montreal and Hereford Streets (1929, demolished) and the 1928 Road Service Bus Station in Victoria Street, which was demolished to make way for the Christchurch Casino. Ager's original design for the clock tower, published in November 1934, was for a masonry tower built from random rubble stone.

The Clock Tower is in a Stripped Classical style, approximately three storeys in height with a rectangular footprint. Fluted corner piers frame the base of the tower, into which is set an arched entrance decorated with a barley-twist motif. The same motif is repeated over at the corner of the piers and at the parapet level beneath the dome. The donor himself expressed his thoughts on the clock tower's aesthetic and architectural qualities by stating '…in deciding upon a clock tower as a useful gift, I was actuated by the motive of combining beauty, permanence and utility'. A clock face is set within each elevation and from its inception it was intended the tower would be lit at night.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The clock tower has technological and craftsmanship significance for its robust reinforced concrete construction and the quality of its cast decorative embellishments. The successful tenderer for the project was the Conlyn Importing and Construction Company. A 1935 report in the *Press* noted that the clock was of the best quality obtainable and was imported from England.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The New Brighton Clock Tower and its setting have contextual significance for its prominent axial position on Marine Parade, in between New Brighton Mall and the New Brighton Library and Pier. It is a landmark structure by virtue of its location, height and function and makes an important contribution to the streetscape of Marine Parade. It is also part of a group of commemorative structures gifted to the city by Richard Green, along with the Scarborough Clock Tower and Fitzgerald Statue. The setting consists of the area of road reserve on which the tower stands including the viewshaft from Brighton Mall and the beach frontage on either side which includes the playground to the north and the amphitheatre and war memorial to the south. Prior to the construction of the new New Brighton Library in 1999 the clock tower had greater visual impact on the eastern/seaward side.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The New Brighton Clock Tower and its setting is of archaeological significance because it has the potential to provide archaeological evidence relating to human activity on the site, possibly including that which occurred before 1900.

ASSESSMENT STATEMENT

The New Brighton Clock Tower and its setting has overall significance to Christchurch, including Banks Peninsula. The Clock Tower has historical and social significance as a memorial gift in recognition of Edmund Green by his son Richard. The structure has cultural significance as an instance of civic philanthropy and for its association with the way of life of relief workers during the Depression. The New Brighton Clock Tower has architectural and aesthetic significance for its Stripped Classical design by architect B J Ager. The clock tower has technological and craftsmanship significance for its robust reinforced concrete construction and the quality of its cast decorative embellishments. It has contextual significance as a prominent landmark on Marine Parade and in relation to the New Brighton

Mall, New Brighton Library and the New Brighton Pier. The New Brighton Clock Tower and its setting is of archaeological significance because it has the potential to provide archaeological evidence relating to human activity on the site, possibly including that which occurred before 1900.

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REPORT DATED: 26 FEBRUARY 2015

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1438

NEW BRIGHTON WAR MEMORIAL, AMPHITHEATRE, AND SETTING - 195, 213, & 213R MARINE PARADE & MARINE PARADE & BRIGHTON MALL ROAD RESERVE, CHRISTCHURCH

PHOTOGRAPH: G. WRIGHT, 1/10/2021

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The New Brighton War Memorial, amphitheatre, and setting have high historical and social significance as a monument to the significant impact of the World Wars on the community of New Brighton. The memorial is part of a network of memorials in New Zealand communities constructed in the years after World War One.

An attempt by the New Brighton Borough Council to erect a memorial for New Brighton soldiers was made in 1919, however this effort stalled as it met resistance from locals who objected to the cost

being drawn from rates. In late 1924 efforts to build a monument were revived, with the borough council deciding at a meeting on November 4 that a non-utilitarian memorial should be constructed using funds raised voluntarily from the public after an appeal by circular. Despite some public disagreement, it was decided that individual names of the fallen should not be recorded on the monument, for fear of accidentally leaving some off.

A cenotaph design submitted by Christchurch stonemason John Tait was accepted and, on ANZAC Day 1925, the foundation stone of the monument was laid by Colonel Robert Young at the top of the 'stadium' amphitheatre on the New Brighton foreshore. On November 1st 1925, with a large crowd of public and dignitaries in attendance, the monument was officially unveiled by Governor General Sir Charles Fergusson, who gave a speech celebrating the sacrifices of New Brighton soldiers and their families, as well as victory in the war.

The later inclusion of the start and end dates of the Second World War show the additional purpose of the monument as a focus for remembrance of the New Brighton war dead in this later war.

The concrete stadium (amphitheatre) of tiered seating curved around an outdoor space had been constructed in 1923 as a site for community entertainment and performances. The New Brighton beachfront area has historically been a visitor attraction for Christchurch residents, and continues to be in 2021, with a new playground and hot pool complex. The amphitheatre originally faced a band rotunda, which was removed in 1956 and subsequently replaced by a sound shell stage in 1960, although neither survives. With the construction of the monument immediately to the south of the amphitheatre, the stepped seating has since been associated with the War Memorial.

The memorial has become a fixture of the New Brighton beachfront, and continues to be used in annual ANZAC Day commemoration services. Restoration work on the monument, including the replacement of some eroded stone segments, took place in 2003. 2003 also saw the construction of a set of more easily traversable steps in the centre of the amphitheatre, and a concrete block wall around sections of the flat area surrounding the monument.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The New Brighton War Memorial, amphitheatre, and setting have high cultural and spiritual significance as a focus for the commemoration of New Brighton's war dead in both World Wars. Annual ANZAC Day commemorations at the site indicate enduring community esteem for the monument.

Although World War One resulted in victory for the Allied powers, the incredible cost in lives and suffering led to an emphasis being placed on the commemoration of sacrifice for the greater societal good. The inclusion on the monument of the names of locations in which New Brighton soldiers fought (France, Egypt, Mesopotamia, Flanders, Palestine, and Gallipoli) serves to emphasise the great distance travelled by soldiers in order to fight, and highlights the imperial nature of their service to the British Empire in such faraway locations. The Latin inscription 'PRO PATRIA', meaning 'For Country', represents the value of loyalty to nation and empire. The sculpted tomb at the top of the monument is surrounded by carved *fasces*, representing the strength to be found in unity and law.

The monument in its symbolism also reflects the Christian beliefs around death and remembrance which prevailed at the time of its construction, emphasised by the presence of the prominent Christian cross on the front face of the monument, and other traditional symbols used in service of such beliefs. A carved wreath near the base of the monument represents eternal life and the victory of the soul over death. The top of the monument takes the form of a sculpted tomb, representing the empty tombs of the absent dead. As most soldiers who were killed either had no known grave or were buried in cemeteries in the Middle East or near the Western Front of Europe, the monument could serve as a surrogate tomb at which local bereaved could mourn and mark the passing of their loved ones.

The amphitheatre was a place of activity, gathering and entertainment for the local New Brighton and Christchurch community. New Brighton beach and has community associations for the city's residents as a visitor destination historically and through to the present day. With the construction of the monument in 1925, the amphitheatre gained additional cultural importance as the location for the tradition of annual ANZAC services.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The New Brighton War Memorial, amphitheatre, and setting have architectural and aesthetic significance due to the monument's cenotaph form, materials, and decorative detailing, the design of the concrete amphitheatre, and the visual and physical relationship between the monument and the amphitheatre.

The monument takes the form of a cenotaph, with a design strongly influenced by Edwin Lutyen's well-known World War One memorial cenotaph in Whitehall, London (1920). Originally Lutyen's cenotaph was a temporary structure but it was rebuilt in a permanent fashion after a positive public reception. The design for the New Brighton monument was submitted by a well-known Christchurch stonemason, John Anderson Tait.

John Anderson Tait took over management of his father's stone masonry business in 1895, working with his son John Edward Tait. The business continues today in the Tait family and operates from Sydenham. John Anderson Tait's father James Tait (1833-98) was a Scotsman who came to New Zealand in the 1860s and established a business as a builder, contractor and monumental mason in Christchurch in c1863. Tait worked on several prominent Christchurch buildings including the Museum and part of Christ Church Cathedral.

The monument is constructed primarily of sandstone, with a granite foundation stone, set on a base of three concrete steps. The monument rises from its base in a tapering rectangular cenotaph column. A granite plaque is set at the base of the column, inscribed with the dedication: "To Our Honoured Dead – Erected by the Residents of New Brighton". Above this is a finely carved wreath. Higher on the north face is a Christian cross in relief. On either side of the cross are carved the beginning and end dates of World War One and World War Two. The inscription 'PRO PATRIA' is carved near the top of the monument. At the top of the monument is a sculpted tomb, decorated with carved bunting. Around the base of the tomb on all sides of the monument are carved images of bundled and tied wooden rods representing *fasces.*

The original stones used in the monument are of a reddish-orange hue. This was white Australian sandstone with granite foundation stone (The Star, 21 March 1925, p.25). An analysis performed in 2003 on samples taken from the monument revealed that this reddish colour did not extend far beyond the surface, and that the majority of the stone was a greyish colour, indicating that the surface of the stone has changed over time. The stone used to replace many eroded blocks in the 2003 renovation works is of a lighter greyish-white colour, which contrasts with the colour of the original stones.

In recent years the monument has been a target for graffiti. As a measure to prevent further defacement, and damage from removing graffiti paint, a plexiglass surround was erected around the monument in 2017.

The amphitheatre serves to visually emphasize the monument situated at its apex, and to raise the monument in elevation above the surrounding area. With the construction of the new pier complex in 1997, the amphitheatre was joined to the southern end of the ramp leading to the New Brighton pier and library building. Alterations were made to the stadium step seating in 2003, including the addition of railings and a central set of more easily traversable steps with banisters and railings. Sections of concrete block wall with attached seating were also erected around the flat area on which the monument is placed, which serve to clearly delineate the monument's setting from the nearby carpark.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The New Brighton War Memorial, amphitheatre, and setting have technological and craftsmanship significance for the materials of their construction and restoration, and for demonstrating the skills of highly regarded stonemason John Anderson Tait in 1925, and also later stonemason skills in 2003. The decorative stonework and lettering are finely detailed and of a high standard.

The white Australia sandstone seriously eroded in recent times. This included the wearing down of surfaces, pitting, exfoliation, and the loss of stone and detail from decorative elements. A chemical analysis of stone samples showed that a large degree of chlorination was present in the stone from the east side facing the salt-laced sea winds. In 2003, restoration work was undertaken to improve the condition of the monument. Some of the most eroded sections of original stone were removed and placed into storage. This included much of the section in the central portion of the monument as well as the wreath, which was replaced by one newly carved. The top sections of the monument were also replaced, including the tomb and the stone beneath it with the words “PRO PATRIA.” The stone used in the restoration was a consolidated sandstone from Sydney. The newer, greyish-white stone is easily distinguished from the older stone, as it lacks the reddish-orange surface colour.

The amphitheatre seating is made from poured concrete, as are the newer central steps leading up to the monument. The balustrade of the central steps are also concrete, with the addition of metal railings. The sections of wall surrounding the memorial are constructed of concrete blocks.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The New Brighton War Memorial, amphitheatre, and setting have high contextual significance for their prominent position in an area of local community activity and landscaping on the New Brighton beachfront. The monument is a prominent visual landmark. The location and setting provide open views to the monument against the sky and also to the southern hills of Godley Head and Banks Peninsula.

The 1997 introduction of the pier and library building, and the removal of the sound shell altered the context of the monument’s location – it is no longer the centrepiece of a place of dedicated public seaside entertainment, but an element of the historically evolved public beachfront area. The setting of the war memorial and amphitheatre includes the area of land behind the monument with its surrounding wall and the broader pier setting which includes the New Brighton Clock Tower, a scheduled heritage feature unveiled in 1935.

The memorial has contextual significance in relation to other war memorials in Christchurch suburbs as well as New Zealand, as many monuments were built in the aftermath of the war to commemorate victims. It has particular significance in relation to other cenotaph monuments inspired by Lutyen’s Whitehall cenotaph, such as the Auckland War Memorial (unveiled in 1929).

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The New Brighton War Memorial, amphitheatre, and setting are of archaeological significance as the site has potential to provide archaeological evidence relating to past human activity prior to 1900. The monument is close to Te Karoro Karoro (South Brighton Spit), which was part of the traditional travel route for local Māori between Kaiapoi pā and Horomaka/Te Pātaka-a-Rākaihautū (Banks Peninsula). There was early settler activity in the New Brighton area, with the first European dwelling built in the 1860s, a seaside resort established in the 1870s, and a tramline completed in 1887.

ASSESSMENT STATEMENT

The New Brighton War Memorial, amphitheatre, and setting are of high overall significance to the Christchurch district, including Banks Peninsula.

The New Brighton War Memorial, amphitheatre, and setting are of high historical and social significance as a monument built in the aftermath of World War One to commemorate the war dead of New Brighton, and for the memorial's continued use as a focus of annual ANZAC Day commemorations to the present day. The New Brighton War Memorial, amphitheatre, and setting are of high cultural and spiritual significance as an expression of cultural values of sacrifice and loyalty to nation, religious beliefs surrounding death and remembrance, and for its value to the community of New Brighton as a focus for the mourning of local soldiers killed in the world wars. The New Brighton War Memorial, amphitheatre, and setting have architectural and aesthetic significance for their design, form, detailing, and visual and physical relationship. The New Brighton War Memorial, amphitheatre, and setting are of technological and craftsmanship significance for the stone used in their construction and restoration, and for evidencing the skill of well-known local stonemason John Anderson Tait in its fine detailing and decoration. The New Brighton War Memorial, amphitheatre, and setting are of high contextual significance both as a landmark in their location within the New Brighton beachfront area and for their relationship to other Christchurch memorials to the fallen of the World Wars. The New Brighton War Memorial, amphitheatre, and setting are of archaeological significance due to the presence of known human activity prior to 1900, and for their location near a traditional Māori travel route along Te Karoro Karoro (South Brighton Spit).

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REPORT DATED: 15 NOVEMBER 2021

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1401

COMMERCIAL BUILDING AND SETTING, FORMER PUBLIC TRUST OFFICE –
152 OXFORD TERRACE, CHRISTCHURCH

PHOTOGRAPH: F WYKES - AUGUST 2020

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The former Public Trust Office building has historical and social significance for its association with the Public Trust and its operations in Canterbury for over 70 years.

The Public Trust Office was established by Act of Parliament in 1872 to provide an independent and impartial trustee for colonists wanting to settle their estates in a careful fashion. The Canterbury branch of the Public Trust was established in Christchurch in 1880, an agency having been in existence since 1876. Initially the office had its premises in Cathedral Square and oversaw sub-agencies in Ashburton, Timaru and Oamaru. The Public

Trust Office Amendment Act 1912 enabled the trustee to delegate powers to Local Deputy Trustees. During the 1910s and 1920s the Public Trust decentralised and built purpose-built offices in regional centres throughout the country. The new Christchurch office of the Trust was designed in 1920 and opened in May 1925.

Ownership of the building transferred from the Public Trust in 1997. The building was then used as commercial premises by a variety of tenants in the 1990s and early 2000s. Prior to the 2010 and 2011 Canterbury earthquakes the building remained in use as an office space with a restaurant and bar occupying part of the ground floor.

The building is a rare interwar survivor of a professional services building which were once common in Hereford Street and in the area around Cathedral Square.

Applications to demolish the building under the Canterbury Earthquake Recovery Act were made in early 2014 (declined) and January 2015 (also declined) and the building was removed from the City Council's Heritage Schedule during District Plan hearings in 2016. Following this the building was sold to City Hall Ltd. in 2017, after they were awarded a Central City Landmark Heritage Grant to assist with the repair of the building. Work was undertaken on the building to retain and repair it over the following three years.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The former Public Trust Office building has cultural significance for its association with the work of the Public Trust in Canterbury. The Public Trust was established in 1873 and provides services including wills and estate administration services. The Public Trust acts as trustee for people who do not have friends or relatives willing or able to undertake trustee duties. Public esteem for the building was shown by the response of members of the community who were concerned when it was under threat of demolition in 2014/15.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The former Public Trust Office building has high architectural and aesthetic significance for its design by leading interwar architect Cecil Wood.

Cecil Wood was articled to Frederick Strouts and later worked for the firm of Clarkson and Ballantyne. He was also a partner with Samuel Hurst Seager for a time. As a sole practitioner, Wood's interwar works included the State Insurance building; Bishopscourt dwelling and chapel (dwelling demolished); the Hereford Street Post Office Savings Bank (demolished) and the High Street Post Office in Christchurch; the Public Trust Offices in Christchurch and Dunedin; and churches at Waiau, Woodbury, Fendalton, Tai Tapu, Cashmere, and Woodend. He was also noted for his domestic architecture.

The former Public Trust Office was one of Wood's first large-scale commercial commissions. It is the earliest of three of his major commercial works that combined features of Modernism with stripped classicism – the other two are the Hereford Street Post Office (1941, demolished) and State Insurance building (1935-37) on Worcester Street.

It is designed in a stripped Neoclassical style, with a symmetrical façade of vertical piers topped by a projecting parapet. The exterior features Sydney sandstone on the base, the Public Trust coat of arms above the entrance which features the wording 'SECURITY', and decorative torch holders. The name of the institution is set out on the face of the building below the projecting cornice. The Neoclassical corporate style of the Public Trust Office can also be seen in the other Public Trust buildings around the country, including those in Napier, Hamilton, Timaru, Gisborne, Nelson, Whangarei, and Auckland.

At the time of construction, the internal fittings were of Queensland maple, with marble lined public spaces on the ground floor. The ground floor consisted of a large banking chamber with restrained classical detail on the pillars and plaster ceiling. To the rear of the building was a two-storey annex that originally housed cars, bicycles and provided cloakrooms and was designed to allow for the future expansion of office space if necessary. The basement of the main wing was built with a fire and 'burglar proof' safety deposit strongroom with specially constructed steel lockers for public use. A revolving vehicle turning device was designed for the motor house.

Over time the building has undergone internal change, particularly in the 1970s with the insertion of a mezzanine level within the ground floor. However, aside from the entry doors the principal façade has remained relatively intact. The interior layout was changed by Willis and Associates - Architects Ltd. in 1992. In the 1990s a penthouse level was added to the building, set back to minimise its impact on the façade. Earthquake-strengthening was carried out in 2009, with the work including the incorporation of new shear walls to the full height of the building and the restoration of the original ground floor banking chamber, including the removal of the 1970s mezzanine floor.

The recent work to the building has resulted in the retention of the southern staircase, the lift shaft and glazing, the vehicle turntable and the safe doors in the basement. The lockers in the basement have been removed, as has the remaining marble on the ground floor. A great deal of internal decoration was removed during the strengthening in the late 2000's. A revolving door salvaged from the demolished former Pyne Gould Guinness building on the corner of Manchester and Cashel Streets has been installed at the main entrance from Oxford Terrace. The rooftop extension has been reconfigured with much of the 1980s work removed, and new additions created. This area is intended to accommodate a publicly accessible bar.

Because the interior of the building has been much altered, with the loss of the interior layout and original features over time, there is limited interior heritage fabric remaining. Interior heritage fabric is limited to the remaining original posts and beams, southern staircase, lift cab, lift shaft and lift glazing bars, the vehicle turntable and the safe doors in the basement and the revolving door at the main entrance. This fabric contributes to the heritage value of the former Public Trust Office building because it evidences its past use and the design aesthetic of the period in which it was built.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The former Public Trust Office building has high technological significance as an inter-war example of reinforced concrete construction combined with the use of stone detailing on the

principal facade. The construction work by P Graham and Son is of a notable quality. Concrete and steel were used to create fireproof and 'burglar proof' basement chambers; the large safe doors and locking systems are of considerable technological value for their design. The vehicle turning mechanism is also of technological value for its design and innovation.

Craftsmanship detail is apparent in the base of the facade, which extends to the north over the vehicle entrance arch and is of Sydney sandstone. The coat of arms above the main entrance was carved by noted stonemason Frederick Gurnsey, who frequently worked with Cecil Wood; it is also of Sydney sandstone.

Works undertaken on the building between 2017 and 2020 have included the repair and retention of the western façade, the original staircase, the basement storey's former safety deposit store and the vehicle turntable. The Sydney sandstone base, previously painted, has been stripped and repaired with stone from the original quarry - which was opened specifically for the purpose. The retention of the west façade involved the introduction of a shear wall to the entire Oxford Terrace façade, which was cast through all the floor slabs. In addition, floor strengthening was undertaken which involved installing drag beams to increase the depth of the existing floor beams. Finally, a number of external walls have had an internal brick wythe replaced with reinforced concrete blockwork.

The revolving door, although not original to this building, is of technological and craftsmanship value for the skill evident in its construction, the quality of materials and the technology of the revolving mechanism.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The former Public Trust Office building and its setting has high contextual significance as a prominent landmark overlooking Oxford Terrace and the Avon River and because it is a key contributor to the group of scheduled heritage places in the immediate vicinity: the former Council Municipal Chambers, Worcester Street bridge, Mill Island and the Scott statue, Harley Chambers and the Canterbury Club - all survivors of the Canterbury earthquakes. The building has a degree of consistency with the Harley Chambers in terms of its materials and detailing. It shares a similar scale with its neighbouring building to the south (former General Accident Building). The former Public Trust building is also associated with the historic precinct values of the wider setting of the central business district and its remaining heritage buildings.

The building is located on a prominent site. It overlooks a portion of the riverbank reserve, between the Hereford Street and Worcester Street bridges, that is important to Christchurch's identity. Its distinctiveness from its neighbouring buildings and vacant sites in terms of its age and style, as well as its status as one of a small number of surviving heritage buildings in the central city contribute to its landmark qualities.

The setting consists of the immediate land parcel. The former Public Trust Office building occupies most of its site but a small right-of-way to the north of the building is included as part of the setting. This area provided vehicle access to the rear of the building. It was later incorporated into the development of the restaurant and bar areas however recent

strengthening works have restored the right-of-way. Iron gates feature at the entrance of this right of way.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The former Public Trust Office building and its setting have archaeological significance because the property has the potential to provide evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900. Although the Public Trust Office building was not built until the 1920s, the 1862 Fooks map and 1877 Lambert map both show structures on this site.

ASSESSMENT STATEMENT

The former Public Trust Office building, its setting and noted interior fabric have high overall significance to Christchurch, including Banks Peninsula, for its long association with the Public Trust and as a surviving inner-city historic commercial building.
The building has historical and social significance as a reflection of the large-scale building programme undertaken by the Public Trust as it expanded its operations in the 1910s and 1920s. The former Public Trust Office building has cultural significance for its association with the work of the Public Trust in Canterbury. The building's high architectural significance arises from its Neoclassical design by leading inter-war architect Cecil Wood. It is considered one of his best commercial works. It has high technological and craftsmanship significance for its use of materials, detailing and reinforced concrete construction, and association with noted local building company P Graham and Son and leading Canterbury sculptor Frederick Gurnsey. The former Public Trust Office building and its setting has high contextual significance as a prominent landmark fronting the Avon River and as part of a group of listed places in the immediate vicinity (including the former Council Municipal Chambers, Worcester Street bridge, Mill Island and the Scott statue) and wider setting of the central business district. The building and its setting have archaeological significance because the property has the potential to provide evidence relating to past building construction methods and materials, and human activity on the site, including that which occurred prior to 1900.

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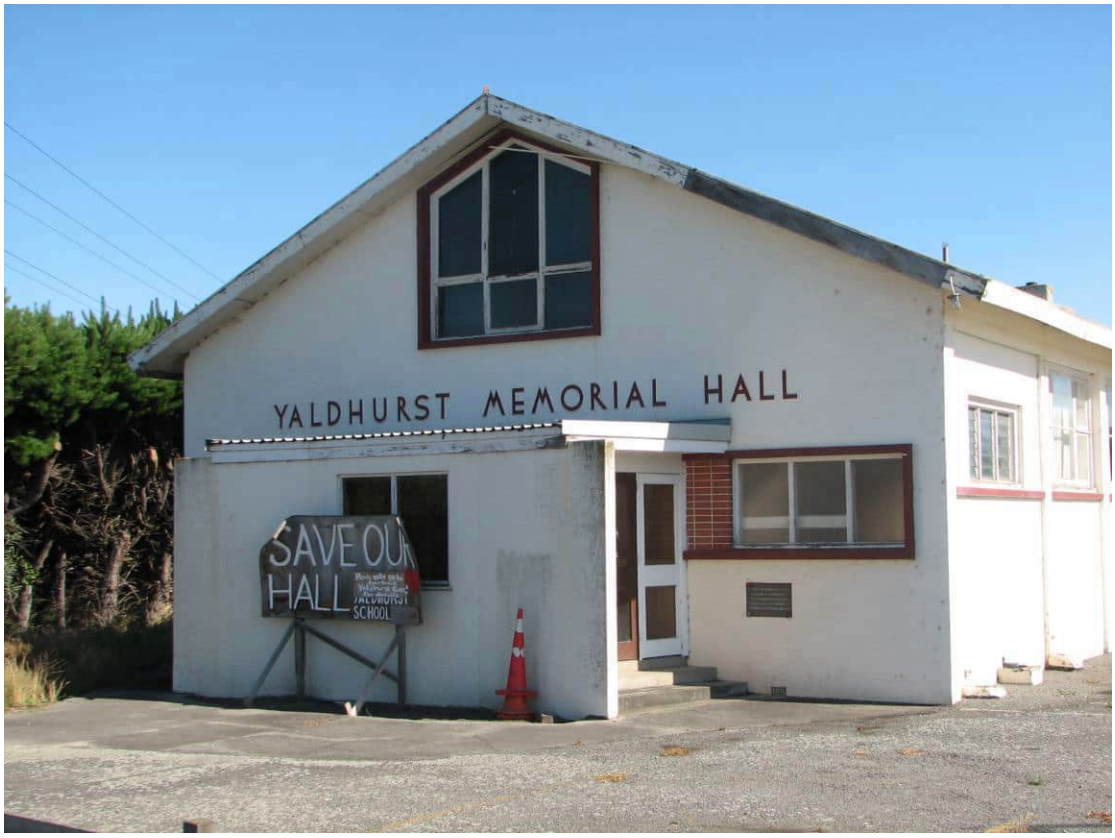
REPORT DATED: 24 SEPTEMBER 2021

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE ITEM
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1429

YALDHURST MEMORIAL HALL AND SETTING - 524 POUND ROAD, YALDHURST



PHOTOGRAPH: G. WRIGHT 29/01/2019

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The Yaldhurst Memorial Hall has historical and social significance due to the role it has played in the social life of the local Yaldhurst community, as the local war memorial hall which contains the rolls of honour for those from the area who served in WWI and WWII, and as a product of the government's World War Two 'living memorial' subsidy scheme. It was built as a facility during the mid-twentieth century when community activity characteristically revolved around the local hall and involved a coordinated effort from the Yaldhurst community over an extended period.

In the period after WWII, the government decided New Zealand already had enough symbolic war memorials, and new commemorative efforts would be better channelled into so-called 'living memorials'; community facilities whose use and enjoyment would be an active tribute to the values of the 'Fallen'. A pound for pound subsidy scheme to match community-raised donations was introduced in late 1946 and was immediately popular. Over a period of about a decade and a half, 320 memorial facilities across the country were approved for subsidy. Nominally the definition of facilities was wide, but the government was enthusiastic about the multi-use possibilities of the 'community centre' and encouraged these, largely, to

the exclusion of other proposals. Consequently, of the 320 approved facilities, some 280 were war memorial community centres. The majority of these halls were located in rural communities, which welcomed the opportunity to build (or in some cases rebuild) a modern community gathering place. The average rural subsidy was £3,500. Altogether, the government invested £1.6 million in the scheme.[1] Within the boundary of today's Christchurch District, five community centre projects (Somerfield, North New Brighton, Mt Pleasant, Diamond Harbour, Yaldhurst) and one sports pavilion (Rawhiti Domain), received war memorial subsidies during the 1950s. Two of these (Diamond Harbour and Yaldhurst) were rural facilities; the remainder were urban.

The Yaldhurst Soldiers' Memorial Committee was formed at a meeting on 27 February 1946 with the object of building a war memorial hall. The Yaldhurst proposal remained wholly independent of the scheme until mid-1948 when the committee investigated the possibility of receiving a subsidy.

The subsidy scheme had a number of conditions that had to be met in order for a hall proposal to be eligible. Application had to be received by the Department of Internal Affairs by 16 November 1950, the hall had to be the district's official war memorial, the local authority had to be willing to take ownership of the facility on completion, and funds to be subsidized had to be lodged with the local authority by June 1953. Between 1946 and the date of Yaldhurst's subsidy application in the latter part of 1948, considerable fundraising had already taken place – such that the committee had £1,747 in their account in May 1949. In September 1950 their projected facility was, however, loosely costed at somewhere between £6,600 and £10,000. To gain maximum benefit from the scheme, the Yaldhurst community needed to raise up to £3,000 in little more than four years. Fundraising initiatives by the Yaldhurst Hall Committee over this period included raffles, dances, a gymkhana, potato growing, and an annual ploughing match. The land for the hall was donated by the Kyle family. In total Yaldhurst residents raised some £6,000 towards the cost of their new hall.

In February 1954 a contract was signed with construction firm Hewlett and Croft for £9,636 /10/11; later revised up to £10,056/10/11. As Yaldhurst had raised such a substantial amount, government was not only able to meet half of this cost, but also half the cost of fitting out and furnishing the building as well. This included a war memorial plaque, trestle tables, chairs, a piano, crockery and stage curtains. Many of these items remain in the hall today. In 1955 an additional subsidy was provided for heaters and a block fence.

The Yaldhurst War Memorial Hall was officially opened on Saturday, 4 December 1954 by local MP (and Minister of Railways) J. K. McAlpine before a crowd of 320. The formalities were followed in the evening by a ball attended by 500. The total cost of the completed facility was just under £12,000. This sum does not however account for the considerable amount of voluntary labour contributed during the nine years it took to complete the project. Due to its fundraising efforts, Yaldhurst's £6000 government subsidy was a third greater than that offered to any of the other five successful Christchurch applicants.

During the mid-twentieth century the Yaldhurst Hall provided the venue for meetings of local clubs and societies including the Yaldhurst Women's Division of Federated Farmers (YWDFF) and Young Farmers, a table tennis club and indoor bowls. It also played host to a wide range of social functions including weddings, 21sts and district farewells. The regular Saturday night dance 'down the hall' was the social highlight of the week in many rural communities, and dancing played a big part in the early history of Yaldhurst Hall. Soon after it was completed, a social committee was formed to stage a regular fortnightly dance. This proved very successful initially, but with the advent of rock & roll in the early 1960s, public tastes changed and patronage declined. In 1962 the committee contracted a 'more modern' band, *The Silhouettes* to organise regular dances on their behalf. These dances came to an end in 1968. Occasional dances were also organised by local organisations; in 1958 these included

[1] J. Phillips. *To the Memory: New Zealand's War Memorials* Nelson: Potton and Burton, 2016. pp 169-192.
J. Phillips. 'Memorials and Monuments: memorials to the Centennial and the Second World War' *Te Ara* accessed 5 February 2020 https://teara.govt.nz/en/memorials-and-monuments

the Yaldhurst and Gilberthorpe School Committees, the tennis and swimming clubs, Yaldhurst Federated Farmers and YWDFF. Live music was not always a feature however, and a disc jockey console from this era remains in the hall's store room.

From the late 1960s, factors such as rural depopulation, better transport links and the advent of television led to a decline in traditional modes of communal interaction and a corresponding decrease in local hall use across New Zealand. The end of regular dances in the late 1960s signalled this change for the Yaldhurst Hall, however although the Hall was subject to these social trends, it did remain in fairly consistent use until 2011. The hall therefore remains an evocative time capsule of its post-war heyday. From the 1970s the meetings of the hall committee became more intermittent, and there was apparent difficulty in recruiting community members to put time and effort into hall administration. As a consequence, from the 1990s there were increasing calls for the city council to provide a greater degree of administrative support. The Yaldhurst War Memorial Hall Committee continued however until the hall was closed by the Canterbury Earthquake Sequence of 2010-2011. The hall remains closed today pending decisions on its future. A local residents' group have been campaigning for its retention and reinstatement as a community facility.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The Yaldhurst Memorial Hall has high cultural and spiritual significance as the district's WWI and WWII memorial, and as a 'community centre' built under a government war memorial scheme that encouraged this particular form of social initiative.

The Yaldhurst Memorial Hall's commemorative purpose is proclaimed by the name in raised letters across the front of the building, by a foundation stone with a memorial dedication, and by two marble 'rolls of honour' flanking the stage – one for each of the world wars. The WWI roll was transferred from the local school; the new WWII roll was designed to match it. When the hall was officially opened by J. K. McAlpine on 4 December 1954, he appealed *… to those whose responsibility it is to maintain this structure and those who make use of it to respect at all times the significance for which it stands. It represents the supreme sacrifice by the few for the many, so that those who follow may enjoy the fruits of that sacrifice in what we hope will be many decades of peace.*[2] The hall and its two rolls of honour were then dedicated by Rev. H. G. Norris, former chaplain to the 25th Battalion.

The hall demonstrates a distinctive characteristic of a way of life in mid-twentieth century New Zealand when local halls played an important role in their communities. The importance of the hall to the Yaldhurst community in the mid-twentieth century is evidenced by the extent of community effort that went into fund raising for the hall, and the range of social and community functions it subsequently fulfilled. A campaign to save the hall by the local residents group is evidence that the building is still considered to have significance to this community.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The Yaldhurst Memorial Hall is architecturally and aesthetically significant as an example of the community centres built under the government's WWII memorial subsidy scheme. It substantially retains its 1950s form and fabric.

One of the conditions of the war memorial subsidy scheme was that hall plans had to be approved in advance by the Internal Affairs Department. Memorial halls came in a wide variety of designs traversing most of the early twentieth century's architectural styles, from

[2] *Press* 6 December 1954

humble vernacular timber or corrugated iron buildings to local variants of Art Deco, Moderne and Modernism. What they did have in common was the basic formula - a hall, a supper room and a kitchen.

The Yaldhurst Hall Committee began their design deliberations in 1949 by inspecting the new RSA halls in Rangiora, Southbridge and Papanui to inform their planning. An initial concept from architect R. A. Heaney was approved by Internal Affairs in 1951. Heaney was later replaced with L. G. Childs in 1952. After a long delay, Child's design was approved by the government in November 1953. Tenders were called immediately. Successful tenderer Hewlett and Croft worked quickly, and the completed Yaldhurst War Memorial Hall was handed over on 31 August 1954.

The new Yaldhurst Hall was a large building for what was then a small, primarily rural community. Designed in a functional modernist style and built in reinforced concrete and concrete block, the exterior is largely utilitarian. A fuel store was added to the rear in 1957 and a new entrance foyer on the frontage in 1959.[3] These later projects do not appear to have received a memorial subsidy. The interior consists of a pinex-lined 18 m main hall with a polished rimu floor, a supper room, a committee room, a large, fitted kitchen with a stainless steel bench and twin hatches (with a raked hood) through which tea would have been dispensed, and a projection booth (although there is no evidence that this was ever fitted out and utilised). 'Gentlemen' and 'Ladies' toilets flank the entry; these are marked with both painted and back-lit glass signs so the facilities could be located when lights were dimmed. The compact varnished ply-lined foyer contains a small ticket office whose multiple compartments suggest that it once also sold cigarettes or sweets. The interior layout and spaces, structure and linings, fixtures, hardware, materials and finishes are notably intact and are evocative of their era. The whole interior is therefore considered to be part of the heritage item. The building was damaged in the Canterbury Earthquake sequence of 2010-2011. Assessed as earthquake-prone, it is currently closed pending decisions on its future.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The Yaldhurst Memorial Hall has technological and craftsmanship significance as a well-appointed public hall of the post-war years, built in materials that were of a high quality, and innovative for the time. The level of community and government funding available for the Yaldhurst Hall ensured that the hall was a particularly well-constructed building for its time. The technology and materials employed (a reinforced concrete frame with concrete block panels) support this interpretation. Large scale commercial concrete block production in New Zealand began in Christchurch in the early 1950s, and although reinforced block construction rapidly became popular, the choice of block for the Yaldhurst Hall in 1953 was still relatively novel.[4] None of the other war memorial facilities built under the government's subsidy programme in Christchurch utilized this form of construction. Elements of the interior fit-out also have craftsmanship significance, including the notably large and original fitted kitchen with its hooded serving hatches and stainless steel benches and the polished rimu floor in the main hall.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

[3] Yaldhurst Soldiers' Memorial Hall Committee (later Yaldhurst War Memorial Hall Committee) files 1946-2003.

[4] N. Isaacs *Making the New Zealand House 1792-1982* Phd. thesis, Victoria University 2015, p155.

The Yaldhurst Memorial Hall has contextual significance in relation to its site and setting. The hall is located on a large site at the southeast corner of the busy intersection of Yaldhurst and Pound Roads. It is set back from the corner but surrounded on the west and north sides by open metalled carpark, making it a highly visible landmark. When the hall was opened in 1954, its environs were wholly rural. Despite the volume of traffic now passing, and the proximity of the urban area of the city, the hall still has paddocks and shelter belts on its eastern and southern boundaries, and so retains something of this rural aspect. The scheduled setting consists of the immediate land parcel.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The Yaldhurst Memorial Hall and setting are of archaeological value because they have the potential to provide archaeological evidence relating to past human activity on the site including that which occurred prior to 1900. Prior to the hall's construction in 1953-54, the site was agricultural land.

ASSESSMENT STATEMENT

The Yaldhurst Memorial Hall and setting, including the whole interior, are of overall significance to the Christchurch district including Banks Peninsula.

The Yaldhurst Memorial Hall has historical and social significance due to the role it has played in the social life of the local Yaldhurst community and as the local war memorial hall which contains the rolls of honour for those from the area who served in WWI and WWII and as a product of the government's World War Two 'living memorial' subsidy scheme. The hall is of high cultural and spiritual significance as the Yaldhurst community's dedicated war memorial to both world wars It demonstrates a distinctive characteristic of a way of life in mid-twentieth century New Zealand when local halls played an important role in their communities as evidenced by the extent of community effort that went into fundraising for and constructing the hall. The hall is of architectural and aesthetic significance as a modernist vernacular hall designed by L.G. Childs. The interior is notably intact and is therefore considered to be part of the heritage item. The Yaldhurst Memorial Hall has technological and craftsmanship significance as a well-appointed public hall of the post-war years, built in materials that were of a high quality, and innovative for the time. The hall has contextual significance in relation to what remains a primarily rural site and setting at the intersection of Pound and Yaldhurst Roads in the peri-urban township of Yaldhurst. The hall and setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past human activity on the site including that which occurred prior to 1900.

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The Press

REPORT DATED: 30/09/2021

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN –SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1433
DWELLING AND SETTING -
35 RATA STREET, RICCARTON

PHOTOGRAPH: GARETH WRIGHT, 19.3.2019

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

35 Rata Street has historical and social significance for its association with first owner Kate Passmore (nee Kincaid) and the Kincaid family of grocery retailers and for its long-standing association with prominent peace activists Kate Dewes and Robert Green, and the role it played in their national and international peace activism.

The house is located on land which once formed part of an area of bush known to Māori as Pūtarikamotu. The bush has been identified by Ngāi Tūāhuriri kaumātua as a kāinga nohoanga (settlement), kāinga mahinga kai (food-gathering place), and he pā tūturu where tuna (eels), kanakana (lamprey), and aruhe (bracken fernroot) were gathered.[1] The land was later part of the Deans' family property *Riccarton* which includes Riccarton Bush Pūtaringamotu, a remnant stand of the Kahikatea floodplain forest. Brothers William and John Deans located their farm – the first permanent European farm on (what would become) the Canterbury Plains – here in 1843. They later named the property *Riccarton* after their home parish in Scotland. After organised European settlement commenced, the lease was

[1] Pūtarikamotu, https://www.kahurumanu.co.nz/atlas

negotiated into a 400 acre freehold at Riccarton and an additional grazing property on the plains west of the city. Beginning in the 1880s, the Deans family began to sell off the Riccarton property. The area between Riccarton Bush and Riccarton Road comprising Kauri, Rata and Rimu Streets was subdivided in 1912.

In January 1923 a section in Rata Street was sold to Kate May Kincaid (1895-1965). Kate was the eldest daughter of prominent businessman Thomas Kincaid, proprietor of successful Colombo Street grocery retailer, Kincaid's. The Kincaid family were at the time living a short distance away at *Baron's Court* (now better known as *Antonio Hall)*. Kate married manufacturer James Thomas Passmore (?-1972) in 1924 and apparently played a role in the governance of her father's company; board meetings reputedly took place in her new home.[2] In 1935 the Passmores relocated to Nelson and 35 Rata Street was eventually sold in 1941 to company manager Arthur Joseph O'Brien.[3]

Arthur O'Brien (1902-1945) was the managing director of M. O'Brien & Co, the large Dundas Street-based footwear manufacturer founded by his grandfather Michael in the nineteenth century. On his premature death in 1945 at the age of only 43, Arthur's wife of eight years Beatrice Gertrude (Gertrude) was left with four young children. 35 Rata Street remained the O'Brien family home until 1969.[4]

In 1971 the property was sold to Kenneth Stuart Adam and his wife Gale. Adam was a practising psychiatrist and a clinical psychology lecturer at the University of Canterbury for a decade before returning to Canada around 1980. During his time at Rata Street, one of the front rooms was used as a consulting room. After the Adams' sold the property in 1979, it passed through several hands in quick succession before being purchased by Catherine Frances Boanas (Kate Dewes) and her then husband John Boanas in 1983.

Dr Kate Dewes has been a leading figure in the peace and disarmament movement both nationally and internationally since the early 1980s. Coalescing around anti-nuclear issues from the 1960s, peace and disarmament has been an important key socio-political progressive movements of the last sixty years. For much of this time, Christchurch has been at the centre of the movement in New Zealand. The NZ Campaign for Nuclear Disarmament (lead by Elsie Locke, amongst others) began here in 1960, and retired local magistrate Harold Evans initiated the World Court Project in 1986.

Dewes' Rata Street home has been a locus of peace activism in the city, serving as both office and well-utilised meeting space. In this capacity many peace and anti-nuclear groups have convened here, and many important individuals have visited – including Prime Ministers David Lange and Helen Clark, and World Court Vice President Judge Weeramantry. In the late 1970s Dewes became involved with the Peace Foundation, a group founded in New Zealand in 1975 to promote the values of peace through practical measures such as education. Between 1980 and 1998 she coordinated the Foundation's South Island office from her home. During this period, Dewes facilitated the establishment of Peace Studies at the University of Canterbury, which she subsequently taught for 20 years. She also played key roles in bringing about New Zealand's ground-breaking 1987 nuclear-free legislation and, with future husband Robert Green, in the 'World Court Project', a citizen-lead legal challenge to nuclear deterrence that led to the historic judgement by the World Court of Justice in 1996 that nuclear weapons are illegal under international law.

In 1998 Dewes and Green established the Disarmament and Security Centre at 35 Rata Street, a specialist centre for the Peace Foundation focussing on disarmament and security issues; this became a separate entity in 2004 and they remain co-directors. During the last two decades, Dewes has served as the New Zealand expert on the United Nations Study on Disarmament and Non-proliferation Education (2000-2002) and as an appointment by UN Secretary General Ban to his Advisory Board on Disarmament Matters (2007-2013). In 2001

[2] Pers. Comm. G. Wright, C. Dewes 19 March 2020.
[3] *Press* 9 February 1935 p28; 7 June 1937; 14 December 1938 p1.
[4] *Press* 29 March 1945.

she was created an Officer of the New Zealand Order of Merit for services to the peace movement.

Commander Robert Green RN (retired) served twenty years (1962-1982) with the British Royal Navy, principally as a bombardier navigator. On promotion to Commander in 1978 he worked for the UK Ministry of Defence and then as Staff Officer (Intelligence) to the Commander in Chief Fleet during the 1982 Falklands conflict. The high-profile 1984 murder of an activist aunt and the unstable geo-political situation of the late 1980s prompted his active involvement in opposition to nuclear power generation and nuclear weapons. In 1991 Green became chair of the UK branch of the World Court Project. After marriage to Dewes in 1997 he emigrated to NZ. He has written extensively on security and disarmament issues.[5]

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

35 Rata Street has cultural significance as an inter-war dwelling in Riccarton, reflecting the tastes and way of life of first owners James and Kate Passmore. The dual entrances and interconnecting open-plan nature of the interior layout of the principal rooms evidence this public facing aspect of the dwelling. The cultural significance of the dwelling is further enhanced due to its association with the peace movement in the city. Christchurch has been at the centre of the peace movement in New Zealand since the second half of the 20th century, with the city being declared New Zealand's first peace city in 2002. As the home and workplace of leading peace and disarmament campaigners Kate Dewes and Robert Green, 35 Rata Street has been a centre of peace activism in the city for nearly forty years.[6] The house, with its generous principal rooms, played an integral role as a base for their activities, both as an office and a meeting space, reflecting a distinctive way of life that integrated activism with domestic life. The wider area has cultural significance as part of Pūtarikamotu, an area that has played an integral role in the way of life of tangata whenua.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

35 Rata Street has architectural and aesthetic significance as a good example of a larger well-crafted Arts and Crafts-style dwelling of the interwar period. The Rata Street section was purchased by Kate Kincaid (later Passmore) in 1923, and it is believed the house was completed the following year. The architect [or designer] has not been confirmed however the house does exhibit features synonymous with leading Christchurch domestic architects of the period, the England Brothers, including extensive use of timber shingles, a slate roof, rectilinear leaded feature windows and toplights with rippled clear glass, and porches and projecting eaves with substantial corbels. England Brothers advertised a tender in Rata Street in late 1923 which lends support to the case for their involvement.[7] The dwelling is a large one-and-a-half storey weatherboard Arts and Crafts-style bungalow. Its high gabled slate roof sits side-on to Rata Street, with two secondary gables facing north. Both main and secondary gables are shingled. Unusually the dwelling's window joinery is a mix of timber and steel casements. Steel windows have not been widely employed in domestic design in Christchurch, and this is an early example of their use.

The reception rooms, halls, passage and bedrooms have form, finishes and fittings commonly seen in bungalows of this period. Typical elements include beamed ceilings, panelling, built-in furniture and distinctive door and window hardware. The principal rooms have an open-plan flexible layout that suggests the house was designed for entertaining and/or business

[5] Pers. Comm. G. Wright, K. Dewes 19 March 2020; http://www.disarmsecure.org/about-us; https://en.wikipedia.org/wiki/Kate_Dewes
[6] https://ccc.govt.nz/the-council/civic-and-international-relations/christchurch-peace-city
[7] *Press* 11 September 1923 p15.

use. There are two main entries, with the street-facing front door augmented by a significant side entry from the drive. A third unusual exterior door, possibly an addition, on the east elevation opens from a set of exterior steps directly onto the stair landing. The panelled stair to the two small first floor bedrooms is concealed behind a domestic-scaled door identical to others in the passage.

In 2000 alterations and additions were made to the first floor to make it a self-contained living space. Two additional dormers were added to the rear of the main gable. In the 2010-2011 Canterbury Earthquake sequence, all four large chimneys sustained significant damage and were subsequently removed in their entirety. As a consequence, just one of the original tiled fireplaces remains in-situ; this has a log burner insert. Earthquake repairs have been undertaken, but further remedial repairs are programmed. These are to include the potential replacement of the principal steel windows. In the decade since the earthquakes, the kitchen-living room area at the rear of the dwelling has been significantly altered, and a conservatory added. These spaces retain relatively little heritage fabric or value.

Although alterations have been made over time, the whole interior is considered to be part of the heritage item, including the layout and spaces, structure and linings, fixtures, hardware, materials and finishes because of the large extent of heritage fabric that remains throughout. The interior features beamed ceilings, timber panelling, timber door brackets, built-in furniture, doors, fittings, joinery, fire surrounds and mantlepieces, stair and timber balustrade, and distinctive door and window hardware. The interior reflects the way of life of the original and subsequent owners - in particular the open plan flexible main spaces, sliding doors and different entrances evidence the use of the building as a dwelling and meeting place.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

35 Rata Street has technological and craftsmanship significance due to aspects of its construction and the quality of the design and materials. It is an early example in Christchurch of the employment of steel windows in a domestic context. The craftsmanship and quality of the materials employed, whilst not untypical of the period, are notable due to the level of detailing particularly in the metal and timber work. Evidence of the detailing is to be seen, for instance, in the metal hardware such as the door handles and window latches and in the quality and design of the built in timber furniture, doors and timber detailing. The steel joinery, slate roof and extensive interior woodwork indicate that this was of good quality construction for the period.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

35 Rata Street has contextual significance on its site and in its setting - which are contiguous – and also within its immediate suburban environment, which contains a number of dwellings contemporary with this address. The suburban section is located on the south side of Rata Street, between Riccarton Bush and the busy thoroughfare of Riccarton Road. The house is located towards the front of the section - with an established ornamental front garden, which includes mature trees, and a larger area containing vegetable plots at the rear – and is located close on the eastern boundary to allow a driveway to pass to the west. The rear portion of a double garage appears to be contemporary with the house. Although there is now a mixture of new and earlier houses in Rata Street it has largely retained the scale of the early street. Those dwellings contemporary with 35 Rata Street retain similarities in terms of type, form, materials and style, set against the backdrop of Riccarton Bush Pūtaringamotu.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

35 Rata Street and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past human activity on the site including that which occurred prior to 1900. As part of Pūtarikamotu an area recorded by Ngāi Tūāhuriri kaumātua as a forested area rich in bird life which was a kāinga nohoanga (settlement), kāinga mahinga kai (food-gathering place), and he pā tūturu where tuna (eels), kanakana (lamprey), and aruhe (bracken fernroot) were gathered, this area has archaeological significance.[8] Between the early 1840s and 1912 the site was part of the Deans' family's *Riccarton* farm and estate. The development of the site for housing in the early 20th century would have impacted the potential for archaeological evidence to remain.

ASSESSMENT STATEMENT

35 Rata Street, its setting and the whole interior are of overall significance to the Christchurch district, including Banks Peninsula. The dwelling has historical and social significance for its association with Kate Passmore and the Kincaid family of grocery retailers, and for its long-standing association with prominent peace activists Kate Dewes and Robert Green and the role the dwelling played in their national and international peace activism. The dwelling has cultural significance reflecting the tastes and way of life of its first owners, with the dual entrances and interconnecting open-plan nature of the interior evidencing the public facing aspect of the dwelling. The cultural significance is further enhanced due to its association with the peace movement in the city, a movement for which the city is recognised for its long standing contribution. The dwelling has architectural and aesthetic significance as an example of a larger Arts and Crafts-style bungalow of the interwar period, and for the quality of its interior form and fabric. The dwelling has technological and craftsmanship significance as an early example in Christchurch of the employment of steel windows in a domestic context and for the quality of its construction and fit-out, particularly the metal and timber work which is representative of the standards of the period. The dwelling has contextual significance in relation to its site and suburban setting in proximity to Riccarton Bush. The dwelling and setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past human activity on the site including that which occurred prior to 1900.

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REPORT DATED: 30/9/2021

[8] Pūtarikamotu, https://www.kahurumanu.co.nz/atlas

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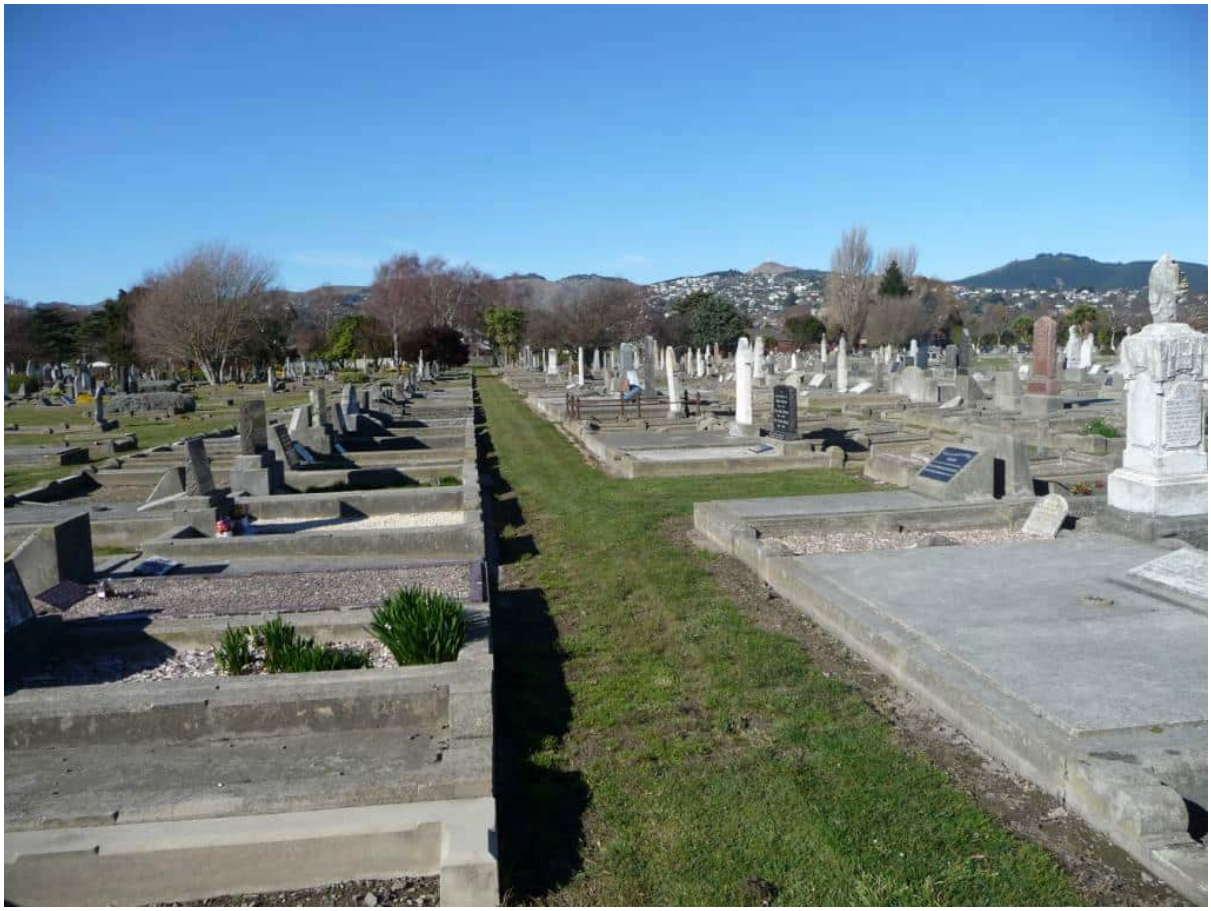
CHRISTCHURCH DISTRICT PLAN –SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1443
SYDENHAM CEMETERY -
34 ROKER STREET, CHRISTCHURCH



PHOTOGRAPH: CHRISTCHURCH CITY COUNCIL 22/01/2014

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Sydenham Cemetery is of high historical and social significance as Christchurch's second municipal cemetery, and one which has been in continual use since its establishment in 1896 to the present day. Its burials represent a cross section of cultures, religious beliefs, and social classes within Christchurch society over a period of more than a hundred years.

By the late 1880's, the Addington and Barbadoes Street cemeteries, which had historically served the southern side of Christchurch, were at capacity, and the Sydenham Borough Council determined to open a new public cemetery to cater for the nearby suburbs. While the Sydenham Borough treasurer originally announced that £2000 (accrued from interest on unspent loan money) was available for the creation of a cemetery, a group of Sydenham ratepayers opposed the use of these funds for cemetery purposes, arguing that demand for a cemetery was not strong enough to prioritise spending over other projects such as water channelling. Progress on the creation of a Sydenham cemetery was delayed after objecting petitions with more than 700 signatures presented to the Sydenham Borough Council. In the meantime, Sydenham residents were buried in Linwood Cemetery, which had opened

to the east of the city in 1885. By the time the council was able to proceed with the Sydenham cemetery, the original funds had been spent and finance for the project had to be drawn from ratepayers and a loan.

In February 1896 the Council purchased 15 acres of land from landbrokers Harman and Stevens and began preparing it for cemetery use. In April 1896 the Council advertised for a sexton, and in May it resolved to name the new cemetery Sydenham Public Cemetery. The cemetery was ready for use by the end of 1896, and in November/December a circular was sent to the heads of the religious denominations likely to use the cemetery informing them that portions of the ground had been set apart for the exclusive use of various denominations. The Church of England portion was consecrated by the Bishop of Christchurch in 1897, followed by the other denominations as the cemetery filled. A mortuary chapel was constructed in the centre of the cemetery in 1906, but it fell into disrepair in the second half of the twentieth century and was demolished in 1980. A sexton's house had been built to the right of the entrance by 1901, but this was demolished in 2000 to make room for an ashes plot. A 1908 shelter that was originally located to the left of the driveway at the entrance was relocated to the site of the sexton's cottage at this time.

Deaths resulting from the 1918 flu pandemic caused an influx of burials at Sydenham. At the height of the pandemic, it was reported that coffins were stacked three and four deep under the trees lining the entrance to the cemetery. The sexton stated that he had been continuously working for sixteen hours a day burying bodies and was unable to keep up with the load without assistance.[1]

Sunnyside Lunatic Asylum (later known as Sunnyside Hospital, and currently as Hillmorton Hospital), which had opened in 1863, had patients die within their care, from conditions such as epilepsy, tuberculosis, or dementia. After the opening of the cemetery in 1896, many of these patients were interred in Sydenham; a majority were buried in sections of the cemetery marked as 'free' on the cemetery plan, in graves that are often unmarked. These 'free' areas, including a large grassy area in the eastern section of the cemetery, contain fewer grave markers than areas in which a plot needed to be purchased. Patients from Sunnyside were commonly buried in Sydenham Cemetery until the 1980's, with the total number of such burials estimated to be in the hundreds, considering 135 burials were recorded in a sample set of seven years prior to 1916.[2]

Sydenham Public Cemetery is the resting place of citizens from all social strata of Christchurch. Some notable figures of the late 19th, 20th, and 21st centuries buried in Sydenham include Luke Adams, who established a successful pottery works in Sydenham in 1881; Charles Allison, who was Sydenham's Town Clerk and Surveyor from 1879-1903 and later Mayor of Christchurch (1908-10); Frank Hitchings, an astronomer and builder of the 'Blackheath' block of terrace houses on the corner of Wordsworth and Durham Streets; Ishwar Ganda, city councillor and well-known member of Christchurch's Gujarati community; Kate Marsh, Ngaio Marsh's mother; Rose/Rosa Juriss, and Kate Baldwin, headmistress of the girls' department of Gloucester Street (now Christchurch East) School, a position she held from 1898. Further research is required to identify further women of note who are buried in the cemetery.

The cemetery has historical associations with the Indian community of Christchurch. Several of the workers who came from India to Christchurch in the employ of John Cracroft Wilson of Cashmere, as well as their descendants, are buried in the cemetery. Many members of the Christchurch Gujarati community have been buried in the cemetery since the 1930's, with the tradition possibly established due to the proximity of the cemetery to the suburbs where many Indians lived, such as Waltham, Central City, and Phillipstown (Pers. comms, Ashok Ganda, September 2021).

The cemetery has a long continued history of use and was still open in 2021.

[1] "The Burial Problem," Lyttelton Times, vol. CXVII, issue 17954, 22 November 1918, page 5. https://paperspast.natlib.govt.nz/newspapers/LT19181122.2.48

[2] Sunnyside death & discharge registers, 1896, 1897, 1900, 1903, 1906, 1909, 1912. Note –registers post 1916 had restricted access. Archives New Zealand.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Sydenham Public Cemetery has high cultural and spiritual significance as a place reflecting community attitudes toward death and remembrance, and as a formally designated resting place for many of the community's dead. Many of the graves and memorials are still active sites of tribute used by the family members and descendants of those buried there, situated within a setting of respect and contemplation.

The cemetery reflects a range of belief systems associated with life and death. The division of the cemetery into plots according to Christian religious denomination reflects both the religious persuasions of the population of southern Christchurch in the late 19th and early 20th centuries, and the importance placed on burial within a properly designated space of co-religionists, separate from those of other persuasions. The southernmost rows, which tended to be filled later in the 20th century, are no longer marked on the cemetery plan as being separated by religion, perhaps reflecting changing attitudes towards the importance of such a distinction. Non-Christian graves, including Muslim and Hindu, are also present within the cemetery, reflecting the religious diversity present within a nominally Christian community.

The historic presence of a mortuary chapel in the cemetery demonstrated the historical importance of Christian worship associated with cemeteries, its fall into disrepair, demolition, and subsequent lack of replacement reflects changing attitudes towards such practices. The demolition of the sexton's house to make room for a dedicated ashes plots in the early 21st century shows both changing expectations towards cemetery upkeep, and a growing acceptance and use of cremation as an alternative to burial.

Many of the grave markers are rich in symbolism and meaning, displaying motifs signifying attitudes to both life and death. Some repeated motifs include holding hands signifying a farewell, broken columns signifying mortality, draped urns signifying the veil between life and death, and overtly religious iconography such as the cross of Jesus. The square and compass, representing membership of the Freemasons, is present on some graves. The graves of those who served in the Armed Forces are often marked with service symbols.

The significant variety in size and embellishment of graves and the presence of many graves without extant markers show the social realities of class and wealth disparity in late 19th and early 20th century society. Many areas within the cemetery were set aside for 'Free' burial, marking a separation between those who could afford to pay for a burial plot and those who could not. These areas also contain a disproportionate number of unmarked graves, suggesting that those who could not afford a plot were also unlikely to afford a stone grave marker. Most Sunnyside patients buried in the early decades of the cemetery's operation are within these areas.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Sydenham Public Cemetery has architectural and aesthetic significance for both the design of its layout which reflects Victorian cemetery design and the variety of visual elements present in the grave markers.

The layout of the cemetery is comparable to Christchurch's Addington Cemetery. The trees and smaller plants in the cemetery combine with the headstones, paths and grassed areas to a variety of form, scale, design, colour, texture and material of the landscape. The cemetery evokes a strong sense of age and history in the patina of its older monuments. The aesthetic significance of the cemetery is particularly enhanced by the graves that employ symbolic motifs.

The cemetery reflects Victorian cemetery design by the way it is characterised by a formal grid layout with closely spaced rows of graves. It is also characterised by large open grassed areas in which are

unmarked grave plots, perimeter tree planting, and informal tree planting within the burial area. Given the premium placed on land within a growing city, the orderly grid layout reflects a desire to use space efficiently as well as Victorian cemetery design.

The cemetery is rectangular in shape, with a small additional area of graves extending at the south-western corner. A metalled pathway leads from the entrance through the centre of the cemetery to a roughly oval shaped area which was the location of the mortuary chapel, and then on through to Somerfield Park. The central path through the cemetery to the park has long been a prominent feature and is evident on aerials photographs from the 1940s. A secondary metalled pathway leads from the entrance in a squared loop around the western side of the cemetery. A pathway extends northeast from the entrance along the northern border of the cemetery, and a grassy pathway also extends northeast from the central oval area.

The entrance to the cemetery was originally approached along a tree-lined driveway off Milton Street, however this was replaced when Simeon Street was extended south to meet the entrance. The entrance features decorative iron gates, ironwork and masonry pillars.

A small weatherboard public shelter with a hipped roof, closed in on three sides was erected to the left of the entranceway in 1908. After the demolition of the sexton's house in 2000, this was moved to the right of the entranceway, in front of the newly designated ash plots. At this time it was reoriented and one side was removed. The ashes plot contains an area in which plots are laid out in a 'swirl' design, in which four arms branch out in a radial pattern.

Boundary trees have been a landscape feature since at least the 1940s. A line of mature trees along the southern edge of the cemetery serves both to separate the cemetery from neighbouring residences and Somerfield Park and provide a visual border when looking out across the cemetery. Trees also line the eastern and western borders of the cemetery. Some tree removal has occurred as residential development in the surrounding area has been undertaken.

Several mature trees, which appear to be self-seeded, have arisen amongst the graves from the 1960s. Some of these are causing damage to grave markers. Some plots contain deliberately planted shrubs, or flowers such as daffodils.

Sydenham Cemetery also has aesthetic significance its funerary art. The variety of grave marker designs represent changing tastes and trends in markers over the course of the cemetery's existence. Many of the graves are sculptural with design values. The large variety of designs increases the overall visual interest of the cemetery space and creates a notable contrast between older and more modern forms of grave marker. Several grassy areas are notable for containing fewer grave markers, including a particularly large area in the eastern part of the cemetery. These areas correspond with areas marked 'free' on the cemetery plans and contain the graves of many who could not afford a plot or a marker.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Sydenham Public Cemetery has technological and craftsmanship significance for the methods and materials used in the creation of its grave memorials. The technical accomplishment of Christchurch stonemasons is on display in the variety of stone grave markers. The methods and materials used in the creation of graves are representative of the periods in which they were erected, and often evidence past techniques which are no longer used, such as the use of wrought-iron grave surrounds.

Materials used in the construction of grave markers and surrounds include concrete, marble, and varieties of granite including red and black.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised

landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Sydenham Public Cemetery has contextual significance as a historical open space and community landmark within the suburb of Somerfield, and for its similarities with Addington Cemetery.

The setting of the cemetery consists of the immediate land parcel. Beyond the immediate setting, the adjacent reserve relates to the cemetery in terms of its passive recreation use, and there is a prominent pathway linking the reserve to the cemetery, which is evident from historical aerials photographs dating to the 1940s (Canterbury Maps). The open space of the cemetery provides views to the Port Hills.

As the cemetery does not directly border a road, its relatively narrow entranceway at the southern terminus of Simeon Street belies its large size, which is more apparent along its border with the northern edge of Somerfield Park. The size and scale of the cemetery provides a significant contrast to its residential surroundings and the site is well used as a walking and recreation space by the local community.

The cemetery also has contextual significance in relation to other historic cemeteries in Christchurch, particularly Addington Cemetery, which is of a similar design.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The cemetery and setting are of archaeological significance because they have potential to provide archaeological evidence relating to past human activity on the site prior to 1900. The first burials in the cemetery were performed in 1896. To the southeast is the Ōpāwaho (Heathcote) river, which was an important kāinga mahinga kai (food-gathering place) for local Māori, as well as a part of an interconnected network of ara tawhito (traditional travel routes).

ASSESSMENT STATEMENT

Sydenham Public Cemetery is of high overall significance to the Christchurch district, including Banks Peninsula.

The cemetery is of high historical and social significance as the second oldest municipal cemetery in the city, for its long history of continual use across cultures and social classes, and its historical connections to the 1918 flu pandemic, the Sunnyside Lunatic Asylum, and the Indian community of Christchurch. The cemetery is of high cultural and spiritual significance as an expression of beliefs surrounding death and commemoration from the late Victorian period to the present day. The cemetery is of architectural and aesthetic significance for its formal grid layout, variety of grave styles and visual motifs, and landscape design elements. The cemetery is of technological and craftsmanship significance for the methods and materials used in the construction of grave markers. Sydenham Public Cemetery has contextual significance as a historical open space and community landmark within the suburb of Somerfield, and for its similarities with Addington Cemetery. The cemetery is of archaeological significance due the presence of known human activity prior to 1900, including human burials from 1896 and Māori food-gathering at the nearby Ōpāwaho River.

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REPORT DATED: 5 NOVEMBER OCTOBER 2021

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CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1400

FRENCH CEMETERY - 7 RUE POMPALLIER, AKAROA

PHOTOGRAPH: CHRISTCHURCH CITY COUNCIL 2009

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The French Cemetery is of high historical and social significance as the first consecrated European cemetery in the South Island and for its connection with the Catholic and French settler history of Akaroa.

Following the arrival of the French settlers in Akaroa in 1840, land was allocated to the Catholic Mission for a church and cemetery. The Cimetière Catholique was consecrated by Bishop Pompallier in the first years of the town's settlement and as such was the first consecrated cemetery in the South Island. The French Cemetery, as it came to be known, was located on the elevated prospect of Lelievre's Hill (renamed L'Aube Hill), in close association with the priest's house and the settlement's first Catholic church (Chapel of St James and St Philip). It is unclear when the cemetery grounds were set-out or planted but the first burial is understood to have taken place in May 1842 and by August of 1843 it was described as having been 'constructed'. It is not known how many burials took place in the cemetery over the 40 years it was open for interments. A sketch of the cemetery dated to 1850 suggests up to 14 graves were located in two sections within the cemetery boundaries by that time, and 18 names are recorded on the monument plaque. Up to 50 people may have been interred and the last burial probably occurred in 1880. The cemetery is now closed.

From an early date, the cemetery was valued for its historical value and connection with the town's early French residents. Early descriptions of the cemetery landscape indicate that it was originally hedged with gorse, ornamented with willows, roses and Ranunculus, and pre-existing native vegetation, including totara. It also contained wooden crosses, chain fences and simply formed wooden headboards with short

epitaphs. The French settlers in Akaroa practised an ongoing ritual of cultivating willows (purportedly sourced from the grave of Napoléon on the island of St Helena) to stand as memorial trees in the cemetery, including one planted in 1939 associated with the Le Lievre family. A number of commemorative tree plantings have also occurred in the cemetery over time; including the royal coronations in 1911 (George V) and 1937 (George Vl), Arbor Day and Girl Guiding.

The cemetery was the first in Akaroa and therefore would have had both French and English burials until the Akaroa Anglican Cemetery and Akaroa Dissenters Cemetery were opened at the opposite end of the Akaroa settlement in the 1850s and 60s. Of those listed on the memorial some are women who died in childbirth including Madame Libeau, one of 12 married women who journeyed from France. She gave birth to her third child at sea, but died, aged 42, after giving birth to her ninth child. The original grave markers that survive memorialise two French sailors who died in Akaroa. Captain Le Lievre died of "vegetable colic" a mysterious ailment afflicting the French, now thought to be a form of poisoning because their casks of Normandy cider were bound with lead. Burials were not limited to Catholics; Mrs Watkins Senr, a Protestant, is recorded as having been buried there.

From as early as the 1870s, when a new Catholic cemetery was established adjacent to the Anglican Cemetery reserve, the French Cemetery was decommissioned. After this, the upkeep of the graves became an issue and by the turn of the century the cemetery had become neglected and inscriptions and makers were lost, moved or removed. This was an issue until the 1920s, when the Department of Internal Affairs took an interest and provided financial support, and the Akaroa Borough Council took over control of the cemetery from the Church (24 March 1921). In 1924 the Department provided financial support (ninety pounds) to the council for works to the cemetery and the erection of a memorial bearing the names of those known to be buried in the cemetery.

The works involved an intensive reworking of the cemetery. All existing plant fabric and remnant grave material was cleared from the grounds for a new landscape of concrete and carpet bedding. Bodies were exhumed and reburied in a central plot and two coffin inscription plates were salvaged and included as memorial fabric mounted on a central burial feature. A wall was erected around the burial ground and a central memorial with a plaque recorded the names of the interred. The grounds were laid out by the Council gardener in 1925/26 and trees were provided by the Department of Internal Affairs. The site was renamed the Old French Burial Ground. The unveiling ceremony formed a key part of the Akaroa Borough's fiftieth jubilee celebrations on 25 September 1926 with the Hon. J. G. Anderson, Minister of Marine, presiding. Descriptions of this new landscape were not all favourable: “the dear old cemetery had been raked bare and clean and tidy” wrote one critic. Pines were said to have been planted with military precision and the surrounding fence was a 'severe' iron railing. An annual grant of ten pounds per annum to the Akaroa Borough Council was instituted on 1 April 1928. The cemetery is owned by the Roman Catholic Diocese and the Ministry of Culture and Heritage look after the structures and pay the Council a grant towards maintenance.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The French Cemetery is of high cultural and spiritual significance because its burials encompass religious, spiritual, traditional, commemorative and cultural aspects and it is valued by the Christchurch and Banks Peninsula communities for all of these reasons.

The cemetery is associated with the French settlement of Akaroa, as well as with commemorative events relating to Catholicism in Akaroa and the South Island (e.g. Catholic centennial ceremony, 1940; 1990 restoration for sesquicentennial of Akaroa).

The esteem in which the place is held by the community is evidenced by its history of community interest in its maintenance and condition, and efforts to care for and restore it over time. The ongoing role of the Ministry of Cultural and Heritage in its care evidences a national level of esteem and commemorative value for the cemetery.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The French Cemetery has architectural and aesthetic significance for its layout, monument, plaques and plantings.

The layout of the original cemetery is no longer visible and there are no remaining headstones as they were removed in the 1926 clean-up of the cemetery.

The 1926 wall, railings, monument and plaques have a simplicity in their design which accords with a modern 1920s aesthetic. Construction is concrete for the low walls and monument with metal railings and black granite plaques. The concrete posts of the wall and the central monument are square with pyramidal tops.

Originally the cemetery provided good views down to the township and the waterfront, which is very different to the enclosed feeling the cemetery has today surrounded by established trees and dense shrub vegetation. This enclosed feeling contributes to the current aesthetic and sense of place of the cemetery.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The French Cemetery is of technological and craftsmanship significance for the materials and craftsmanship of its structures, which are representative of their period.

Sylvester and Co completed the work in 1926. One historic bronze plaque remains and is inserted in the wall (Edouard Le Lievre, May 1842). Granite plaques on the memorial and the wall are finely engraved.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The French Cemetery is of contextual significance for its relationship to the Akaroa township and the L'Aube Hill Reserve, and the background of mature trees which surround the memorial structures and create a feeling of enclosure. The reserve in which it is located provides a backdrop to Akaroa, and in particular Rue Lavaud.

The cemetery is located on the hill to the south east of St Patrick's Catholic Church

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The French Cemetery is of archaeological and scientific significance because it has potential to provide archaeological evidence relating to past human activity on the site including that which dates prior to 1900, and which relates to French and Catholic burial practices.

Akaroa harbour is of interest to Ōnuku Rūnanga as a mahinga kai and is the location of a Ngāti Māmoe urupa at 25 Rue Lavaud, Akaroa (St Patrick's Church).

ASSESSMENT STATEMENT

The French Cemetery is of high significance to the Christchurch District. The French Cemetery is of high historical and social significance as the first consecrated European cemetery in the South Island and for its connection with the Catholic and French settler history of Akaroa. The French Cemetery is of high cultural and spiritual significance for the high esteem in which it is held by the community and because of religious, spiritual, traditional, commemorative and cultural aspects its burials encompass. The French Cemetery has architectural and aesthetic significance for its layout, monument, plaques and plantings and is of technological and craftsmanship significance for the materials and craftsmanship of its structures, which are representative of their period. The French Cemetery is of contextual significance for its relationship to the Akaroa township and the L'Aube Hill Reserve; the background of mature trees which surround the memorial structures and create a feeling of enclosure. The French Cemetery is of archaeological and scientific significance because it has potential to provide archaeological evidence relating to past human activity on the site including that which dates prior to 1900, and which relates to French and Catholic burial practices.

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REPORT DATED: 27 September 2021

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

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CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1444

SOMERFIELD WAR MEMORIAL COMMUNITY CENTRE/ SOMERFIELD COMMUNITY CENTRE AND SETTING - 47 STUDHOLME STREET, CHRISTCHURCH

PHOTOGRAPH: A OHS, 12.2.2021

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The Somerfield Community Centre has historical and social significance as a community World War Two (WWII) memorial – supported by the '*Living Memorial'* subsidy scheme, and for its long term use as a community facility for a variety of activities.

By the early 1910s the south-eastern part of Spreydon district had established its own identity as the suburb of Somerfield. Somerfield had been a farm in the vicinity, which was subdivided in the mid 1890s. Studholme Street dates from 1906/7. Newspapers indicate the existence of an earlier Somerfield Hall (variously called the Beckenham Hall, the Somerfield Hall and the Somerfield Street Hall) on the corner of Colombo, Strickland and Somerfield Streets which was used for social events from 1913-1933. In 1933 the Somerfield Burgesses Association (SBA) was formed to promote the interests of the growing community. The following year it was instrumental in the purchase by the Christchurch City Council (CCC) of Somerfield Park in Studholme Street; the park opened in 1935.

A decade later the SBA undertook to provide their growing suburb with a much-needed hall complex. The Association purchased a section in Studholme Street adjacent to Somerfield Park in the 1940s, and agreement reached with the CCC that they would take over the facility upon completion. CCC also agreed to provide timber for construction. Plans were drafted by architect Clifford Wells. In July 1948 the plans were submitted to the Department of Internal

Affairs (DIA) with a request for a government subsidy under the Physical Welfare and Recreation Act (1937).

In late 1946 the government established pound for pound subsidy scheme to match community-raised donations for 'Living Memorials' - useful community facilities that also served as war memorials. The SBA were told that more money than that requested would be available if the Association designated their hall Somerfield's official District War Memorial, which they did in July 1949. The DIA approved in principle the sum of £3,500. In August 1951, soon after the Centre had been completed, the CCC (as new owner) lodged a claim for £4,022/4/9. Although the subsidy claim was £500 in excess of the original estimate, it was granted and an additional £85 was also later granted for landscaping. Across metropolitan Christchurch, a further four community centre projects (North New Brighton, Mt Pleasant, Diamond Harbour and Yaldhurst) and one sports pavilion (Rawhiti Domain) also received war memorial subsidies. The Somerfield Community Centre is one of 320 memorial facilities across the country that were approved for the subsidy.

There is a long history of the collective experience of many New Zealanders taking place in local halls, and this continues today. The role of the Somerfield hall as a local hub was supported by its primary use by a local kindergarten. The kindergarten, later operating as a play centre, was the major user of the hall until the mid-1990s. Although no longer located in the community centre building, this childcare facility remains on-site today. Somerfield Primary School, which is located across the road, has also been a frequent user through the years.

Community interest in the centre revived in the early 1990s and a new group of local residents stepped in to run the facility. In addition to the Play Centre and the local primary school, other regular users in recent decades have included indoor bowls, the Olympic Harriers Club and exercise and dance classes.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The Somerfield War Memorial Community Centre has cultural and spiritual significance as Somerfield's dedicated World War II memorial.

In order to receive the government's war memorial community centre subsidy, a hall had to be designated the official WWII war memorial for the district. The whole hall is a war memorial and the Somerfield Burgesses Association also had a bronze Roll of Honour (complete with lighting) installed on the street frontage of the community centre.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The Somerfield Community Centre is architecturally and aesthetically significant as a work of prominent mid-century Canterbury architect Clifford Wells, for its design which strongly responds to the residential suburban context, and as an example of the variety of styles of halls built under the government's war memorial subsidy scheme.

One of the conditions of the war memorial subsidy scheme was that hall plans had to be approved in advance by the Internal Affairs Department. Some of the plans received by the department were drawn by professional architects, but many were just sketches conceived by locals; either way most plans were eventually approved. Consequently, the memorial halls came in a wide variety of designs traversing most of the mid- 20th century's architectural styles, from humble timber or tin buildings that would not have looked out of place in Edwardian New Zealand, to local variants of Art Deco, Moderne and Modernism.

When the SBA applied for a war memorial subsidy in July 1949, planning for the Somerfield Community Centre was already well-advanced. Before confirmation that it had been successful a tender for construction had been accepted, from Wiseman Construction for £6088. There was then a delay while the plans were modified[1] in consultation with the Ministry of Works, the subsidy was approved in November 1949, and a revised contract was signed with Wiseman. Construction commenced in early 1950 under CCC supervision, and the community centre was completed in May 1951. Just three years later, the building's rear veranda was enclosed to provide additional space for the kindergarten.

Clifford Burnard Wells (1914-2003) initially studied architecture in Christchurch before travelling to London in the mid-1930s to complete his training. After a period with W H Trengrove, he commenced practice on his own account in 1944. Between 1970 and his retirement in 1989, Wells operated in partnership with his son. Wells designed many churches across Canterbury and Westland during the 1950s and '60s. He was also a busy commercial architect; the former Miller's Clothing Factory in Wairakei Road was one of his notable designs.

The plan - with its rear entry vestibule, first floor meeting room and wingless stage - responds to the narrowness of the site and the need to integrate a kindergarten. Despite the building's overall size, from the street it has a domestic character which allows the centre to blend with its suburban environment. The low eaves, red brick walls, large steel-frame windows, Moderne-influenced portholes, board and batten gables, and the absence of a front entry, are all features which suggest a post-war dwelling. This is reinforced by a street-front set-back, tidy front garden and low brick wall.

From the 1970s, the Somerfield Community Centre entered a period of relative neglect. In 1987 a council survey identified significant damage to the lathe and plaster wall and ceiling linings in the hall due to water ingress, and these were subsequently replaced. The following year, a further council report recommended an extensive programme of repair and maintenance. In 1996 the Play Centre moved into a new stand-alone building on site and the former kindergarten space was adapted to become a dedicated supper room – a feature which the centre had lacked until this point. In early 2010 the problematic concrete tile roof was replaced with corrugated steel. After the Canterbury Earthquakes, despite the absence of significant damage the hall was determined to be earthquake prone. Temporary buttresses were installed to allow the centre to continue to function; these remain in place.

The whole interior contributes to the significance of the heritage item because of its form and materials, and the large extent of heritage fabric that remains throughout. Interior features include the layout and spaces, structure and linings, fixtures, hardware, materials and finishes. These are highly intact and reflect the period in which the hall was constructed, and its history of use.

The hall space features a timber floor and panelling, steel-frame windows with hardware, and a coved ceiling. The stage, backstage spaces, the servery hatch, and a projection booth remain. Timber doors and hardware remain throughout, including signage on the toilet doors. Original timber kitchen cabinetry and hardware remain.

The Roll of Honour includes the rank of the servicemen – this was not common practice.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The Somerfield Community Centre has technological and craftsmanship significance for its material and finishes which are of a good quality and characteristic of the period.

[1] The Department of Internal Affairs considered the width and height of the stage inadequate, that there were unspecified structural defects, no dressing rooms, and a cramped vestibule. Council had approved the plans. Archives New Zealand, Somerfield 174/439.

The building features brickwork, metal-framed windows, a bronze roll of honour, and timber flooring and panelling. The timber floor in the hall is in particularly good condition. Timber panels on the exterior feature scalloped edges. There are two porthole windows with brick surrounds.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The Somerfield Community Centre and setting have contextual significance in relation to their site, setting and wider suburban Christchurch context.

The building sits on a long rectangular parcel the width of a standard suburban section of the period, with a childcare facility built to the north end of the parcel in 1996. There are houses in close proximity on either side. The setting includes an area of trees to the rear, a low brick wall to the street, and residential style garden plantings to the front. The setting excludes the childcare facility.

The hall closely relates to the established suburban residential character of Studholme Street in its garden setting, scale, siting, materials, detailing and forms. The context clearly influenced the planning and appearance of the community centre, which was designed to blend with its suburban environment. The centre also has a relationship with its wider context, as it is located in close proximity to both Somerfield Park (which it backs on to) and Somerfield Primary School.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The Somerfield Community Centre and setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past human activity on the site including that which occurred prior to 1900. Prior to subdivision in 1903, Studholme Street was part of a rural property owned by the Studholme family.

SUMMARY ASSESSMENT

The Somerfield War Memorial Community Centre/Somerfield Community Centre and setting, including the whole interior, are of overall significance to the Christchurch district including Banks Peninsula.

The Somerfield Community Centre has historical and social significance as a community World War Two memorial – supported by the '*Living Memorial'* subsidy scheme, and for its long term use as a community facility for a variety of activities. It is of cultural and spiritual significance as the suburb's dedicated WWII memorial. The building is of architectural and aesthetic significance as a work of prominent mid-century Canterbury architect Clifford Wells, carefully designed and detailed to respond to its context, and as an example of the halls built under the government's war memorial subsidy scheme. The Somerfield Community Centre is of technological and craftsmanship significance for the range of quality materials used in its construction and detailing. The building has contextual significance because of the way it relates to its suburban residential setting in terms of its garden, scale, siting, materials, detailing and forms. The Somerfield Community Centre and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past human activity on the site including that which occurred prior to 1900.

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REPORT DATED: 27.9.2021

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

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CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1427
BACH AND SETTING - 5 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 9 FEBRUARY 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 5 in Boulder Bay has historical and social significance as a reflection of changing patterns of recreation and leisure in early twentieth century New Zealand; for its association with different owners over time including local identity Dave Kingsland, and long-established bay family, the Roberts; and as part of the Taylor's Mistake bach community – well-known in Christchurch.

In late 1925 Randal Crowley applied for and was granted a hut site in Boulder Bay by the Sumner Borough Council.[1] Crowley secured a position as a fitter with the Christchurch Tramway Board from 1913, where he remained until his retirement in 1939. A number of Tramway Board employees maintained baches at Taylor's Mistake during the community's early years.

In December 1934 Randal transferred Bach 5 to his son from his first marriage, Athel Crowley. In August 1939 Athel applied for permission to sell Bach 5, but with the outbreak of World War II those plans appear to have been put on hold.

[1] Press 11/08/1925

After the war, the Crowleys passed[2] their bach to family member M. 'Lofty' Watson who then sold it to Charles 'Charlie' Greenland and his wife Edna in c1950. After about a decade, the Greenlands sold their bach to Dave Kingsland. Dave Kingsland was one of the well-known personalities of Taylor's Mistake and was one of the semi-permanent population who lived out at Boulder Bay during the depression years.

After the war, Kingsland began working for William 'Bill' Thoms' St Asaph Street glass and mirror business. Bill Thoms later purchased Bach 8 and married Dave's sister. After his retirement in 1963, Dave settled permanently back in his new bach in the bay and led a somewhat self- sufficient lifestyle. Dave left the bay in 1986 and gave his bach to acquaintance Gordon Thomas in 1987. Bach 5 was sold in the 1990s to Richard Roberts (also owner of Bach 1). Roberts passed it on to his brother Brian and friend Sidney 'Sid' Fergusson. The Roberts family continue to use the bach today.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 5 has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century and for the public esteem in which the area is held as evidenced by its frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment. Bach 5 is valued by its owners, and has been in the same family for over 20 years. Kingsland's time at the bach demonstrates a particular way of life.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 5 has architectural and aesthetic significance as an example of what is now considered a distinctive type of New Zealand architecture, the small vernacular dwellings that were typically built to serve as baches across New Zealand in the early decades of the 20th century.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and

[2] No record of a sale or change of ownership has been found.

generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 5 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and material. Bach 5 is a gabled hut form, built from poured concrete and then stuccoed on the exterior. Concrete construction was unusual at Taylor's Mistake and Boulder Bay at the time when most baches were timber. Boulder Bay later became particularly notable for its stone and concrete baches. Baches 9, 31 and elements of 32 were built in a similar fashion in later decades. Windows are small and simple and framed in timber. The compact interior consists of two principal rooms (living and bedroom) and a store room entered through a separate door. Original joinery remains. The bach has been little altered in the century since construction and retains a high degree of integrity and authenticity.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 5 has technological and craftsmanship significance as a vernacular building in poured concrete. The employment of concrete in this remote context is unusual as it is a labour-intensive method of construction that required the transport to the bay of materials from outside the area. At this time it was normally used for domestic buildings in residential areas. The novelty of the material is highlighted by the fact that most baches at Taylor's Mistake in this period were timber-fronted caves or lightly-framed board and batten-clad huts. The bach can be understood however as a response to place given gravel for the concrete was readily available from the beach, which was not the case elsewhere at Taylor's Mistake. This is also reflected in the employment of boulders in the construction of Baches 1 and 2, and concrete for Bach 9.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 5 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the neighbouring baches of Boulder Bay - similarly small scale and informally-built dwellings forming an isolated and distinctive settlement within the larger Taylor's Mistake area. Bach 5 is located on the beachfront in the midst of the small sheltered sweep of Boulder Bay. A small shed/boathouse is located to the north. The bach overlooks the stony beach, and across to Whitewash Head, Christchurch and the Southern Alps.

The baches in Boulder Bay are located close to the shore along the small bay characterised by rocky boulders. They are commonly single storey, small, with simple forms and low gabled roofs clad in with corrugated iron. Many have chimneys. Walls are clad in Fibrolite or with boulders, or plastered concrete. The baches are characteristically painted light colours for walls, such as greens, blue and red. Window forms are small and simple, with timber framing, and glazed doors are common.

Bach 5 relates strongly to this group in terms of its design, form, materials and location and is a key contributor to the group. The group of baches of Boulder Bay are a well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social

historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 5 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it is likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the turn of the 19th century.

ASSESSMENT STATEMENT

Bach 5 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. The bach has historical and social significance as a reflection of changing patterns of recreation and leisure in early 20th century New Zealand, for its association with different owners over time including local identity Dave Kingsland, and long-established bay family, the Roberts; and as part of the well-known Taylor's Mistake bach community. It has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century and for the public esteem in which the area is held as evidenced by its frequent artistic representation. The building has architectural and aesthetic significance as a notably intact example which typifies bach design of the early decades of the 20th century. The bach has technological and craftsmanship significance as a vernacular building in poured concrete. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the landmark group of baches, of which it is a key contributor. Bach 5 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

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REPORT DATED: 14 OCTOBER 2021

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CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1426
BACH AND SETTING - 7 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 9 FEBRUARY 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 7 in Boulder Bay has historical and social significance as a reflection of changing patterns of recreation and leisure in early 20th century New Zealand; for its associations with well-known early 20th century historian and cultural figure Johannes Andersen, lighthouse keeper Hughie Yardley, market gardener Bill Matthams, fireman Murray Jamieson, and as part of the Taylor's Mistake bach community – well-known in Christchurch.

Bach 7 - the first at Boulder Bay – is likely to have been built by Johannes Carl Andersen in c.1914. The Danish-born Andersen arrived in Christchurch in 1874. He served as a clerk with the Lands and Survey Department in the city from 1887 until 1915 when he became an assistant at the General Assembly Library in Wellington. In 1919 Andersen was appointed first librarian at the Alexander Turnbull Library, in which capacity he served until retirement in 1937. As a poet, ethnologist, librarian and historian, Andersen was a prominent cultural figure in early 20th century New Zealand. A prolific writer, he edited scientific journals and published more than thirty books on a wide variety of topics – most notably on Māori culture and New Zealand birds.

On leaving Christchurch in 1915, Andersen sold his bach to Hughie Yardley. Hugh Yardley (1883-1949) grew up in Richmond and served in World War I. In 1918 he returned to Christchurch after suffering a severe head wound. On his return Yardley resumed work as a driver. Yardley's association with Taylor's Mistake began in the early 1900s when he started

visiting the area for holidays. He joined the Taylor's Mistake Life Saving Club soon after its foundation in 1916. In c1927 Yardley built himself a new bach – *Stone End* (now Bach 1) and moved to Boulder Bay on a permanent basis. He also secured a position at the Godley Head Lighthouse as emergency man and fog signaller. He resided at *Stone End* until his death at the age of 66 in 1949.

When Yardley built *Stone End,* Bach 7 was bought by former land broker Alfred Allard and his wife Iris. Following the Allard family, Bach 7 was owned during the late 1930s and 1940s by Francis and Ada Pope, and then by Frederick and Julia Black. By the late 1940s it was in the possession of William (Bill) Matthams and his wife Cecilia. Bill Served in World War 2 and after the war he opened a green grocers at the corner of Colombo and Brougham Streets where he sold early spring daffodils from the bay. In 1969, Bill and Cis sold their bach to fireman Murray Jamieson. The bach has remained in the ownership of the Jamieson family for 50 years, and the family still holiday at Boulder Bay in Bach 7.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 7 has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for the generational family ownership which is part of its history and for the public esteem in which the area is held as evidenced by its frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment.

The current owners of the bach, the Jamieson family, value their bach highly and have looked after it for the last 50 years. The longevity of family ownership displayed with this bach is also a cultural characteristic of several of the other baches in the wider Taylor's Mistake group and more especially of Boulder Bay. In Boulder Bay the shortest amount of time a bach has been owned by one of the current families is 20 years or so, and the majority of the baches have been with their current families for between 50 and 80 years.

One particular aspect of the kiwi bach way of life represented by many of the Taylor's Mistake baches (including Bach 4) is a frequent connection with surf lifesaving. The Taylor's Mistake Surf Lifesaving Club (TMSLC) was formed in 1916 in the first wave of surf club establishment that followed the Edwardian enthusiasm for sea bathing, and has been one of the strongest clubs in New Zealand ever since. The club's biggest annual event is the Kesteven Cup, held regularly since 1918. The baches at Taylor's have always played a big part in the success of their local surf club, providing a pool from which members are drawn and through which memberships are maintained. The fact that many baches have been owned by the same families through multiple generations has contributed to a distinct family culture at the TMSLC. While the baches have contributed to the well-being of the TMSLC, the relationship has been two-way, and the club has also provided an on-going community focus for bach owners over the last century.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 7 has architectural and aesthetic significance as an example of what is now considered a distinctive sub-group of New Zealand architecture, the small vernacular dwellings that were typically built to serve as baches in the early decades of the twentieth century.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 7 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. It is a simple gabled timber structure with a 'catslide' corrugated iron roof and rusticated weatherboard cladding on some sides. In the mid-20th century, an entry porch was filled in, larger casement windows were fitted and the seaward side was clad in flat iron sheet. More recently the large chimney on the north elevation was removed following damage sustained in the Canterbury Earthquake sequence of 2010-2011. An aluminium box window was fitted to the eastern elevation to replace an existing window about the same time. Many baches across Taylor's Mistake underwent modernisation in the post-war decades as expectations changed and new lower maintenance materials became available. Otherwise the bach has been little altered since construction and is also in reasonable repair. It therefore retains a moderate degree of integrity and authenticity.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 7 has craftsmanship significance as a vernacular building, constructed of a variety of materials. The use of timber and tin is comparable with the majority of baches built at Taylor's Mistake at this time, and reflects what was affordable and easily transported or readily available. The materials are similar to many other baches around New Zealand and the wider Taylor's Mistake area. Tin was a practical and inexpensive material often employed for cladding where weathering was an ongoing issue, as it required little maintenance. There are examples of its use in Lyttelton, and on Banks Peninsula buildings.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 7 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the neighbouring baches of Boulder Bay - similarly small scale and informally-built dwellings forming an isolated and distinctive settlement within the larger Taylor's Mistake area. Bach 7 is located on the beachfront in the midst of the small sheltered

sweep of Boulder Bay. It overlooks the stony beach, and across to Whitewash Head, Christchurch and the Southern Alps.

The baches in Boulder Bay are located close to the shore along the small bay characterised by rocky boulders. They are commonly single storey, small, with simple forms and low gabled roofs clad in with corrugated iron. Many have chimneys. Walls are clad in Fibrolite or with boulders, or plastered concrete. The baches are characteristically painted light colours for walls, such as greens, blue and red. Window forms are small and simple, with timber framing, and glazed doors are common.

Bach 7 relates strongly to this group in terms of its design, scale, form, materials, texture, colour and location and is a key contributor to the group. The group of baches of Boulder Bay are a well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 7 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it is likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the late 19th century.

ASSESSMENT STATEMENT

Bach 7 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. The bach has historical and social significance as a reflection of aspects of changing patterns of recreation and leisure in early 20th century New Zealand, for its association with nationally well-known historian and cultural figure Johannes Andersen, its long and ongoing association with the Jamieson family, and as part of the well-known Taylor's Mistake bach community. It has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for the generational family ownership which is part of its history and for the public esteem in which the area is held as evidenced by its frequent artistic representation. The building has architectural and aesthetic significance as it typifies bach design of the early decades of the 20th century, and the common adaptation and alteration of baches over time. It has technological and craftsmanship significance for its use of materials and construction which was characteristic for baches. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the landmark group of baches, of which it is a key contributor. Bach 7 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

R. Cairns; B. Turpin *Guardians of the Mistake: the history of the Taylor's Mistake Surf Life Saving Club 1916-1991*

P. Carpinter; K. Tutty *Taylor's Mistake - Over the Hill for 100 Years: a history of Taylor's Mistake Surf Life Saving Club 1916-2016*

Papers Past website

Births, Deaths and Marriages website

J. Abbott; *At the Bay* 2016.

Taylor's Mistake Association files

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 14 OCTOBER 2021

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PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1425
BACH AND SETTING - 8 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 9 FEBRUARY 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 8 in Boulder Bay has historical and social significance as a reflection of changing patterns of recreation and leisure in early 20th century New Zealand; for its associations with a succession of families over time, including long term owners the Thom family who have spent their holidays at the bay for more than half a century; and as part of the wider Taylor's Mistake bach community – well-known in Canterbury.

Research to date suggests that Bach 8 was built by Stanley Peryer in the early 1920s. He had become a member of the newly founded Taylor's Mistake Surf Life Saving Club (TMSLC) around 1916/1917. In the mid-1930s, the Boulder Bay bach was sold to James Poland.

After the war, Bach 8 was sold to Mr and Mrs E. Russell. They in turn sold it to the Wendelken family in the mid-1950s. After the Wendelkens applied for but failed to get permission from the City Council to build a new holiday home between baches 5 and 6 (the council ceased granting permission for new baches after WWII), they on-sold Bach 8 to William (Bill) Thom in the late 1950s. Bill Thom and his wife Joan owned a successful glass and mirror business in St Asaph Street. The large Thom family still holiday at Bach 8, continuing a tradition of more than 50 years.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 8 has cultural significance for the manner in which it signifies the informal do-it-yourself self-sufficient bach way of life of the early and mid-20th century, for the generational family ownership that is part of its history and for the public esteem in which the area is held as evidenced by its frequent artistic representation.

The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment. Bach 8 is valued by its owners, the Thom family, who have looked after it for the last 60 years. The longevity of family ownership displayed with this bach is also a cultural characteristic of several of the other baches in the wider Taylor's Mistake group and a particular characteristic of Boulder Bay. In Boulder Bay the shortest amount of time a bach has been owned by one of the current families is 20 years or so, and the majority of the baches have been with their current families for between 50 and 80 years.

One particular aspect of the kiwi bach way of life represented by many of the Taylor's Mistake baches (including Bach 8) is a frequent connection with surf lifesaving. The Taylor's Mistake Surf Lifesaving Club (TMSLC) was formed in 1916 in the first wave of surf club establishment that followed the Edwardian enthusiasm for sea bathing, and has been one of the strongest clubs in New Zealand ever since. The club's biggest annual event is the Kesteven Cup, held regularly since 1918. The baches at Taylor's have always played a big part in the success of their local surf club, providing a pool from which members are drawn and through which memberships are maintained. The fact that many baches have been owned by the same families through multiple generations has contributed to a distinct family culture at the TMSLC. While the baches have contributed to the well-being of the TMSLC, the relationship has been two-way, and the club has also provided an on-going community focus for bach owners over the last century.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 8 has architectural and aesthetic significance as an example of what is now considered a distinctive sub-group of New Zealand architecture, the small vernacular dwellings that were typically built to serve as baches in the early decades of the 20th century.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code

requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 8 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. It appears to have begun life as a simple gabled structure with a cat-slide roof – not dissimilar to the adjacent Bach 7. Before World War II, a low-pitched addition was made to the front. During the 1960s and 1970s, Bill Thom modernized and upgraded the bach to accommodate his large family with assistance from neighbours Lance Robertson (Bach 6) and Dick Bain (Bach 4). The original board and batten cladding was removed and replaced with Polite, and the wooden windows replaced with aluminium. Many baches across Taylor's Mistake underwent modernisation in the post-war decades as expectations changed and new lower maintenance materials became available. The bach still retained its chimney in 2017. The bach is in reasonable condition given that it sustained some damage in the Canterbury Earthquake sequence of 2010-2011, which has not been repaired.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 8 has craftsmanship significance as for its vernacular construction, reflecting the building techniques and materials of the early and mid-20th century. The choice of materials – initially board and batten and timber, and latterly Polite board with aluminium joinery, reflect what was affordable, easily transportable and readily available at the time of construction, and is comparable with many of the baches constructed in New Zealand and the wider Taylor's Mistake area.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 8 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the neighbouring baches of Boulder Bay - similarly small scale and informally-built dwellings forming an isolated and distinctive settlement within the larger Taylor's Mistake area. It is located on the beachfront in the midst of the small sheltered sweep of Boulder Bay and overlooks the stony beach across to Whitewash Head, Christchurch and the Southern Alps.

The baches in Boulder Bay are located close to the shore along the small bay characterised by rocky boulders. They are commonly single storey, small, with simple forms and low gabled roofs clad in with corrugated iron. Many have chimneys. Walls are clad in Fibrolite or with boulders, or plastered concrete. The baches are characteristically painted light colours for walls, such as greens, blue and red. Window forms are small and simple, with timber framing, and glazed doors are common.

Bach 8 relates strongly to this group in terms of design, scale, form, materials, texture, colour and location and is a key contributor to the group. The baches of Boulder Bay are a well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social

historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 8 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it is likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the late 19th century.

ASSESSMENT STATEMENT

Bach 8 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. The bach has historical and social significance as a reflection of aspects of changing patterns of recreation and leisure in early 20th century New Zealand, for its associations with a succession of families, in particular the Thom family who have spent their holidays at the bay for over half a century; and as part of the well-known Taylor's Mistake bach community. The bach has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for the generational family ownership that is part of its history and for the public esteem in which the area is held as evidenced by its frequent artistic representation. The building has architectural and aesthetic significance as it typifies bach design of the early decades of the 20th century, and the common adaptation and alteration of baches over time. It has technological and craftsmanship significance for its use of materials and construction which was characteristic for baches. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the landmark group of baches, of which it is a key contributor. Bach 8 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

R. Cairns; B. Turpin *Guardians of the Mistake: the history of the Taylor's Mistake Surf Life Saving Club 1916-1991*

P. Carpinter; K. Tutty *Taylor's Mistake - Over the Hill for 100 Years: a history of Taylor's Mistake Surf Life Saving Club 1916-2016*

Papers Past website

Births, Deaths and Marriages website

J. Abbott *At the Bay* 2016

Taylor's Mistake Association files

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 14 OCTOBER 2021

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CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1424
BACH AND SETTING - 9 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 9 FEBRUARY 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 9 in Boulder Bay has historical and social significance as a reflection of changing patterns of recreation and leisure in early 20th century New Zealand; for its 80-year association with the Storey family; and as part of the wider Taylor's Mistake bach community – well-known in Canterbury.

Bach 9, *The Stone Jug,* was one of the last baches to be built at Boulder Bay. The first owner started building it in the early to mid-1930s, pouring the walls, but sold it before completion to Frederick Storey (Fred), an electrician from Phillipstown.[1] Fred then went on and finished the build with the assistance of a group of friends. Building supplies were rowed around from Sumner by Fred. During the 1930s, Fred was Club Captain of Te Hapu Koa (later The Christchurch) Tramping Club. In 1937 the club ran a trip to Taylor's Mistake which visited his newly-completed bach. Later Fred married fellow club member Gwladys Mitchell. Their family still holiday at the bach making them the family with the longest unbroken connection to a bach in Boulder Bay.

[1] The first owner may have been Athel Crowley, whose father Randal built Bach 5. Athel was granted a hut permit in October 1930, but had his license fees written off in December 1932 – suggesting the hut had not been completed. He took his father's bach over in December 1934. SBC Minute Books.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 9 has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for the generational family ownership that is part of its history and for the public esteem in which the area is held as evidenced by its frequent artistic representation.

The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment. Bach 9 is valued by its owners, the Storey family, who have owned and looked after it for the last 80 years. The longevity of family ownership displayed with this bach is also a cultural characteristic of several of the other baches in the wider Taylor's Mistake group and a particular characteristic of Boulder Bay. No other individual baches in Boulder Bay have a connection this long with one family. The shortest amount of time a bach has been owned by one of the current families is 20 years or so, and the majority of the baches have been with their current families for between 50 and 80 years.

One particular aspect of the kiwi bach way of life represented by many of the Taylor's Mistake baches is a frequent connection with surf lifesaving. The Taylor's Mistake Surf Lifesaving Club (TMSLC) was formed in 1916 in the first wave of surf club establishment that followed the Edwardian enthusiasm for sea bathing, and has been one of the strongest clubs in New Zealand ever since. The club's biggest annual event is the Kesteven Cup, held regularly since 1918. The baches at Taylor's have always played a big part in the success of their local surf club, providing a pool from which members are drawn and through which memberships are maintained. The fact that many baches have been owned by the same families through multiple generations has contributed to a distinct family culture at the TMSLC. While the baches have contributed to the well-being of the TMSLC, the relationship has been two-way, and the club has also provided an on-going community focus for bach owners over the last century.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 9 has architectural and aesthetic significance as an example of what is now considered a distinctive sub-group of New Zealand architecture, the small vernacular dwellings that were typically built to serve as baches in the early decades of the 20th century.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated

in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 9 reflects the typology and characteristics of the 'kiwi' bach in its simple forms, lack of embellishment, and material used. It is a simple boxy form with a hipped corrugated iron roof. The poured concrete construction method was unusual at Taylor's Mistake at the time when most baches were timber. Baches 5, 31 and elements of 32 were built in a similar fashion. The form and diminutive scale of Bach 9 remain as built, but the fenestration has been altered. Originally the bach had a central door with windows either side; the door has since been closed off and the northern window replaced with French doors. The original timber windows have also been entirely replaced in aluminium. Despite this change, the bach still retains a moderate degree of authenticity.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 9 has technological and craftsmanship significance for its vernacular construction in poured concrete completed by its owner Fred Storey with materials that he boated to the site. The employment of concrete in this remote context is unusual as it is a labour-intensive method of construction that required the transport to the bay of materials from outside the area. At this time it was normally used for domestic buildings in residential areas. The novelty of the material is underlined by the fact that most baches at Taylor's Mistake in this period were timber-fronted caves or lightly-framed board and batten-clad huts. The bach can be understood however as a response to place given gravel for the concrete was readily available from the beach, which was not the case elsewhere at Taylor's Mistake. This is also reflected in the employment of boulders in the construction of Baches 1 and 2, and concrete for Bach 5.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 9 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the neighbouring baches of Boulder Bay - similarly small scale and informally-built dwellings forming an isolated and distinctive settlement within the larger Taylor's Mistake area. Bach 9 is located on the beachfront in the midst of the small sheltered sweep of Boulder Bay and overlooks the stony beach across to Whitewash Head, Christchurch and the Southern Alps.

The baches in Boulder Bay are located close to the shore along the small bay characterised by rocky boulders. They are commonly single storey, small, with simple forms and low gabled roofs clad in with corrugated iron. Many have chimneys. Walls are clad in Fibrolite or with boulders, or plastered concrete. The baches are characteristically painted light colours for walls, such as greens, blue and red. Window forms are small and simple, with timber framing, and glazed doors are common.

Bach 9 relates strongly to this group in terms of design, scale, form, materials, texture, colour and location and is a key contributor to the group. In particular bach 9 relates to the other

concrete baches in the group. The group of baches of Boulder Bay are a well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence an understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 9 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it was likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the late 19th century.

ASSESSMENT STATEMENT

Bach 9 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. The bach has historical and social significance as a reflection of aspects of changing patterns of recreation and leisure in early 20th century New Zealand, for its long association with the Storey family who have spent their holidays at the bay for 80 years; and as part of the well-known Taylor's Mistake bach community. It has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for the generational family ownership that is part of its history and for the public esteem in which the area is held as evidenced by its frequent artistic representation. The building has architectural and aesthetic significance as it typifies bach design of the early decades of the 20th century, and the common adaptation and alteration of baches over time. It has technological and craftsmanship significance for its use of poured concrete construction and construction which was unusual at the time but became characteristic for some baches in the group. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the landmark group of baches, of which it is a key contributor. Bach 9 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

R. Cairns; B. Turpin *Guardians of the Mistake: the history of the Taylor's Mistake Surf Life Saving Club 1916-1991*

P. Carpinter; K. Tutty *Taylor's Mistake - Over the Hill for 100 Years: a history of Taylor's Mistake Surf Life Saving Club 1916-2016*

Papers Past website

Births, Deaths and Marriages website

J. Abbott; *At the Bay* 2016.

Taylor's Mistake Association files

Sumner Borough Council Minute Books (CCC Archives; formerly held at Archives New Zealand). Digest of references to Taylor's Mistake compiled by O. Snoep, 1993 (CCC files).

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 14 OCTOBER 2021

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CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1445
BACH AND SETTING - 34 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 34 in Rotten Row has historical and social significance as a reflection of patterns of recreation and leisure in early and mid-twentieth century New Zealand; for its association with long-standing bach owners Thomas Malloy and the Meers family; and as part of the Taylor's Mistake bach community – well-known in Christchurch.

The largest single concentration of baches at Taylor's Mistake is so-called Rotten Row, a string of nineteen baches arrayed along the shore on the eastern side of the bay. The first bach in the Row was constructed in 1913 by blacksmith William Stevens. By 1920 there were a dozen baches in this location. Bach 34 is located in the middle of the Row.

Bach 34 was built by Thomas (Tom) Malloy before 1920 - the exact date of construction is unknown. Malloy was from Ireland and served in the Royal Naval Reserve for twenty years. In the early 20th century Malloy settled in Lyttelton and became a watersider. In their leisure time, Lyttelton's port workers would walk over the hills to Taylor's Mistake to enjoy the shooting and fishing opportunities that the area had to offer. A number of watersiders established baches in the bay during the first wave of construction around World War I, such as Henry Eastwick (Bach 42) and Tom Malloy. In an early image of Rotten Row (c1930), the

name *Awarua* can be seen spelt out in large whitewashed stones across the bank in front of the bach.[1]

After Tom's death in 1941, his bach passed to Ernest (Stan) Meers and his wife Ethel. The couple had a son called Ron. The bach remained in the Meers family for over 60 years. During World War II Bach 34 was one of the baches requisitioned by the army and occupied by soldiers. During a machine gun exercise, it is recorded that Bach 34 was damaged by six bullets. After the war the Meers family resumed holidays at Bach 34. Stan shot rabbits and fished. Ron and his cousins Martin and George Rowland (who later owned Bach 17) trapped and ferreted. Ron and his wife Gwenyth took the bach over in the 1970s, but less use was made of it. The present owner purchased the bach from Ron in c2004.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 34 has cultural significance for the manner in which it signifies the informal do-it-yourself self-sufficient bach way of life of the early and mid-20th century, for the longevity of family ownership that is part of its history and for the public esteem in which the area is held as evidenced by its frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment. The length of time the bach remained in the ownership of one family is a cultural characteristic of several of the baches in the wider Taylor's Mistake group.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 34 has architectural and aesthetic significance as an example of what is now considered a distinctive sub-group of New Zealand architecture, the small vernacular dwellings that were typically built to serve as baches in the early decades of the 20th century.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to

[1] *Awarua* may be a variant of *Awaroa,* the Maori name for Godley Head.

adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 34 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. It was built by Thomas Malloy in c1918; like most of the first generation of baches at Taylor's Mistake it consisted of a modest skillion-roofed weatherboard hut with rooms accessed externally. Research to date suggests that Tom's bach was constructed at least in part from dunnage washed up on the coast. Most Rotten Row baches were extended and modernized in the relatively prosperous post World War II decades, but Bach 34 essentially retains its pre-1930 appearance. Some alterations have been made by the present owner.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 34 has technological and craftsmanship significance as a vernacular building, reflecting the building techniques and materials of the early 20th century. The choice of materials, timber and tin, is comparable with the majority of baches built at Taylor's Mistake at this time, and many other baches around New Zealand, such as Rangitoto and Tongaporutu River. Research to date suggests that Tom's bach was constructed at least in part from dunnage washed up on the coast.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 34 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake.

Rotten Row is a linear group of baches located on the sandy foreshore behind the Taylor's Mistake beach close to the foot of the steep hills behind and oriented towards the beach and the bay. The majority of baches in this group are single storied, with small footprints. They are characterised by simple roof and window forms, flat/smooth wall cladding (flat sheets of fibrolite) and usually no decorative elements. The baches are additive in nature with gabled roof or skillion roof forms, commonly with lean-tos and flat or skillion roofed additions. This group are commonly clad in Fibrolite, weatherboard or corrugated iron, with iron roofs. Paint colours range from neutral beige and brown to green and vibrant blues. Windows usually make up a large proportion of the principal facades to maximise light and views, and are timber framed. Glazed French doors are also common. Raised up above the beach, the baches are usually accessed via steps. Many of the baches feature small uncovered decks and concrete porches. There are generally open grassed areas and low informal gardens to the front, which include shrubs, succulents and cabbage trees.

Bach 34 relates strongly to this group in terms of its design, form, scale, materials, texture and location and is a key contributor to the group. It is located towards the northern end of Rotten Row. The group of baches of Taylor's Mistake are a well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 34 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it is likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the late 19th century.

ASSESSMENT STATEMENT

Bach 34 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula.

The bach has historical and social significance as a reflection of aspects of patterns of recreation and leisure in early and mid-20th century New Zealand; for its association with long-standing bach owners Thomas Malloy and the Meers family; and as part of the Taylor's Mistake bach community – well-known in Christchurch. It has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for the longevity of the family ownership associated with it and for its frequent artistic representation. The building has architectural and aesthetic significance as it typifies bach design of the early decades of the 20th century, and the common adaptation and alteration of baches over time. It has technological significance as a vernacular building, reflecting the building techniques and materials of the early 20th century, particular to bach construction, which included found materials. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the landmark group of baches known as Rotten Row, of which it is a key contributor. The bach and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

R. Cairns; B. Turpin *Guardians of the Mistake: the history of the Taylor's Mistake Surf Life Saving Club 1916-1991*

P. Carpinter; K. Tutty *Taylor's Mistake - Over the Hill for 100 Years: a history of Taylor's Mistake Surf Life Saving Club 1916-2016*

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Papers Past website

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Research notes provided by Janet Abbott, 2018

Taylor's Mistake Association files

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 7 OCTOBER 2021

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

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CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1422

BACH AND SETTING - 35 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 35 in Rotten Row has historical and social significance as a reflection of aspects of patterns of recreation and leisure in early and mid-twentieth century New Zealand; for its association with long-standing bach owners the Roberts family; and as part of the Taylor's Mistake bach community – well-known in Christchurch.

The largest single concentration of baches at Taylor's Mistake is so-called Rotten Row, a string of 19 baches arrayed along the shore on the eastern side of the bay. The first bach in the Row was constructed in 1913 by blacksmith William Stevens. Research to date suggests that this was an early iteration of Bach 32. By 1920 there were a dozen baches in this location. Bach 35 is located in the middle of the Row.

Bach 35 was in place by 1920. The first positive identification of the bach in the historical record is the transfer of an unidentified bach from L. Agassiz to C. W. Smith in January 1930.[1] Research to date suggests Lewis Agassiz (also owner of adjacent Bach 36) owned Bach 35 from its construction and it was in his possession for approximately 10 years. It was not

[1] Sumner Borough Council Minute Books.

unusual for bach owners to have owned multiple baches at various points in Taylor's Mistake's history.
C. Smith was listed as the owner of Bach 35 in the earliest surviving comprehensive record of Taylor's Mistake bach owners, compiled in 1932.[2] A. Smith transferred Bach 35 to its next registered owner – Julia Roberts - in April 1941.[3]

Mrs Roberts of Breezes Road, Aranui, was the mother of Frank Roberts. Like many early Taylor's Mistake bach holders, Frank was a railways employee, working initially as a guard, and then in the yards at Lyttelton and Woolston. He was also a good friend of Ronald McKinlay whose family owned Bach 43. In the early years of World War II, Frank purchased Bach 35 with the assistance of a 25 shilling loan from McKinlay's mother but the bach was entrusted to his parents (William and Julia) and registered in Julia's name as he had just enlisted. Eight months later Bach 35 was one of many baches requisitioned by the army for billeting soldiers.

Following the war Frank settled back in at his bach.[4] In 1947 he married Viola Hobson who was a Hobson of Hobson's Bay, and grew up staying at Bach 63. She was also a member of the Taylor's Mistake Surf Life Saving Club's inaugural women's team in 1948. At the bottom of the bank in front of Bach 35 was the 'Foxhole' (the name reflecting the military experience of many); a seating area that constituted the social centre of the 'Row' in the post-war decades. This was where the adults at the Bay would gather to socialise.

Frank continued to use the family bach for about ten years after Viola's death in 1983, but eventually leased it to the extended family of his old friend Ronald McKinlay. The McKinlay family then purchased it from Frank's daughter Sue following Frank's death in 2000.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 35 has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for the longevity of family ownership that is part of its history and for the public esteem in which the area is held as evidenced by its frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment. The length of time the bach remained in the ownership of one family is a cultural characteristic of several of the baches in the wider Taylor's Mistake group.

One particular aspect of the kiwi bach way of life represented by many of the Taylor's Mistake baches (including Bach 35) is a frequent connection with surf lifesaving. The Taylor's Mistake Surf Lifesaving Club (TMSLC) was formed in 1916 in the first wave of surf club establishment that followed the Edwardian enthusiasm for sea bathing, and has been one of the strongest clubs in New Zealand ever since. The baches at Taylor's have always played a big part in the success of their local surf club, providing a pool from which members are drawn and through which memberships are maintained. The fact that many baches have been owned by the same families through multiple generations has contributed to a distinct family culture at the TMSLC. While the baches have contributed to the well-being of the TMSLC, the relationship has been two-way, and the club has also provided an on-going community focus for bach owners over the last century.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these

[2] Sumner Borough Council records (Sumner Museum)
[3] SBC minute book. Op cit.
[4] Press 31/01/1991 p 19. Quoted in Abbott.

paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 35 has architectural and aesthetic significance as an example of what is now considered a distinctive sub-group of New Zealand architecture, the small vernacular dwellings commonly built to serve as baches in the early and middle years of the 20th century.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 35 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. It began life before 1920 as a modest skillion-roofed weatherboard hut. The beach elevation featured a central door framed by two small windows. In early photographs of the 1920s and '30s, it was painted a dark colour with light trim. In the late 1930s, this bach was extensively altered or replaced with the present building, a larger gabled structure clad in ferro-cement sheet, reflecting the changes in approaches to bach building at the time. The beach elevation was later altered (as were many in the post war decades) with a lean-to bay and French doors.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 35 has technological and craftsmanship significance as a vernacular building, reflecting the building techniques and materials of the early and mid-20th century. The choice of original materials – timber and tin – is comparable with the majority of baches built at Taylor's Mistake at this time, along with many other baches around New Zealand. The alterations carried out in the late 1930s followed the then trend of baches being constructed of more substantial structures, using ferro-cement sheet and being of an increased size.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 35 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake.

Rotten Row is a linear group of baches located on the sandy foreshore behind the Taylor's Mistake beach close to the foot of the steep hills behind and oriented towards the beach and the bay. Most baches in this group are single storied, with small footprints. They are characterised by simple roof and window forms, flat/smooth wall cladding (flat sheets of fibrolite) and usually no decorative elements. The baches are additive in nature with gabled roof or skillion roof forms, commonly with lean-tos and flat or skillion roofed additions. This group are commonly clad in Fibrolite, weatherboard or corrugated iron, with iron roofs. Paint colours range from neutral beige and brown to green and vibrant blues. Windows usually make up a large proportion of the principal facades to maximise light and views, and are timber framed. Glazed French doors are also common. Raised up above the beach, the baches are usually accessed via steps. Many of the baches feature small uncovered decks and concrete porches. There are generally open grassed areas and low informal gardens to the front, which include shrubs, succulents and cabbage trees.

Bach 35 relates strongly to this group in terms of its design, scale, form, materials, texture and location and is a key contributor to the group. It is located towards the northern end of the linear group known as Rotten Row, which faces the beach and the bay with the hills behind. The group of baches of Taylor's Mistake are a well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 35 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it was likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the late 19th century.

ASSESSMENT STATEMENT

Bach 35 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. The bach has historical and social significance as a reflection of aspects of patterns of recreation and leisure in early and mid-20th century New Zealand; for its association with long-standing bach owners the Roberts family; and as part of the Taylor's Mistake bach community – well-known in Christchurch. It has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, the longevity of single family ownership, its connection with surf lifesaving and for its frequent artistic representation. The building has architectural and aesthetic significance as it typifies bach design of the early decades of the 20th century, and the common adaptation and alteration of baches over time. It has technological significance as a vernacular building, reflecting the building techniques and materials of the early and mid-20th century. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the landmark group of baches known as Rotten Row, of which it is a key contributor. The bach and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

R. Cairns; B. Turpin *Guardians of the Mistake: the history of the Taylor's Mistake Surf Life Saving Club 1916-1991*

P. Carpinter; K. Tutty *Taylor's Mistake - Over the Hill for 100 Years: a history of Taylor's Mistake Surf Life Saving Club 1916-2016*

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Taylor's Mistake Association files (privately held)

Pers. comm. Janet Abbott

Papers Past website

Births, Deaths and Marriages website

Wises Street Directories (accessed via Ancestry website)

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 14 OCTOBER 2021

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HERITAGE ITEM NUMBER 1421

BACH AND SETTING - 36 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 36 in Rotten Row has historical and social significance as a reflection of patterns of recreation and leisure in mid-20th century New Zealand; for its association with the Eastwick family; and as part of the Taylor's Mistake bach community – well-known in Christchurch.

The largest single concentration of baches at Taylor's Mistake is so-called Rotten Row, a string of 19 baches along the shore on the eastern side of the bay. The first bach in the Row was constructed in 1913 by blacksmith William Stevens. Research to date suggests that this was an early iteration of Bach 32. By 1920 there were a dozen baches in this location. Bach 36 is located towards the northern end of the Row.

The present bach 36 was constructed in 1967 by brothers Kenneth and Noel Eastwick. Their father Henry (Ernie) Eastwick and his brother Hector had purchased the earlier bach on the site in 1960. The Eastwick family have been involved in Taylor's Mistake since Ernie and Hector's father (also Henry) began camping at the bay in the first decade of the 20th century. Henry senior later built Bach 42, which was inherited after his death in 1963 by Ernie and Hector's sister Connie Peak. Many of the Eastwick family have been members of the Taylor's Mistake Surf Life Saving Club. The present bach has had a lot of use by the Eastwick family, with the extended family spending weekends and holidays there over time to the present day.

The 1967 bach replaced an earlier bach on the site - a diminutive timber hut built by Lewis Agassiz before 1920. This earlier bach was occupied during World War II from 11 December 1941 until 18 April 1943, and subsequently owned by Norman Forward.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 36 has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for the longevity of individual family ownership that is part of its history and for the public esteem in which the area is held, as evidenced by its frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment. The length of time the bach has remained in the ownership of the Eastwick family is a cultural characteristic of several of the baches in the wider Taylor's Mistake group.

One particular aspect of the kiwi bach way of life represented by many of the Taylor's Mistake baches (including Bach 36) is a frequent connection with surf lifesaving. The Taylor's Mistake Surf Lifesaving Club (TMSLC) was formed in 1916 in the first wave of surf club establishment that followed the Edwardian enthusiasm for sea bathing, and has been one of the strongest clubs in New Zealand ever since. The baches at Taylor's have always played a big part in the success of their local surf club, providing a pool from which members are drawn and through which memberships are maintained. The fact that many baches have been owned by the same families through multiple generations has contributed to a distinct family culture at the TMSLC. While the baches have contributed to the well-being of the TMSLC, the relationship has been two-way, and the club has also provided an on-going community focus for bach owners over the last century.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 36 has architectural and aesthetic significance as an example of what is now considered a sub-group of New Zealand architecture, the small vernacular dwellings commonly built to serve as baches in the middle years of the 20th century.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code

requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 36 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. It is a typical mid-century fibrolite bach. The bach is two storied, with a deck extending over part of the ground floor, accessed from the second storey via glazed doors. The roof is mono pitched, only very slightly angled. The form is boxy and simple. Windows are timber framed, and a mix of smaller openings with two sets of larger groups of windows meeting on one corner. This results in a high percentage of glazing on the upper floor of the front façade. Stained timber balustrading of the deck appears to be a later addition.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 36 has technological significance as a vernacular building designed and constructed by owners the Eastwick family to meet their requirements, and for its reflection of the building techniques and materials that were being used for baches in the mid-20th century. The rebuild in 1967 followed the trend of building more substantial baches. The use of bought (rather than found) materials may have been a response to building regulations, as noted above, and the availability of materials such as fibrolite enabled larger constructions at less cost than more traditional materials. Fibrolite fell out of favour in the 1970s and 80s[1], and is not found in later alterations to baches.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 36 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake.

Rotten Row is a linear group of baches located on the sandy foreshore behind the Taylor's Mistake beach close to the foot of the steep hills behind and oriented towards the beach and the bay. The majority of baches in this group are single storied, with small footprints. They are characterised by simple roof and window forms, flat/smooth wall cladding (flat sheets of fibrolite) and usually no decorative elements. The baches are additive in nature with gabled roof or skillion roof forms, commonly with lean-tos and flat or skillion roofed additions. This group are commonly clad in Fibrolite, weatherboard or corrugated iron, with iron roofs. Paint colours range from neutral beige and brown to green and vibrant blues. Windows usually make up a large proportion of the principal facades to maximise light and views, and are timber framed. Glazed French doors are also common. Raised up above the beach, the baches are usually accessed via steps. Many of the baches feature small uncovered decks and concrete porches. There are generally open grassed areas and low informal gardens to the front, which include shrubs, succulents and cabbage trees.

Bach 36 relates strongly to this group in terms of its design, form, materials, texture and location and is a key contributor to the group. It is differentiated by its two stories but still retains a small scale. It is located towards the northern end of the linear group of baches known as Rotten Row which faces the beach and the bay with the hills behind. The ground rises immediately behind the bach to a row of large macrocarpas. The group of baches of

[1] https://teara.govt.nz/en/ephemera/38658/fibrolite

Taylor's Mistake are a well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 36 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it is likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the late 19th century.

ASSESSMENT STATEMENT

Bach 36 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. Bach 36 has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its association with the Eastwick family; and as part of the Taylor's Mistake bach community – well-known in Christchurch. The bach has cultural significance for the manner in which it signifies the informal do-it-yourself self-sufficient bach way of life of the early and mid-20th century, for the longevity of individual family ownership that is part of its history, for its connections with the TMSLC and for the public esteem in which the area is held as evidenced by its frequent artistic representation. The building has architectural and aesthetic significance as a representative example of the style of larger and more permanent vernacular dwellings commonly built to serve as baches in the middle years of the 20th century. It has technological significance as a vernacular building designed and constructed by owners the Eastwick family to meet their requirements, and for its reflection of the building techniques and materials that were being used for baches in the mid-20th century. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the landmark group of baches known as Rotten Row, of which it is a key contributor. The bach and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

J. Abbott; *The Baches of Taylor's Mistake: Rotten Row* Boulder Bay Press, 2018.

R. Cairns; B. Turpin *Guardians of the Mistake: the history of the Taylor's Mistake Surf Life Saving Club 1916-1991*

P. Carpinter; K. Tutty *Taylor's Mistake - Over the Hill for 100 Years: a history of Taylor's Mistake Surf Life Saving Club 1916-2016*

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Taylor's Mistake Association files (privately held)

Pers. comm. Janet Abbott

Papers Past website

Births, Deaths and Marriages website

Te Ara Encyclopaedia of New Zealand https://teara.govt.nz

Wises Street Directories (accessed via Ancestry website)

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 14 OCTOBER 2021

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PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1420
BACH 37 AND SETTING, ROTTEN ROW, TAYLOR'S MISTAKE, CHRISTCHURCH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 37 in Rotten Row has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its association with long-standing bach owners Bill Shanks and the Bell family; and as part of the Taylor's Mistake bach community – well-known in Christchurch.

The largest single concentration of baches at Taylor's Mistake is so-called Rotten Row, a string of nineteen baches arrayed along the shore on the eastern side of the bay. The first bach in the Row was constructed in 1913 by blacksmith William Stevens. Research to date suggests that this was an early iteration of Bach 32. By 1920 there were a dozen baches in this location. Bach 37 is located in the middle of the Row.

Bach 37 was built by William Shanks in c1920, who lived in Spreydon and was a machinist with New Zealand Railways. A number of baches at Taylor's Mistake were established by railway employees. Shanks maintained his little bach at the Bay for more than 50 years.

In the mid-1970s Shanks sold Bach 37 to his Spreydon neighbours Maurice Bell and his wife Shirley. Maurice Bell was a primary school teacher - serving as the deputy principal of Somerfield School before becoming principal of first Christchurch East and then Addington Schools. The Bell's daughter Roslynne (Ros) has fond memories of summers spent at the bach and she spent much time there as a university student. In 2007 Maurice passed the bach on to Roslynne as a wedding present.[1]

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 37 has cultural significance for the manner in which it signifies the informal self-sufficient bach way of life of the early and mid-20th century, the longevity of individual family ownership that has been part of its existence and for the area's frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment. The length of time the bach has remained in the ownership of the Shanks, and then the Bell family is a cultural characteristic of several of the baches in the wider Taylor's Mistake group.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 37 has architectural and aesthetic significance as an example of what is now considered a sub-group of New Zealand architecture, the small vernacular dwellings commonly built to serve as baches in the middle years of the 20th century.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

[1] Pers. comm. Roslynne Bell & Janet Abbott, 2018

Bach 37 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. Constructed c1920, the first part of Bach 37 was a diminutive weatherboard hut with a skillion roof. Before 1930 this had been extended to the east by one room and given a gabled roof – which resulted in a symmetrical 'cottage' appearance. In 1967 a lean-to addition was made to the front with larger windows. The exterior was also reclad in fibrolite at this time, giving the bach its present appearance. An early railway carriage door on the adjacent outhouse is a reminder of the first owner's workplace.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 37 has technological and craftsmanship significance as a vernacular building, reflecting the building techniques and materials of the early and mid-20th century. Bach 37 has technological significance as a vernacular building designed, constructed and altered over time by the Shanks family to meet their requirements, and for its reflection of the building techniques and materials that were being used for baches in the mid-20th century. The changes over time followed the trend of building more substantial baches. The use of bought (rather than found) materials may have been a response to building regulations, as noted above, and the availability of materials such as fibrolite enabled construction at less cost than more traditional materials. Fibrolite fell out of favour in the 1970s and 80s[2] and is not found in later alterations to the baches, so the bach is very much a product of its time.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 37 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake. The bach is located towards the centre of the linear group of baches known as Rotten Row.

Rotten Row is a linear group of baches located on the sandy foreshore behind the Taylor's Mistake beach close to the foot of the steep hills behind and oriented towards the beach and the bay. The baches in this group are single storied, with small footprints. They are characterised by simple roof and window forms, flat/smooth wall cladding (flat sheets of fibrolite) and usually no decorative elements. The baches are additive in nature with gabled roof or skillion roof forms, commonly with lean-tos and flat or skillion roofed additions. This group are commonly clad in Fibrolite, weatherboard or corrugated iron, with iron roofs. Paint colours range from neutral beige and brown to green and vibrant blues. Windows usually make up a large proportion of the principal facades to maximise light and views, and are timber framed. Glazed French doors are also common. Raised up above the beach, the baches are usually accessed via steps. Many of the baches feature small uncovered decks and concrete porches. There are generally open grassed areas and low informal gardens to the front, which include shrubs, succulents and cabbage trees.

Bach 37 relates strongly to this group in terms of its design, scale, form, materials, texture and location and is a key contributor to the group. The group of baches of Taylor's Mistake are well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

[2] https://teara.govt.nz/en/ephemera/38658/fibrolite

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 37 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Maori settlement at Taylor's Mistake (Te Onepoto/short beach), but it was likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the late 19th century.

ASSESSMENT STATEMENT

Bach 37 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. The bach has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its association with long-term owners Bill Shanks and the Bell family; and as part of the well-known Taylor's Mistake bach community. It has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for the longevity of individual family ownership that is part of its history and for the area's frequent artistic representation. The building has architectural and aesthetic significance as a representative example of the small vernacular dwellings commonly built to serve as baches in the middle years of the 20th century, individual and particular to their sites, and adapted over time. The bach has technological significance as a vernacular building, reflecting the building techniques and materials of the mid-20th century built and adapted by the owner Shanks family to meet their changing requirements over the years. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the landmark group of baches known as Rotten Row, of which it is a key contributor. The bach and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

J. Abbott; *The Baches of Taylor's Mistake: Rotten Row* Boulder Bay Press, 2018.

R. Cairns; B. Turpin *Guardians of the Mistake: the history of the Taylor's Mistake Surf Life Saving Club 1916-1991*

P. Carpinter; K. Tutty *Taylor's Mistake - Over the Hill for 100 Years: a history of Taylor's Mistake Surf Life Saving Club 1916-2016*

B. Mortlock, *Life History Report. An appendix to The Taylors Mistake Bach Holders Community Assessment,* 1998

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Taylor's Mistake Association files (privately held)

Pers. comm. Janet Abbott

Papers Past website

Births, Deaths and Marriages website

Te Ara Encyclopaedia of New Zealand https://teara.govt.nz

Wises Street Directories (accessed via Ancestry website)

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 14 OCTOBER 2021

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PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1419
BACH AND SETTING - 38 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 38 in Rotten Row has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its association with the St John Ambulance Association and long-standing bach owners the Stewart family; and as part of the Taylor's Mistake bach community – well-known in Christchurch.

The largest single concentration of baches at Taylor's Mistake is so-called Rotten Row, a string of 19 baches arrayed along the shore on the eastern side of the bay. The first bach in the Row was constructed in 1913 by blacksmith William Stevens. Research to date suggests that this was an early iteration of Bach 32. By 1920 there were a dozen baches in this location. Bach 38 is located in the middle of the Row.

The origins of Bach 38 are uncertain; early photos of Rotten Row (1920-1930) appear to show a very small building on the site, but no owner or function has been determined. In late 1934 the Mayor of Sumner Borough arranged for the site to be granted to the St John Ambulance Association for five years without charge, for the use of their cadets.[1] The license

[1] SBC Minute Book p 395 – 26 November 1934 (Archives New Zealand)

fee exemption continued for the duration of the Association's presence in the Bay. The Association built the hut in c1935.

During World War II many baches were requisitioned by the army and occupied by soldiers; however, Bach 38 was one of the few that was not, and research to date suggests that it was used as a first aid post during this time. St John's maintained its bach until 1949/1950, and then sold it to Mrs Russel of Addington. In the late 1950s, Mrs Russel transferred the bach to Herbert Powell, a dentist from Burwood.

In 1958 David Stewart, wife Betty, and their family rented Bach 38 for a holiday. They stayed again on a number of occasions through to about 1964, but by this time 38 was too small, and they relocated elsewhere at the Bay for a period. In 1966 Powell extended his bach, and the Stewart family resumed renting it annually until the opportunity to purchase it arose in 1978. Betty's brother Noel Chambers also owned Bach 30 in the same period. Dave and sons Graeme and Paul were members of the Waimairi Surf Life Saving Club, and Graeme and Paul would surf in the Bay. The Stewart family continue to holiday at their bach.[2]

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 38 has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, the longevity of individual family ownership that has been part of its history and the area's frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment. Bach 38 is valued by its owners for more than 40 years. The length of time the bach has remained in the ownership of the Stewart family is a cultural characteristic of several of the baches in the wider Taylor's Mistake group.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 38 has architectural and aesthetic significance as an example of what is now considered a sub-group of New Zealand architecture, the small vernacular dwellings commonly built to serve as baches in the middle years of the 20th century.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated

[2] Pers. comm. Janet Abbott with Graham & Paul Stewart, 2018

in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 38 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. Constructed for St John's in c1935, Bach 38 began as a small hut with a mono-pitch roof. Before the end of the 1950s, it was extended length-wise. The building took on its present appearance when another space was added across the full length of the frontage in 1966. This is characteristic of the period, with a wide sliding glazed door, extensive windows and a deck. The building has a low pitched gable roof.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 38 has technological and craftsmanship significance as a vernacular building, reflecting the building techniques and materials of the early and mid-20th century. Bach 38 has technological significance as a vernacular building constructed and altered over time by its occupants to meet their requirements, and for its reflection of the building techniques and materials that were being used for baches in the mid-20th century. The changes over time followed the trend of building more substantial baches. The use of bought (rather than found) materials may have been a response to building regulations, as noted above, and the availability of materials such as fibrolite, which could be easily flat packed and carted, enabled construction at less cost than more traditional materials. Fibrolite fell out of favour in the 1970s and 80s[3], and is not found in later alterations to the baches, so the bach is very much a product of its time. Part of the building is clad in corrugated iron.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 38 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake.

Rotten Row is a linear group of baches located on the sandy foreshore behind the Taylor's Mistake beach close to the foot of the steep hills behind and oriented towards the beach and the bay. The majority of baches in this group are single storied, with small footprints. They are characterised by simple roof and window forms, flat/smooth wall cladding (flat sheets of fibrolite) and usually no decorative elements. The baches are additive in nature with gabled roof or skillion roof forms, commonly with lean-tos and flat or skillion roofed additions. This group are commonly clad in Fibrolite, weatherboard or corrugated iron, with iron roofs. Paint colours range from neutral beige and brown to green and vibrant blues. Windows usually make up a large proportion of the principal facades to maximise light and views, and are timber framed. Glazed French doors are also common. Raised up above the beach, the baches are usually accessed via steps. Many of the baches feature small uncovered decks and concrete porches. There are generally open grassed areas and low informal gardens to the front, which include shrubs, succulents and cabbage trees.

[3] https://teara.govt.nz/en/ephemera/38658/fibrolite

Bach 38 relates strongly to this group in terms of its design, scale, form, materials, texture and location and is a key contributor to the group. It is located towards the middle of the linear group of baches known as Rotten Row. The group of baches of Taylor's Mistake are well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 38 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it is likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the late 19th century.

ASSESSMENT STATEMENT

Bach 38 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. The bach has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its connection with the St John Ambulance Association and long-standing bach owners the Stewart family; and as part of the Taylor's Mistake bach community – well-known in Christchurch. It has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, the longevity of family ownership associated with it, and for the areas frequent artistic representation. The building has architectural and aesthetic significance as a representative example of the small vernacular dwellings commonly built to serve as baches in the middle years of the 20th century, individual and particular to their sites, and altered over time. The bach has technological significance as a vernacular building, reflecting the building techniques and materials of the mid-20th century. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the landmark group of baches known as Rotten Row, of which it is a key contributor. The bach and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

J. Abbott; *The Baches of Taylor's Mistake: Rotten Row* Boulder Bay Press, 2018.

R. Cairns; B. Turpin *Guardians of the Mistake: the history of the Taylor's Mistake Surf Life Saving Club 1916-1991*

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Papers Past website

Te Ara Encyclopaedia of New Zealand https://teara.govt.nz

Wises Street Directories (accessed via Ancestry website)

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 14 OCTOBER 2021

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CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1418

BACH AND SETTING - 39 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 39 in Rotten Row has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its association with long-standing bay families, the Hazletons, Campbells and Scotts; and as part of the Taylor's Mistake bach community – well-known in Christchurch.

The largest single concentration of baches at Taylor's Mistake is so-called Rotten Row, a string of 19 baches arrayed along the shore on the eastern side of the bay. The first bach in the Row was constructed in 1913 by blacksmith William Stevens. Research to date suggests that this was an early iteration of Bach 32. By 1920 there were a dozen baches in this location. Bach 39 is located in the middle of the Row.

Evidence suggests that Bach 39 was constructed by Alexander Hazleton and his brother-in-law Walter Campbell in c1919 using the timber from a demolished colonial homestead in Waltham. Alex was a foundation member of the Taylor's Mistake Surf Life Saving Association (TMSLC) in 1916, and served on the committee until he was transferred to Wellington in the

early 1920s. In the early 1930s Alex retired from the civil service and returned to Christchurch to take up a position in his wife's family business, John Brightling Ltd, cartage contractors.

Alex appears to have retained his bach at the Bay until about 1941, when it was transferred to May and Walter Campbell, who had also been using it since the 1920s. Walter was a participant in the first recorded rescue at Taylor's Mistake on Boxing Day 1915 and was also a foundation member of the TMSLC.

During World War II Bach 39 was one of the baches requisitioned by the army. Walter died soon after regaining the bach in December 1942. May assumed ownership and retained and used Bach 39 for another 20 years. The bach was also borrowed by their good friends Margaret and Barbara Carter (known collectively as 'The Girls') who became Taylor's Mistake identities, living together at Bach 33 for over 50 years. Bach 39 was little used in later years and fell into some disrepair. In 1963 it was transferred to Ian and Sarah (Sadie) Scott, who had family connections with the Rotten Row baches. Ian and Sadie had a large family and undertook substantial additions and alterations in 1965, with Ian, the building supervisor at Maurice Carter Homes, carrying out the work himself.

Four of the Scott brothers took over the bach from their parents, and sold it to the present owners in 2013, who are involved with the TMSLC and the Taylor's Mistake Association.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 39 has cultural significance for the manner in which it signifies the informal self-sufficient bach way of life of the early and mid-20th century, the longevity of family ownership that has been part of its history and for the area's frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment. Bach 39 is valued by its present owners who have owned it for nearly a decade, while the length of time it remained in the ownership of the Scott family is a cultural characteristic of several of the baches in the wider Taylor's Mistake group.

One particular aspect of the kiwi bach way of life represented by many of the Taylor's Mistake baches (including Bach 39) is a connection with surf lifesaving – a recreation which has played a pivotal role in fostering beach and bach culture. The Taylor's Mistake Surf Lifesaving Club (TMSLC) was formed in 1916 in the first wave of surf club establishment that followed the Edwardian enthusiasm for sea bathing, and has been one of the strongest clubs in New Zealand ever since. The club's biggest annual event is the Kesteven Cup, held regularly since 1918. The baches at Taylor's have always played a big part in the success of their local surf club, providing a pool from which members are drawn and through which memberships are maintained. The fact that many baches have been owned by the same families through multiple generations has contributed to a distinct family culture at the TMSLC. While the baches have contributed to the well-being of the TMSLC, the relationship has been two-way, and the club has also provided an on-going community focus for bach owners over the last century.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 39 has architectural and aesthetic significance as a representative example of what is now considered a distinctive sub-group of New Zealand architecture, the small vernacular dwellings commonly built (and often subsequently altered) to serve as baches in the early and middle years of the 20th century.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 39 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. Built in c.1919, Bach 39 began (as did most the Rotten Row baches) as a diminutive lean-to weatherboard hut of one or two rooms, constructed of salvaged materials. Until the Scott family took over in the 1960s, the red-painted bach was virtually unaltered – and after 45 years, in poor condition. The Scotts altered and enlarged the bach significantly in 1965, adding a large gabled beach-facing living room at right angles to the original hut – a design strategy pursued by a number of Rotten Row bach owners. This more than doubled the bach's floor area. The whole building was clad in fibre-cement panel at this time. The roof is corrugated iron and the windows are timber framed. The bach sustained some damage in the Canterbury Earthquake sequence of 2010-2011, and has been subsequently re-clad like-for-like.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 39 has technological significance as a vernacular building constructed and altered over time by its occupants to meet their requirements, and for its reflection of the building techniques and materials that were being used for baches in the mid-20th century. The changes over time followed the trend of building more substantial baches. The use of bought (rather than found) materials may have been a response to building regulations, as noted above, and the availability of materials such as fibrolite, which could be easily flat packed and carted, enabled construction at less cost than more traditional materials. Fibrolite fell out of favour in the 1970s and 80s[1] and is not found in later alterations to baches. The re-cladding of the bach following the Canterbury earthquakes has used a modern, safe version of this cladding material. The timber windows and corrugated iron roof are standard materials for baches of the period.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of

[1] https://teara.govt.nz/en/ephemera/38658/fibrolite

consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 39 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake.

Rotten Row is a linear group of baches located on the sandy foreshore behind the Taylor's Mistake beach close to the foot of the steep hills behind and oriented towards the beach and the bay. The baches in this group are single storied, with small footprints. They are characterised by simple roof and window forms, flat/smooth wall cladding (flat sheets of fibrolite) and usually no decorative elements. The baches are additive in nature with gabled roof or skillion roof forms, commonly with lean-tos and flat or skillion roofed additions. This group are commonly clad in Fibrolite, weatherboard or corrugated iron, with iron roofs. Paint colours range from neutral beige and brown to green and vibrant blues. Windows usually make up a large proportion of the principal facades to maximise light and views, and are timber framed. Glazed French doors are also common. Raised up above the beach, the baches are usually accessed via steps. Many of the baches feature small uncovered decks and concrete porches. There are generally open grassed areas and low informal gardens to the front, which include shrubs, succulents and cabbage trees.

Bach 39 relates strongly to this group in terms of its design, scale, form, materials, texture and location and is a key contributor to the group. It is in the middle of the linear group of baches known as Rotten Row. The group of baches of Taylor's Mistake are well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 39 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it was likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the late 19th century.

ASSESSMENT STATEMENT

Bach 39 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. The bach has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-twentieth century New Zealand; for its connection with long-standing Bay families the Hazletons, Campbells and Scotts; and as part of the Taylor's Mistake bach community – well-known in Christchurch. It has cultural significance for the manner in which it signifies the informal self-sufficient bach way of life of the early and mid-20th century, for the longevity of individual family ownership within its history, connection with surf lifesaving and for the area's frequent artistic representation. The building has architectural and aesthetic significance as a representative example of the small vernacular dwellings commonly built to serve as baches in the middle years of the 20th century, individual and particular to their sites, and altered over time. The bach has technological significance as a vernacular building, reflecting the building techniques and materials of the mid-20th century. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the landmark group of baches known as Rotten Row, of which it is a key contributor. The bach and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

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Te Ara Encyclopaedia of New Zealand https://teara.govt.nz

Wises Street Directories (accessed via Ancestry website)

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 14 OCTOBER 2021

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PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1417
BACH AND SETTING - 40 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 40 in Rotten Row has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its association with long-standing bay families, the Langes and Goldsmiths; and as part of the Taylor's Mistake bach community – well-known in Christchurch.

The largest single concentration of baches at Taylor's Mistake is so-called Rotten Row, a string of 19 baches arrayed along the shore on the eastern side of the bay. The first bach in the Row was constructed in 1913 by blacksmith William Stevens. Research to date suggests that this was an early iteration of Bach 32. By 1920 there were a dozen baches in this location. Bach 40 is in the southern end of the Row.

Bach 40 was built in c.1919 by Charles Lange, with assistance from his cousins Phillip and Carl Kortegast. Charles Lange worked as an hotelier, and from 1920 ran a tobacconist shop. In 1916 or 1917 Lange became an early member of the Taylor's Mistake Life Saving Club (TMSLC), serving as secretary in 1917 and vice-president in 1919. Research suggests this was Lange's second bach in the Bay and that he had previously owned a hut on a different site. During World War II when many of the baches – including 40 - were requisitioned by the

army several baches sustained damage during a live firing exercise. Bach 40 was tabulated as '1 window broken, 1 shrapnell (sic) mark'. Lange regained his bach in mid-1943.[1]

After the war, Charles Lange transferred[2] his bach to Henry (Harry) Goldsmith. The Goldsmith family came to Auckland from Sydney in 1933. In 1936 they moved down to Christchurch. Harry had been a member of the North Bondi Surf Life Saving Club, and on arriving in Christchurch he joined the CUSC and the TMSLC, where he quickly made a mark. While still an active member of the TMSLC as both a competitor and life saver, Goldsmith took up administration at club and provincial levels, serving as club captain (1945-1948), club president (1960-1967) and Canterbury Surf Life Saving's treasurer (1945-58). He was awarded with life memberships of the TMSLC (in 1966) and the CSLS, and received a Distinguished Award for his contribution from Surf Life Saving New Zealand. When Harry passed away at the age of 94 in 2013, he had been a TMSLC member for 77 years.

Before the war, Harry worked as a book keeper with brewers and soft drink manufacturers Ballin Bros, who figure large in the early history of the TMSLC. After the war, Harry went to work for Charles Lange, the previous owner of Bach 40. As well as being an acquaintance of Lange's from both the CUSC and the TMSLC, Harry had been best friends with his nephew Stan Kingdon and married Stan's sister Pearl. Harry and Pearl's children and grandchildren have continued the family involvement with the TMSLC, and still holiday at Bach 40.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 40 has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for the longevity of individual family ownership throughout the bach's history and for the area's frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment. Bach 40 is valued by its present occupants, whose family have had a connection with it since it was constructed nearly a century ago.

One particular aspect of the kiwi bach way of life represented by many of the Taylor's Mistake baches (including Bach 40) is a connection with surf lifesaving – a recreation which has played a pivotal role in fostering beach and bach culture. The Taylor's Mistake Surf Lifesaving Club (TMSLC) was formed in 1916 in the first wave of surf club establishment that followed the Edwardian enthusiasm for sea bathing, and has been one of the strongest clubs in New Zealand ever since. The club's biggest annual event is the Kesteven Cup, held regularly since 1918. The baches at Taylor's have always played a big part in the success of their local surf club, providing a pool from which members are drawn and through which memberships are maintained. The fact that many baches have been owned by the same families through multiple generations has contributed to a distinct family culture at the TMSLC. While the baches have contributed to the well-being of the TMSLC, the relationship has been two-way, and the club has also provided an on-going community focus for bach owners over the last century.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's

[1] Taylor's Mistake Hut occupation records, NZ Army (held by TMA).
[2] Formal application was made to the Sumner BC for changing ownership in the form of a 'transfer' – it is unknown whether money changed hands.

Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 40 has architectural and aesthetic significance as a representative example of what is now considered a distinctive sub-group of New Zealand architecture, the small vernacular dwellings commonly built (and often subsequently altered) to serve as baches in the early and middle years of the 20th century.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 40 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. Built in c1919, Bach 40 began (as did most the Rotten Row baches) as a diminutive lean-to hut of one or two rooms. Between 1930 and 1940, the bach appears to have been extended at least twice: firstly an additional space to the east (side) under an extension of the skillion roof; and then an additional room on the north (front). Finally in 1963, a gabled room was added at right angles to the original bach. The whole building was clad in fibre cement sheet at this time. Further alteration was undertaken in 1969.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 40 has technological and craftsmanship significance as a vernacular building constructed and altered over time by its occupants to meet their requirements, and for its reflection of the building techniques and materials of the early and mid-20th century. The changes over time followed the trend of building more substantial baches. The use of bought (rather than found) materials may have been a response to building regulations, as noted above, and the availability of materials such as fibrolite, which could be easily flat packed and carted, enabled construction at less cost than more traditional materials. Fibrolite fell out of favour in the 1970s and 80s[3] and is not found in later alterations to baches.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

[3] https://teara.govt.nz/en/ephemera/38658/fibrolite

Bach 40 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake.

Rotten Row is a linear group of baches located on the sandy foreshore behind the Taylor's Mistake beach close to the foot of the steep hills behind and oriented towards the beach and the bay. The baches in this group are single storied, with small footprints. They are characterised by simple roof and window forms, flat/smooth wall cladding (flat sheets of fibrolite) and usually no decorative elements. The baches are additive in nature with gabled roof or skillion roof forms, commonly with lean-tos and flat or skillion roofed additions. This group are commonly clad in Fibrolite, weatherboard or corrugated iron, with iron roofs. Paint colours range from neutral beige and brown to green and vibrant blues. Windows usually make up a large proportion of the principal facades to maximise light and views, and are timber framed. Glazed French doors are also common. Raised up above the beach, the baches are usually accessed via steps. Many of the baches feature small uncovered decks and concrete porches. There are generally open grassed areas and low informal gardens to the front, which include shrubs, succulents and cabbage trees.

Bach 40 relates strongly to this group in terms of its design, scale, form, materials, texture and location and is a key contributor to the group. It is located towards the southern end of the linear group of baches known as Rotten Row. The group of baches of Taylor's Mistake are well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 40 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it was likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the late 19th century.

ASSESSMENT STATEMENT

Bach 40 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. The bach has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its connection with long-standing Bay families the Langes and Goldsmiths; and as part of the Taylor's Mistake bach community – well-known in Christchurch. It has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for the longevity of individual family ownership, its strong connection to surf lifesaving and for the area's frequent artistic representation. The building has architectural and aesthetic significance as a representative example of the small vernacular dwellings commonly built to serve as baches in the middle years of the 20th century, individual and particular to their sites, and altered over time. The bach has technological significance as a vernacular building, reflecting the building techniques and materials of the mid-20th century. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the landmark group of baches known as Rotten Row, of which it is a key contributor. The building and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

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Pers. comm. Janet Abbott

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Te Ara Encyclopaedia of New Zealand https://teara.govt.nz

Wises Street Directories (accessed via Ancestry website)

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 14 OCTOBER 2021

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PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1416
BACH AND SETTING - 41 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 41 in Rotten Row has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-twentieth century New Zealand; for its association with World War I veteran Edward Lewis and long-standing bay families, the Steads and the Turpins; and as part of the Taylor's Mistake bach community – well-known in Christchurch.

The largest single concentration of baches at Taylor's Mistake is so-called Rotten Row, a string of 19 baches arrayed along the shore on the eastern side of the bay. The first bach in the Row was constructed in 1913 by blacksmith William Stevens. Research to date suggests that this was an early iteration of Bach 32. By 1920 there were a dozen baches in this location. Bach 41 is located towards the southern end of the Row.

Evidence suggests that the first part of Bach 41 was built by Edward Lewis at some point between 1910 and 1915. Lewis was born in Wales and emigrated to New Zealand around the turn of the century. He served on the Western Front during 1917, but was discharged early in 1918 due to illness. On his return to Christchurch, he was given a 'hearty reception' by his Sumner and Taylor's Mistake friends.[1] He died at Diamond Harbour in 1960. Lewis was still the owner of Bach 41 in 1932, but by World War II it was in the possession of Myrtle Forward.

[1] *Star* 19 March 1918.

Mrs Forward was the mother of motor dealer Norman Forward who owned Bach 64 at this time, and who later had Bach 30.
In the 1950s Mrs Forward sold her bach to Frederick Ward who in turn sold the bach in the early 1960s to Leo Stead and his wife Lily. The Steads became involved with the TMSLC. Two sons served as club captains – Peter (1956-1960) and John (1964-1969) - and were instrumental in the development of the club's surf boating wing.

By the 1970s the Steads were using Bach 41 less, and it was frequently let to TMSLC stalwarts Jim Turpin and Brian Rattray. When Mrs Stead decided to sell the bach in 1976, she offered it to Jim and Brian, and Jim purchased it. The Turpin family have been closely involved with the TMSLC since its inception in 1916 - Jim's Uncle Ollie was a foundation member. Jim himself is a life member, having been a member since the 1950s, and serving variously as president, treasurer (for 30 years), and (currently) club patron. Jim's wife June won several national surf life-saving titles and has also made a significant contribution to the club over the decades. The Turpins continue to holiday at their bach.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 41 has cultural significance for the manner in which it signifies the informal self-sufficient bach way of life of the early and mid-20th century, for the longevity of family ownership that is part of its history, and for the area's frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment. Bach 41 is valued by its owners whose family have looked after it for over 40 years.

One particular aspect of the kiwi bach way of life represented by many of the Taylor's Mistake baches (including Bach 41) is a connection with surf lifesaving – a recreation which has played a pivotal role in fostering beach and bach culture. The Taylor's Mistake Surf Lifesaving Club (TMSLC) was formed in 1916 in the first wave of surf club establishment that followed the Edwardian enthusiasm for sea bathing, and has been one of the strongest clubs in New Zealand ever since. The club's biggest annual event is the Kesteven Cup, held regularly since 1918. The baches at Taylor's have always played a big part in the success of their local surf club, providing a pool from which members are drawn and through which memberships are maintained. The fact that many baches have been owned by the same families through multiple generations has contributed to a distinct family culture at the TMSLC. While the baches have contributed to the well-being of the TMSLC, the relationship has been two-way, and the club has also provided an on-going community focus for bach owners over the last century.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 41 has architectural and aesthetic significance as a representative example of what is now considered a distinctive sub-group of New Zealand architecture, the small vernacular

dwellings commonly built (and often subsequently altered) to serve as baches in the early and middle years of the 20th century.
Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 41 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. The first Bach 41 – built by Edward Lewis around WWI – was a small skillion-roofed weatherboard hut. This was extended on several occasions over the next fifty years, into a structure with a pitched roof and a small monopitch section to the front, creating an L-shaped structure. It was reclad in Fibrolite. As a consequence, Bach 41 is an archetypal mid-century bach. There have been no substantive alterations since the 1970s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 41 has technological significance as a vernacular building built and subsequently altered by its owners as needs dictated and means allowed, and reflecting the building techniques and materials of the early and mid-20th century. The changes over time followed the trend of building more permanent baches. The use of bought (rather than found) materials may have been a response to building regulations, as noted above, and the availability of materials such as fibrolite, which could be easily flat packed and carted, enabled construction at less cost than more traditional materials. Fibrolite fell out of favour in the 1970s and 80s[2] and is not found in later alterations to the baches, meaning this bach is very much a product of its time.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 41 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake. The bach is located towards the southern end of the linear group of baches known as Rotten Row. The ground rises immediately behind the bach.

Rotten Row is a linear group of baches located on the sandy foreshore behind the Taylor's Mistake beach close to the foot of the steep hills behind and oriented towards the beach and the bay. The baches in this group are single storied, with small footprints. They are characterised by simple roof and window forms, flat/smooth wall cladding (flat sheets of fibrolite) and usually no decorative elements. The baches are additive in nature with gabled roof or skillion roof forms, commonly with lean-tos and flat or skillion roofed additions. This

[2] https://teara.govt.nz/en/ephemera/38658/fibrolite

group are commonly clad in Fibrolite, weatherboard or corrugated iron, with iron roofs. Paint colours range from neutral beige and brown to green and vibrant blues. Windows usually make up a large proportion of the principal facades to maximise light and views, and are timber framed. Glazed French doors are also common. Raised up above the beach, the baches are usually accessed via steps. Many of the baches feature small uncovered decks and concrete porches. There are generally open grassed areas and low informal gardens to the front, which include shrubs, succulents and cabbage trees.

Bach 41 relates strongly to this group in terms of its design, scale, form, materials, texture and location and is a key contributor to the group. The group of baches of Taylor's Mistake are a well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 41 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the late 19th century.

ASSESSMENT STATEMENT

Bach 41 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. The bach has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its association with WWI veteran Edward Lewis and long-standing bay families, the Steads and the Turpins; and as part of the Taylor's Mistake bach community – well-known in Christchurch. It has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for the longevity of individual family ownership associated with it, for its connection with surf lifesaving and for the area's frequent artistic representation. The building has architectural and aesthetic significance as a representative example of the small vernacular dwellings commonly built to serve as baches in the middle years of the 20th century, more permanent than their predecessors but still individual and particular to their sites, and altered over time. The bach has technological significance as a vernacular building, reflecting the building techniques and materials of the mid-20th century. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the landmark group of baches known as Rotten Row, of which it is a key contributor. The building and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

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Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 14 OCTOBER 2021

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PLEASE USE IN CONJUNCTION WITH THE C CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1415

BACH AND SETTING - 42 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 42 in Rotten Row has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its association with the long-standing bay family, the Eastwicks; and as part of the Taylor's Mistake bach community – well-known in Christchurch.

The largest single concentration of baches at Taylor's Mistake is so-called Rotten Row, a string of 19 baches arrayed along the shore on the eastern side of the bay. The first bach in the Row was constructed in 1913 by blacksmith William Stevens. Research to date suggests that this was an early iteration of Bach 32. By 1920 there were a dozen baches in this location. Bach 42 is located towards the southern end of the Row.

The first part of what would become Bach 42 was a small hut built around the time of World War I by Lyttelton port worker Henry Eastwick and his friends. The group had previously spent their weekends camping in a disused cow shed on the site at the edge of the sand dunes. In 1932 the bach was held in the name of R. W. Evans but by the end of the decade Henry and wife Rosina had assumed ownership, and the Eastwicks were holidaying there regularly.

During World War II when many baches – including 42 - were requisitioned by the army several baches sustained damage during a live firing exercise. Bach 42 had three windows broken.

Henry and Rosina had a large family with five children and many grandchildren. Many of the family have been members of the Taylor's Mistake Surf Life Saving Club (TMSLC) through the years – grandson Ken and brother Noel were in the first intake of 'midgets' (or juniors) in 1949. To ease the overcrowding at 42, Ken and Noel's father Henry and his brother Hector bought Bach 36 in c.1961. Bach 42 was consequently left to daughter Ivy (known as Connie) and her husband Ronald Peek on Henry's death in 1963. After Connie Peek's death in 1996, the bach was sold to John McKeown, a stalwart of the New Brighton Surf Life Saving Club. After the Canterbury earthquake sequence of 2010-2011, John sold it in turn to Kenneth Jones, a long-standing TMSLC member and recent president. Ken's sister and brother-in-law Rayleen and Darryl Neate also own Bach 55, demonstrating the interconnected family ownership that is prevalent in the Taylor's Mistake community.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 42 has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for the length of time it was owned by one family, for its demonstration of the interconnectedness of family ownership within this bach community and for the area's frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment. Bach 42 is valued by its owners whose family have a lengthy relationship with the area.

One particular aspect of the kiwi bach way of life represented by many of the Taylor's Mistake baches (including Bach 42) is a connection with surf lifesaving – a recreation which has played a pivotal role in fostering beach and bach culture. The TMSLC was formed in 1916 in the first wave of surf club establishment that followed the Edwardian enthusiasm for sea bathing, and has been one of the strongest clubs in New Zealand ever since. The club's biggest annual event is the Kesteven Cup, held regularly since 1918. The baches at Taylor's have always played a big part in the success of their local surf club, providing a pool from which members are drawn and through which memberships are maintained. The fact that many baches have been owned by the same families through multiple generations has contributed to a distinct family culture at the TMSLC. While the baches have contributed to the well-being of the TMSLC, the relationship has been two-way, and the club has also provided an on-going community focus for bach owners over the last century.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 42 has architectural and aesthetic significance as a representative example of what is now considered a distinctive sub-group of New Zealand architecture, the small vernacular dwellings commonly built (and often subsequently altered) to serve as baches in the early and middle years of the 20th century.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 42 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. The first Bach 42 – built by Henry Eastwick and companions around WWI – was a small weatherboard hut. This was enlarged and altered substantially during the 1930s, and then again in 1964 after the Peeks took ownership, when a large gabled addition was made to the front elevation. Windows are large and timber framed, and there are glazed doors. A small concrete porch is located within the L shape of the two wings. Unlike many other baches in the row that were altered around this time, the building has continued to be clad in weatherboards, rather than one of the commercially available alternatives of that time. There have been no substantive alterations since the 1960s.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 42 has technological significance as a vernacular building built and subsequently altered by the members of the Eastwick family as needs dictated and means allowed, and reflecting traditional building techniques and materials of the early and mid-20th century. The changes over time followed the trend of building more permanent baches. The use of weatherboards materials may have been a response to building regulations, and their retention rather than subsequent replacement in light weight Fibroilte (as was common for many baches) may be a reflection of their quality and condition, as well as the owner's material preferences.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 42 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake. The bach is located towards the southern end of the linear group of baches known as Rotten Row. The ground rises immediately behind the bach to a row of large macrocarpas.

Rotten Row is a linear group of baches located on the sandy foreshore behind the Taylor's Mistake beach close to the foot of the steep hills behind and oriented towards the beach and the bay. The baches in this group are single storied, with small footprints. They are

characterised by simple roof and window forms, flat/smooth wall cladding (flat sheets of fibrolite) and usually no decorative elements. The baches are additive in nature with gabled roof or skillion roof forms, commonly with lean-tos and flat or skillion roofed additions. This group are commonly clad in Fibrolite, weatherboard or corrugated iron, with iron roofs. Paint colours range from neutral beige and brown to green and vibrant blues. Windows usually make up a large proportion of the principal facades to maximise light and views, and are timber framed. Glazed French doors are also common. Raised up above the beach, the baches are usually accessed via steps. Many of the baches feature small uncovered decks and concrete porches. There are generally open grassed areas and low informal gardens to the front, which include shrubs, succulents and cabbage trees.

Bach 42 relates strongly to this group in terms of its design, scale, form, materials and location and is a key contributor to the group. The group of baches of Taylor's Mistake are a well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 42 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it is likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the late 19th century.

ASSESSMENT STATEMENT

Bach 42 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. The bach has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its association with long-standing bay family, the Eastwicks; and as part of the well-known Taylor's Mistake bach community. It has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for the length of time it was owned by one family, for its demonstration of the interconnectedness of family ownership within this bach community, its connection with surf lifesaving and for the area's frequent artistic representation. The building has architectural and aesthetic significance as a representative example of the small vernacular dwellings commonly built to serve as baches in the middle years of the 20th century, more permanent than their predecessors but still individual and particular to their sites, and altered over time. The bach has technological significance as a vernacular building, reflecting traditional building techniques and materials of the mid-20th century. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the landmark group of baches known as Rotten Row, of which it is a key contributor. The bach and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

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Wises Street Directories (accessed via Ancestry website)

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

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CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1414
BACH AND SETTING - 43 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 43 in Rotten Row has historical and social significance as a reflection of aspects of patterns of recreation and leisure in early and mid-20th century New Zealand; for its century-long association with the McKinley family; and as part of the Taylor's Mistake bach community – well-known in Christchurch.

The largest single concentration of baches at Taylor's Mistake is so-called Rotten Row, a string of 19 baches arrayed along the shore on the eastern side of the bay. The first bach in the Row was constructed in 1913 by blacksmith William Stevens. Research to date suggests that this was an early iteration of Bach 32. By 1920 there were a dozen baches in this location. Bach 43 is located in the middle of the Row.

Bach 43 was built by James McKinley, a storeman and commercial traveller, in the early 1920s. After visiting Taylor's Mistake with friends McKinley joined the infant Taylor's Mistake Surf Life Saving Club (TMSLC), which he served as both a competitor and official for over 30 years. In order to be able to overnight at the bay, James built a small lean-to hut. This was initially located at the back of Rotten Row on privately-owned farmland, but when ownership

of the farm changed, he slid his bach forward onto the narrow strip of public land shared by the Row's other baches. Neighbouring bach 44 did the same. During World War II when many baches – including 43 - were requisitioned by the army several baches sustained damage during a live firing exercise. Bach 43 had a window broken. The McKinley bach was returned in mid-1943.

McKinley and his wife Ada had four children (Lois, Laurence, Wilda and Ronald) who grew up enjoying life at the family bach. In the 1950s the time came for the bach to be passed on to the next generation however, none of the children were in a position to accept it. James and Ada therefore sold it to Ada's nephew R. J. Colombus, with the proviso that it be offered back to the McKinley family if he no longer wanted it. When in 1975 that circumstance arose, Ronald took up the offer.

Ronald McKinley was – like his father and older brother – an active member of the TMSLC. On his death in 2001, the bach was taken over by his sons Owen and Phillip, although Phillip died in 2002.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 43 has cultural significance for the manner in which it signifies the informal self-sufficient bach way of life of the early and mid-20th century, for its retention for the entirety of its existence by one family, for its demonstration of the interconnectedness of family ownership within this bach community and for its frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment. Bach 43 is valued by its present custodians, whose family have owned it for almost a century.

One particular aspect of the kiwi bach way of life represented by many of the Taylor's Mistake baches (including Bach 43) is a connection with surf lifesaving – a recreation which has played a pivotal role in fostering beach and bach culture. The Taylor's Mistake Surf Lifesaving Club (TMSLC) was formed in 1916 in the first wave of surf club establishment that followed the Edwardian enthusiasm for sea bathing, and has been one of the strongest clubs in New Zealand ever since. The club's biggest annual event is the Kesteven Cup, held regularly since 1918. The baches at Taylor's have always played a big part in the success of their local surf club, providing a pool from which members are drawn and through which memberships are maintained. The fact that many baches have been owned by the same families through multiple generations has contributed to a distinct family culture at the TMSLC. While the baches have contributed to the well-being of the TMSLC, the relationship has been two-way, and the club has also provided an on-going community focus for bach owners over the last century.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 43 has architectural and aesthetic significance as a representative example of what is now considered a distinctive sub-group of New Zealand architecture, the small vernacular dwellings commonly built (and often subsequently altered) to serve as baches in the early and middle years of the 20th century.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 43 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. Built in the early 1920s, it began (as did most Rotten Row baches) as a diminutive lean-to hut of one or two rooms. By 1930 this had been altered to or replaced by a more substantial gabled structure. Before 1940 this had been dragged forward on its site to remove it from private land, the porch infilled, and a partial lean-to added to the front elevation. The bach took on its present appearance during the ownership of Jack Colombus, between the late 1950s and the early 1970s. It is currently clad in corrugated iron. The bach is unusual at Taylors Mistake in that it has decorative geometric panels applied to the front wall. The beach frontage is substantially glazed, including French doors. The roof is clad in corrugated iron and the windows are timber framed. Concrete steps and a small landing lead up to the French doors.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 43 has technological and craftsmanship significance as a vernacular building, built and subsequently altered as required over time. It reflects the building techniques and materials of the early and mid-20th century. The enlargement over time followed the trend of building more permanent baches. The corrugated iron cladding is a retention of one of the earliest bach cladding materials used at Taylor's Mistake. Metal cladding can be seen on earlier buildings in other bach communities in New Zealand, such as Rangitoto or Upper Selwyn Huts.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 43 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake. The bach is located in the middle of the linear row of baches known as Rotten Row.

Rotten Row is a linear group of baches located on the sandy foreshore behind the Taylor's Mistake beach close to the foot of the steep hills behind and oriented towards the beach and the bay. The baches in this group are single storied, with small footprints. They are characterised by simple roof and window forms, flat/smooth wall cladding (flat sheets of

fibrolite) and usually no decorative elements. The baches are additive in nature with gabled roof or skillion roof forms, commonly with lean-tos and flat or skillion roofed additions. This group are commonly clad in Fibrolite, weatherboard or corrugated iron, with iron roofs. Paint colours range from neutral beige and brown to green and vibrant blues. Windows usually make up a large proportion of the principal facades to maximise light and views, and are timber framed. Glazed French doors are also common. Raised up above the beach, the baches are usually accessed via steps. Many of the baches feature small uncovered decks and concrete porches. There are generally open grassed areas and low informal gardens to the front, which include shrubs, succulents and cabbage trees.

Bach 43 relates strongly to this group in terms of its design, scale, form, materials, texture and location and is a key contributor to the group. In particular it relates strongly to its neighbour Bach 44 in terms of the corrugated iron cladding. The group of baches of Taylor's Mistake are a well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 43 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it is likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the late 19th century.

ASSESSMENT STATEMENT

Bach 43 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. The bach has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its century-long connection with the McKinley family; connections with the TMSLC and as part of the Taylor's Mistake bach community – well-known in Christchurch. The bach has cultural significance for the manner in which it signifies the informal self-sufficient bach way of life of the early and mid-20th century, for its retention for the entirety of its existence by one family, for its demonstration of the interconnectedness of family ownership within this bach community, its connection with the surf lifesaving and for the area's frequent artistic representation. The building has architectural and aesthetic significance as a representative example of the small vernacular dwellings commonly built to serve as baches in the early and middle years of the 20th century, individual and particular to their sites, and altered over time. The bach has technological significance as a vernacular building, built and subsequently altered over time, reflecting the building techniques and materials of the early and mid-20th century. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the landmark group of baches known as Rotten Row, of which it is a key contributor. The bach and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

J. Abbott; *The Baches of Taylor's Mistake: Rotten Row* Boulder Bay Press, 2018.

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Taylor's Mistake Association files (privately held)

Pers. comm. Janet Abbott

Births, Deaths and Marriages website

Papers Past website

Wises Street Directories (accessed via Ancestry website)

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 14 OCTOBER 2021

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PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1413
BACH AND SETTING - 44 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 44 in rotten Row has historical and social significance as a reflection of aspects of patterns of recreation and leisure in early and mid-20th century New Zealand; for its long associations with prominent Taylor's Mistake families including the Roberts, Le Crens and Hills; and as part of the Taylor's Mistake bach community – well-known in Christchurch.

The largest single concentration of baches at Taylor's Mistake is so-called Rotten Row, a string of 19 baches arrayed along the shore on the eastern side of the bay. The first bach in the Row was constructed in 1913 by blacksmith William Stevens. Research to date suggests that this was an early iteration of Bach 32. By 1920 there were a dozen baches in this location. Bach 44 is located towards the west end of the Row.

Research suggests that Bach 44 is likely to have been built by Frank Houselander in the mid-1920s. Frank was a tram motorman (driver) in the early 20th century, and later when he built his bach, he was working as a storeman for the Buick Sales Company in Woolston. He married Leonora Erskine in 1902 and the couple had one daughter, Nancy. Unusually the bach was listed under Nancy Houselander's name in 1932 – one of a very small number of female bach 'owners' at this time. Nancy herself was living in Wellington by early 1934.

Baches 43 and 44 were originally located at the back of Rotten Row on privately-owned farmland, but after ownership of the farm changed in the 1930s, the two bach owners slid their huts forward onto the narrow strip of public land shared by the Row's other baches.

By the early years of World War II, Bach 44 had been transferred to Julia Roberts. During the war Bach 44 was one of many Taylor's Mistake baches requisitioned by the army for billeting soldiers.

In around 1950 Bach 44 was sold to Keith Le Cren and his wife Irene. After the war Keith worked as a maintenance engineer at Marathon Rubber Footwear – part of the Skellerup Rubber Group – at Woolston. Irene (known as Rene) had lifesaving and Taylor's Mistake connections. She was the daughter of Lewis Agassiz who is associated with Bach 36. Rene herself was a competitive swimmer with various Christchurch clubs and was a member of the Sumner Surf Life Saving Club for much of the 1920s and 30s.

After the Le Crens purchased Bach 44 they became actively involved with the Taylor's Mistake Surf Life Saving Club (TMSLC). Keith served as president between 1955 and 1960, and Rene supervised the young female club members who were regularly accommodated in Bach 44 and its neighbours. Geoff Le Cren, their son, was a prominent competitor, coach and administrator for many decades, and was created a life member in 2001.

After his mothers' death in 1965, Geoff lived in Bach 44 for a couple of years before selling it to Peter Hill and his wife Joanne in 1968. Peter was a member of the New Brighton SLC. Peter and Jo's sons David and Bruce became members of the TMSLC in the late 1970s, and David has served as Club Captain (1990-1992) and President (2005-2007). David, an architect, has been a persistent advocate for the retention of the baches. His sub thesis for his degree, *Living on the Queen's Chain,* was an early study of the history and typology of the traditional New Zealand coastal bach. He and his partner are the current owners of Bach 44.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 44 has cultural significance for the manner in which it signifies the informal self-sufficient bach way of life of the early and mid-20th century, for its demonstration of the interconnectedness of family ownership within this bach community and for the area's frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment. Bach 44 is valued by its current owners, whose family have owned it for 50 years.

One particular aspect of the kiwi bach way of life represented by many of the Taylor's Mistake baches (including Bach 44) is a connection with surf lifesaving – a recreation which has played a pivotal role in fostering beach and bach culture. The Taylor's Mistake Surf Lifesaving Club (TMSLC) was formed in 1916 in the first wave of surf club establishment that followed the Edwardian enthusiasm for sea bathing, and has been one of the strongest clubs in New Zealand ever since. The club's biggest annual event is the Kesteven Cup, held regularly since 1918. The baches at Taylor's have always played a big part in the success of their local surf club, providing a pool from which members are drawn and through which memberships are maintained. The fact that many baches have been owned by the same families through multiple generations has contributed to a distinct family culture at the TMSLC. While the baches have contributed to the well-being of the TMSLC, the relationship has been two-way, and the club has also provided an on-going community focus for bach owners over the last century.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible

subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 44 has architectural and aesthetic significance as a representative example of what is now considered a distinctive sub-group of New Zealand architecture, the small vernacular dwellings commonly built (and often subsequently altered) to serve as baches in the early and middle years of the 20th century. These were always individual and particular to their sites, with design and style reflecting the notions and needs of their owners.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 44 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. When constructed in the mid-1920s, Bach 44 was a small gabled hut of probably one room. Around the time it was relocated forward on its site in c1940, the building was extended to the east. Photos of the bach in its early decades show shutters on its small windows. Soon after Keith Le Cren purchased the bach in 1950, he extended the front elevation out by around three metres. The large sliding timber casement window was also put in at this time. A few years later the rear elevation was extended to accommodate a shower and to bring the outhouse indoors. The next owners, the Hill family did not alter its external appearance further. The building is presently clad in corrugated iron.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 44 has technological and craftsmanship significance as a vernacular building that was built and subsequently altered as required over time. It reflects the building techniques and materials of the early and mid-20th century. The enlargement over time followed the trend of building more permanent baches. The corrugated iron cladding is a retention of one of the earliest bach cladding materials used at Taylor's Mistake. Metal cladding can be seen on earlier buildings in other bach communities in New Zealand, such as Rangitoto or Upper Selwyn Huts.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of

consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 44 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake.

Rotten Row is a linear group of baches located on the sandy foreshore behind the Taylor's Mistake beach close to the foot of the steep hills behind and oriented towards the beach and the bay. The baches in this group are single storied, with small footprints. They are characterised by simple roof and window forms, flat/smooth wall cladding (flat sheets of fibrolite) and usually no decorative elements. The baches are additive in nature with gabled roof or skillion roof forms, commonly with lean-tos and flat or skillion roofed additions. This group are commonly clad in Fibrolite, weatherboard or corrugated iron, with iron roofs. Paint colours range from neutral beige and brown to green and vibrant blues. Windows usually make up a large proportion of the principal facades to maximise light and views, and are timber framed. Glazed French doors are also common. Raised up above the beach, the baches are usually accessed via steps. Many of the baches feature small uncovered decks and concrete porches. There are generally open grassed areas and low informal gardens to the front, which include shrubs, succulents and cabbage trees.

Bach 44 relates strongly to this group in terms of its design, scale, form, materials, texture and location and is a key contributor to the group. In particular it relates strongly to its neighbour Bach 43 in terms of the corrugated iron cladding. The bach is located towards the west end of the linear group of baches known as Rotten Row. The group of baches of Taylor's Mistake are a well-known landmark in Christchurch walkers as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 44 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it is likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the turn of the 20th century.

ASSESSMENT STATEMENT

Bach 44 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. The bach has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its long associations with prominent Bay families the Roberts, Le Crens and Hills; and as part of the Taylor's Mistake bach community – well-known in Christchurch. It has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for its demonstration of the interconnectedness of family ownership within this bach community, its connection with surf lifesaving and for its frequent artistic representation. The building has architectural and aesthetic significance as a representative example of the small vernacular dwellings commonly built to serve as baches in the early and middle years of the 20th century, individual and particular to their sites, and altered over time. The bach has technological significance as a vernacular building, reflecting the building techniques and materials of the early and mid-20th century. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the landmark group of baches known as Rotten Row, of which it is a key contributor. The bach and its setting are of archaeological significance because they have

the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

J. Abbott; *The Baches of Taylor's Mistake: Rotten Row* Boulder Bay Press, 2018.

R. Cairns; B. Turpin *Guardians of the Mistake: the history of the Taylor's Mistake Surf Life Saving Club 1916-1991*

P. Carpinter; K. Tutty *Taylor's Mistake - Over the Hill for 100 Years: a history of Taylor's Mistake Surf Life Saving Club 1916-2016*

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Papers Past website

Wises Street Directories (accessed via Ancestry website)

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 14 OCTOBER 2021

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CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1412

BACH AND SETTING - 45 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 45 in Rotten Row has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its associations with Taylor's Mistake identities the Hodge brothers and long-standing bay family the Gilpins; and as part of the Taylor's Mistake bach community – well-known in Christchurch.

The largest single concentration of baches at Taylor's Mistake is so-called Rotten Row, a string of 19 baches arrayed along the shore on the eastern side of the bay. The first bach in the Row was constructed in 1913 by blacksmith William Stevens. Research to date suggests that this was an early iteration of Bach 32. By 1920 there were a dozen baches in this location. Bach 45 is located towards the western end of the Row.

Bach 45 was constructed by brothers James and George Hodge for James in the mid-1930s. James Hodge emigrated to Christchurch from London with his wife Lavinia and six children in 1920. They lived in Sydenham, and James was council employee. Research to date suggests that James was granted the vacant plot (45) formerly owned by C. Peters, in 1934, around the same time as his brother was granted adjacent plot 46. Rather than construct new baches from scratch on their sites, the Hodges purchased a redundant railway carriage (A60)

from New Zealand Railways at auction for £20. This was not an unusual undertaking in the mid-20th century, as the conversion of redundant tram cars and railway carriages became quite frequent. Concentrations of these conversions can still be found in places like the Coromandel Peninsula. After A60 was bought by the Hodge brothers, running gear was removed and the carriage split in two. The two segments were then transported on two flatbed trucks to the carpark at Taylor's Mistake and then carried across the beach. The task is said to have taken them six months. Once the two segments were in position, each brother adapted them to suit their particular requirements.

Around 1940 both Hodge carriage baches were put on the market. Bach 45 was sold to Malcolm Gilpin and his wife Elsie in January 1941. During World War II when many baches – including 45 - were requisitioned by the army several baches sustained damage during a live firing exercise. Bach 45 had two windows broken.

Later Bach 45 passed to Malcolm and Elsie's son Malcolm Gilpin and his wife Rosaleen. During the 1960s, the carriage was known to Taylor's Mistake residents as 'the party bach'. The bach is currently owned by the fourth generation of the Gilpin family.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 45 has cultural significance for the manner in which it signifies the informal self-sufficient bach way of life of the early and mid-20th century, for its longevity of ownership within one family, for its demonstration of the interconnectedness of family ownership within this bach community and for its frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment. Bach 45 is valued by its owners whose family have looked after it for over 70 years.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 45 has architectural and aesthetic significance as an unusual local example of a converted railway carriage and as an example of what is now considered a distinctive sub-group of New Zealand architecture, the small vernacular dwellings that were typically built to serve as baches in the early decades of the 20th century.

Baches were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre

cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements.

The conversion of redundant railway carriages and tram cars to baches was a common phenomenon in mid-20th century New Zealand, and numbers still remain in coastal and river mouth hut communities like Taylor's Mistake. A particular concentration of tram car baches (some 80-90) remain around the Coromandel Peninsula; the 23 at Waikawau are recognized in the Thames Coromandel District Plan as an Historic Area.

Bach 45 reflects the typology and characteristics of the 'kiwi' bach, in that it was formed from half an Edwardian railway carriage in the mid-1930s by its owner builder. After relocating it to its new site, James Hodge added a gabled roof, a porch and additional rooms, but the carriage origin of the bach is still clearly visible in the linear form of the building and surviving elements of detail such as doors, benches, windows and the pressed tin ceiling. The building has been little-altered since its initial adaptation more than 80 years ago.

Between 1904 and 1908 the Wellington and Manuwatu Railway Company manufactured 12 carriages at their depot in Thorndon, following the design of a batch of their carriages built by Jackson and Sharp of Philadelphia in 1902. These carriages were built using timber – mainly Kauri - salvaged from the wooden trestle viaduct that previously bridged the Belmont Valley near Johnsonville. It would appear that the carriage used by the Hodge brothers is one of these locally-built WMR carriages; the number suggests it dates from 1907 or 1908, and would therefore be one of the last to roll off the production line. Control of the WMR passed to NZR in December 1908, and its carriages were dispersed across the country.[1]

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 45 has technological and craftsmanship significance as an early and little-altered example of the conversion of a carriage (or tram) to a dwelling. The carriage was domesticated with additional spaces and a neatly bracketed porch, but its origins are unmistakable in the many carefully-crafted carriage features that remain including doors, windows and bench seats. Many trams were similarly converted to baches following the closure of the nation's tramway systems in the 1950s and 1960s.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 45 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake.

Rotten Row is a linear group of baches located on the sandy foreshore behind the Taylor's Mistake beach close to the foot of the steep hills behind and oriented towards the beach and the bay. The baches in this group are single storied, with small footprints. They are characterised by simple roof and window forms, flat/smooth wall cladding (flat sheets of fibrolite) and usually no decorative elements. The baches are additive in nature with gabled roof or skillion roof forms, commonly with lean-tos and flat or skillion roofed additions. This group are commonly clad in Fibrolite, weatherboard or corrugated iron, with iron roofs. Paint colours range from neutral beige and brown to green and vibrant blues. Windows usually make up a large proportion of the principal facades to maximise light and views, and are timber framed. Glazed French doors are also common. Raised up above the beach, the

[1] Merrifield

baches are usually accessed via steps. Many of the baches feature small uncovered decks and concrete porches. There are generally open grassed areas and low informal gardens to the front, which include shrubs, succulents and cabbage trees.

Bach 45 relates strongly to this group in terms of its design, scale, form, materials, texture and location and is a key contributor to the group. In particular it relates to neighbouring Bach 46, also a converted carriage bach in terms of its form, details and materials. The bach is located towards the western end of the group of baches known as Rotten Row. Rotten Row is a linear group which faces the beach and the bay with the hills behind. The group of baches of Taylor's Mistake are a well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 45 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it is likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the turn of the 20th century.

ASSESSMENT STATEMENT

Bach 45 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. The bach has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its associations with Taylor's Mistake identities the Hodge brothers and long-standing bay family, the Gilpins; and as part of the Taylor's Mistake bach community – well-known in Christchurch.It has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for its longevity of ownership within one family, for its demonstration of the interconnectedness of family ownership within this bach community and for the area's frequent artistic representation. The building has architectural and aesthetic significance as a representative example of the small vernacular dwellings built from converted railway carriages to serve as baches in the middle years of the 20th century. The bach has technological and craftsmanship significance for the materials and detailing of the carriage that remain intact. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the landmark group of baches known as Rotten Row, of which it is a key contributor. The bach and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

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J. Abbott; *The Baches of Taylor's Mistake: Rotten Row* Boulder Bay Press, 2018.

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P. Carpinter; K. Tutty *Taylor's Mistake - Over the Hill for 100 Years: a history of Taylor's Mistake Surf Life Saving Club 1916-2016*

A. Merrifield *An Exercise in Large Scale Joinery: restoration of three historic Wellington and Manuwatu railway carriages* 4th Australasian Engineering Heritage Conference, Lincoln University, 24-26 November 2014.

B. Mortlock, *Life History Report. An appendix to The Taylors Mistake Bach Holders Community Assessment,* 1998

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Taylor's Mistake Association files (privately held)

Pers. comm. Janet Abbott

Births, Deaths and Marriages website

Papers Past website

Wises Street Directories (accessed via Ancestry website)

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 14 OCTOBER 2021

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PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1411
BACH AND SETTING - 46 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 46 in Rotten Row has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its associations with Taylor's Mistake identities the Hodge brothers and long-standing bay family, the Pratleys; and as part of the Taylor's Mistake bach community – well-known in Christchurch.

The largest single concentration of baches at Taylor's Mistake is so-called Rotten Row, a string of 19 baches arrayed along the shore on the eastern side of the bay. The first bach in the Row was constructed in 1913 by blacksmith William Stevens. Research to date suggests that this was an early iteration of Bach 32. By 1920 there were a dozen baches in this location. Bach 46 is located towards the western end of the Row.

Bach 46 was constructed by brothers James and George Hodge in the mid-1930s for George. George Hodge followed his younger brother to Christchurch from London in the 1920s. He became an engineer with the Christchurch Tramways Board, serving as Permanent Way Superintendent (responsible for track work) from 1928 until his retirement. Sanitary inspector Francis Rogerson originally owned the vacant plot 46, which George was granted for a hut in 1934 by the Sumner Borough Council. Research to date suggests that brother James purchased the adjacent plot (45) at the same time.

Rather than construct new baches from scratch, George and James purchased a redundant railway carriage (A60) from New Zealand Railways at auction for £20. This was not an unusual undertaking in the mid-20th century, as the conversion of redundant tram cars and railway carriages became quite frequent. Concentrations of these conversions can still be found in places like the Coromandel Peninsula. After A60 was bought by the Hodge brothers, running gear was removed and the carriage split in two. The two segments were then transported on two flatbed trucks to the carpark at Taylor's Mistake and carried across the beach. The task is said to have taken them six months. Once the two segments were in position on their respective plots, each brother adapted them to suit their particular requirements.

Around 1940 both Hodge carriage baches were put on the market. George remained at the bay and built a new Bach 32 for himself in c1945. Bach 46 was transferred to Lionel Gordon Pratley and his wife Rose in February 1941. The Pratley family only had use of their new bach for a year, and then World War II intervened. During the war when many baches – including 46 - were requisitioned by the army several baches sustained damage during a live firing exercise. Bach 46 had six windows broken.

Following the war Lionel and Rose's older son Graham Gordon joined the Taylor's Mistake Life Saving Club – one of only two juniors competing at that time. Gordon became a club stalwart – competing, coaching, and serving as Club Captain (1949-1956) and President (1967-1972). He was made a life member in 1972.[1] Bach 46 remains in the Pratley family.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 46 has cultural significance for the manner in which it signifies the informal self-sufficient bach way of life of the early and mid-20th century, for its longevity of ownership within one family and for its frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment. Bach 46 is valued by its owners whose family have looked after it for over 70 years.

One particular aspect of the kiwi bach way of life represented by many of the Taylor's Mistake baches (including Bach 46) is a connection with surf lifesaving – a recreation which has played a pivotal role in fostering beach and bach culture. The Taylor's Mistake Surf Lifesaving Club (TMSLC) was formed in 1916 in the first wave of surf club establishment that followed the Edwardian enthusiasm for sea bathing, and has been one of the strongest clubs in New Zealand ever since. The club's biggest annual event is the Kesteven Cup, held regularly since 1918. The baches at Taylor's have always played a big part in the success of their local surf club, providing a pool from which members are drawn and through which memberships are maintained. The fact that many baches have been owned by the same families through multiple generations has contributed to a distinct family culture at the TMSLC. While the baches have contributed to the well-being of the TMSLC, the relationship has been two-way, and the club has also provided an on-going community focus for bach owners over the last century.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure

[1] Carpinter & Tutty pp 105, 122

has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 46 has architectural and aesthetic significance as an unusual local example of a converted railway carriage, and as an example of what is now considered a distinctive sub-group of New Zealand architecture, the small vernacular dwellings that were typically served as baches in the early decades of the 20th century.

Baches were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

The conversion of redundant railway carriages and tram cars to baches was a common phenomenon in mid-20th century New Zealand, and numbers still remain in coastal and river mouth hut communities like Taylor's Mistake. A particular concentration of tram car baches (some 80-90) remain around the Coromandel Peninsula; the 23 at Waikawau are recognized in the Thames Coromandel District Plan as an Historic Area.

Bach 46 reflects the typology and characteristic of the 'kiwi' bach, in that it was formed from half an Edwardian railway carriage in the mid-1930s by brothers James and George Hodge for George. After relocating it to its new site, the Hodges added a gabled roof and additional spaces, and clad most elevations in weatherboard. Initially Bach 46 closely resembled James' adjacent 45, with an open bracketed porch. Later – probably in the 1960s – this was enclosed. Although no elements of the carriage remain visible on the exterior, the height and linear form of the building convey its origins. Inside many original details remain, including windows, panelling and the pressed tin ceiling.

Between 1904 and 1908 the Wellington and Manuwatu Railway Company (MWR) manufactured 12 carriages at their depot in Thorndon, following the design of a batch of their carriages built by Jackson and Sharp of Philadelphia in 1902. These carriages were built using timber – mainly Kauri - salvaged from the wooden trestle viaduct that previously bridged the Belmont Valley near Johnsonville. It would appear that the carriage used by the Hodge brothers is one of these locally-built WMR carriages; the number suggests it dates from 1907 or 1908, and would therefore be one of the last to roll off the production line. Control of the WMR passed to NZR in December 1908, and its carriages were dispersed across the country.[2]

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

[2] Merrifield

Bach 46 has technological and craftsmanship significance as a vernacular building and an early example of the conversion of a carriage (or tram) to a dwelling, reflecting the building techniques and materials of the early and mid-20th century. The carriage was domesticated with additional spaces, a gabled roof and weatherboard cladding, but its origins are visible in the carriage features that remain including windows, panelling and the pressed tin ceiling. Many trams were similarly converted to baches following the closure of the nation's tramway systems in the 1950s and 1960s.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 46 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake. The bach is located towards the western end of the linear group of baches known as Rotten Row.

Rotten Row is a linear group of baches located on the sandy foreshore behind the Taylor's Mistake beach close to the foot of the steep hills behind and oriented towards the beach and the bay. The baches in this group are single storied, with small footprints. They are characterised by simple roof and window forms, flat/smooth wall cladding (flat sheets of fibrolite) and usually no decorative elements. The baches are additive in nature with gabled roof or skillion roof forms, commonly with lean-tos and flat or skillion roofed additions. This group are commonly clad in Fibrolite, weatherboard or corrugated iron, with iron roofs. Paint colours range from neutral beige and brown to green and vibrant blues. Windows usually make up a large proportion of the principal facades to maximise light and views, and are timber framed. Glazed French doors are also common. Raised up above the beach, the baches are usually accessed via steps. Many of the baches feature small uncovered decks and concrete porches. There are generally open grassed areas and low informal gardens to the front, which include shrubs, succulents and cabbage trees.

Bach 46 relates strongly to this group in terms of its design, scale, form, materials, texture and location and is a key contributor to the group. In particular it relates to neighbouring Bach 45, also a converted carriage bach in terms of its form, materials, details and scale. The group of baches of Taylor's Mistake are a well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 46 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but the area was likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the turn of the 20th century.

ASSESSMENT STATEMENT

Bach 46 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. The bach has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its associations with Taylor's Mistake identities the Hodge brothers and long-standing bay family, the Pratleys; and as part of the well-known Taylor's Mistake bach community. It has cultural significance for the

manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for its longevity of ownership within one family, its connection with surf lifesaving and for the area's frequent artistic representation. The building has architectural and aesthetic significance as a converted railway carriage, and as a representative example of the small dwellings commonly built to serve as baches in the middle years of the 20th century, and adapted over time. The bach has technological and craftsmanship significance for the materials and detailing of the carriage that remain intact. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the landmark group of baches known as Rotten Row, of which it is a key contributor. The bach and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

J. Abbott; *The Baches of Taylor's Mistake: Rotten Row* Boulder Bay Press, 2018.

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Births, Deaths and Marriages website

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Wises Street Directories (accessed via Ancestry website)

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 14 OCTOBER 2021

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CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1446

BACH AND SETTING - 48 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 48, West End, has historical and social significance as a reflection of patterns of recreation and leisure in early and mid-20th century New Zealand; for its long association with just two families (the Peters/Woodhouse and Rowe families) over the last century and as part of the Taylor's Mistake bach community – well-known in Christchurch.

West of the group of baches at Taylor's Mistake known as Rotten Row, between the Surf Club Pavilion and the rocky outcrop of Hobson's Point is an area known as West End. This contains a number of baches; some built on the sandy foreshore and others on the steep rock of the Point. Bach 48 is built on the sand and is the eastern-most of these baches.

The origins of Bach 48 are uncertain, but research to date suggests that it was built in the years around World War I. Evidence suggests that the builder was Charles Peters. Peters was an upholsterer and in 1919 he set up as a cabinet maker. In 1923 Peters' 'Oak Furniture Company' went bankrupt and he attempted to sell his bach to settle some of his debts, but it

was seized by a Mr Balkind, one of his creditors.[1] He recovered it and research suggests that Peters dwelt there more or less permanently during the 1930s.
During World War II Bach 48 was one of many Taylor's Mistake baches requisitioned by the army for billeting soldiers. It was returned to Peters in September 1942. Peters died in 1943 and after his death, Bach 48 passed to his sister Rosina Woodhouse. In 1944, a year after Rosina and her husband John received Bach 48, they also purchased Bach 28. The family apparently used Bach 48 as their own holiday home, and 28 was let. Both baches were sold following John's death in 1964. Bach 48 was purchased by Trevor Rowe and his wife Ivy.

Ivy Rowe was a daughter of John Hobson who built the first bach (68) with his family in Hobson's Bay in c1907. The extended Hobson family occupied nearly all the dozen baches in Hobson's Bay. Ivy represented New Zealand in baseball in the 1940s, and encouraged her daughters to pursue sporting activities such as swimming. Her daughter Sandra joined the Taylor's Mistake Surf Life Saving Club (TMSLC), and her father is remembered as a lifelong supporter of the Club and the Bay.[2] Ivy's husband was also president of the Bach Owners Association for a period. Bach 48 is now jointly owned by their three daughters; many of their children are also involved with the TMSLC.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 48 has cultural significance for the manner in which it signifies the informal do-it-yourself self-sufficient bach way of life of the early and mid-20th century, for its longevity of ownership within only two families, for its demonstration of the interconnectedness of family ownership within this bach community and for its frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment. Bach 48 is valued by its current owners whose family have owned it for over 50 years.

One particular aspect of the kiwi bach way of life represented by many of the Taylor's Mistake baches (including Bach 48) is a connection with surf lifesaving – a recreation which has played a pivotal role in fostering beach and bach culture. The Taylor's Mistake Surf Lifesaving Club (TMSLC) was formed in 1916 in the first wave of surf club establishment that followed the Edwardian enthusiasm for sea bathing, and has been one of the strongest clubs in New Zealand ever since. The club's biggest annual event is the Kesteven Cup, held regularly since 1918. The baches at Taylor's have always played a big part in the success of their local surf club, providing a pool from which members are drawn and through which memberships are maintained. The fact that many baches have been owned by the same families through multiple generations has contributed to a distinct family culture at the TMSLC. While the baches have contributed to the well-being of the TMSLC, the relationship has been two-way, and the club has also provided an on-going community focus for bach owners over the last century.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

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[1] *Press* 17 March 1923.
[2] Carpinter & Tutty p. 278

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 48 has architectural and aesthetic significance as a representative example of what is now considered a distinctive sub-group of New Zealand architecture, the small vernacular dwellings commonly built (and often subsequently altered) to serve as baches in the early and middle years of the 20th century.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 48 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. When constructed in the mid-1910s, it was a small gabled weatherboard hut of probably one room, sitting side-on to the sea, well out on the sands. In the mid-1920s it was either rebuilt or rotated on its site so that the gable faced the sea. The front door was relocated to the side elevation and a new window placed in the front elevation. The bach remained in this form until after its purchase by the Rowe family. A fibrolite lean-to extension (a bunkroom) was added to the rear in 1967, giving the building an 'L' shaped footprint. A larger window was also inserted in the front elevation. The bach sustained some damage in the Canterbury Earthquake sequence of 2010-2011, and the chimney was removed.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 48 has technological and craftsmanship significance as a vernacular building, reflecting the building techniques and materials of the early and mid-20th century. The enlargement over time followed the trend of building more permanent baches. This bach began as a small weatherboard bach, with a bunkroom extension constructed of fibrolite in the late 1960s. The use of bought (rather than found) materials may have been a response to building regulations, as noted above, and the availability of materials such as fibrolite, which could be easily flat packed and carted, enabled construction at less cost than more traditional materials. Fibrolite fell out of favour in the 1970s and 80s[3] and is not found in later alterations to baches meaning the alterations are specific to their time.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

[3] https://teara.govt.nz/en/ephemera/38658/fibrolite

Bach 48 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake.

The bach is located on the sandy foreshore behind the Taylor's Mistake beach, in the area known as West End. The baches at the West end are tucked in to the cliff, with bush and scrub behind – either located directly on the beach, or up on the cliff. They are commonly timber weatherboard or fibrolite construction, with corrugated iron roofs and timber framed windows and doors. Most of the baches are single storied, with one a mix of single and two storied sections. Roof forms are gabled or mono pitched, or a mix of the two where there are later additions. Colours are predominantly light or dark tones. The baches located up on the cliff feature retaining walls and access stairs. Forms are generally rectangular and horizontal, extending across in line with the cliff.

Bach 48 relates strongly to this group in terms of its design, form, scale, materials, texture and location and is a key contributor to the group. The group of baches of Taylor's Mistake are well-known Christchurch landmark as they are a prominent feature of the bay and the popular coastal walk there.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 48 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it was likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the turn of the 20th century.

ASSESSMENT STATEMENT

Bach 48 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula.

The bach has historical and social significance as a reflection of patterns of recreation and leisure in mid-20th century New Zealand; for its long association with only two families; and as part of the Taylor's Mistake bach community – well-known in Christchurch. It has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for its longevity of ownership within only two families, for its demonstration of the interconnectedness of family ownership within this bach community and for its frequent artistic representation. The building has architectural and aesthetic significance as it typifies bach design of the early decades of the 20th century, and the common adaptation and alteration of baches over time. The bach has technological significance as a vernacular building, reflecting the building techniques and materials of the early and mid-20th century. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the group of baches known as West End. The bach and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

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Pers. comm. Janet Abbott

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Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 7 OCTOBER 2021

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HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1447

BACH AND SETTING - 51 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 51, West End, has historical and social significance as a reflection of patterns of recreation and leisure in early and mid-20th century New Zealand; for its associations with prominent Taylor's Mistake Surf Life Saving Club (TMSLC) personality Norman Batchelor and the MacDonald family, and as part of the Taylor's Mistake bach community – well-known in Christchurch.

West of the group of baches at Taylor's Mistake known as Rotten Row, between the Surf Club Pavilion and the rocky outcrop of Hobson's Point is an area known as West End. This contains a number of baches; some built on the sandy foreshore and others on the steep rock of the Point. Bach 51 is the western-most of those built on the beach.

The origins of Bach 51 are uncertain, but in accordance with the history of most Taylor's Mistake baches, it is likely to have been built in the years around World War 1. Research to date suggests that the builder was Albert Andrews. Andrews was born in London, emigrated to New Zealand in c1912 and settled in Lyttelton where he worked for the Railways and as a watersider. A number of watersiders established baches in the bay during the first wave of hut construction around World War I. In addition to Andrews, these included Henry Eastwick (Bach 42) and Tom Malloy (Bach 34). Andrews died in 1935.

After Andrews' death, his bach passed to Norman Batchelor. Batchelor was a leading figure in the TMSLC in the inter-war years as a competitor, instructor and administrator (including a term as Club Captain 1927-1929). Batchelor won national titles in backstroke and freestyle between 1921 and 1924. Bach 51 was one of the baches requisitioned by the army during WWII. The key was returned to the Batchelors in December 1942. In 1950 Batchelor and his family moved to Auckland.

When the Batchelors left Christchurch, their bach passed to Charles Jackson and his wife Elizabeth. When the Jacksons died within a few months of each other in 1961, their bach passed to John C. MacDonald. The bach remained in the MacDonald family until 2015 when it was sold to builder Dave Louw. Louw also owns Bach 62 in Hobson's Bay.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 51 has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for its longevity of ownership within one family until recently, and for its frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment.

One particular aspect of the kiwi bach way of life represented by many of the Taylor's Mistake baches (including Bach 51) is a connection with surf lifesaving – a recreation which has played a pivotal role in fostering beach and bach culture. The TMSLC was formed in 1916 in the first wave of surf club establishment that followed the Edwardian enthusiasm for sea bathing, and has been one of the strongest clubs in New Zealand ever since. The club's biggest annual event is the Kesteven Cup, held regularly since 1918. The baches at Taylor's have always played a big part in the success of their local surf club, providing a pool from which members are drawn and through which memberships are maintained. The fact that many baches have been owned by the same families through multiple generations has contributed to a distinct family culture at the TMSLC. While the baches have contributed to the well-being of the TMSLC, the relationship has been two-way, and the club has also provided an on-going community focus for bach owners over the last century.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 51 has architectural and aesthetic significance as a representative example of what is now considered a distinctive sub-group of New Zealand architecture, the small vernacular dwellings commonly built to serve as baches in the early and middle years of the 20th century.

Baches were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit

owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 51 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. When constructed in the mid-1910s, Bach 51 was a small gabled weatherboard hut of probably one room, sitting side-on to the sea. In the middle years of the 20th century, the bach was extended by the addition of two lower-gabled sections at either end. Research to date suggests that the building was clad in fibrolite at this time, and French doors inserted in the north elevation. The roof is corrugated iron and windows and glazed doors are timber framed.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 51 has technological and craftsmanship significance as a vernacular building, reflecting the building techniques and materials of the early and mid-20th century. The enlargement in the mid-20th century and the cladding of the bach in fibrolite followed the trend of building more permanent baches. The use of bought (rather than found) materials may have been a response to building regulations, as noted above, and the availability of materials such as fibrolite, which could be easily flat packed and carted, enabled construction at less cost than more traditional materials. Fibrolite fell out of favour in the 1970s and 80s[1] and is not found in later alterations to baches meaning the bach is very much of its time.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 51 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake.

The bach is located on the sandy foreshore behind the Taylor's Mistake beach, in the area known as West End. The baches at the West end are tucked in to the cliff, with bush and scrub behind – either located directly on the beach, or up on the cliff. They are commonly timber weatherboard or fibrolite construction, with corrugated iron roofs and timber framed windows and doors. Most of the baches are single storied, with one a mix of single and two storied sections. Roof forms are gabled or mono pitched, or a mix of the two where there are later additions. Colours are predominantly light or dark tones. The baches located up on the cliff feature retaining walls and access stairs. Forms are generally rectangular and horizontal, extending across in line with the cliff.

Bach 51 relates to this group in terms of its design, scale, form, materials, texture and location and is a key contributor to the group. The group of baches of Taylor's Mistake are a well-

[1] https://teara.govt.nz/en/ephemera/38658/fibrolite

known landmark in Christchurch walkers as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 51 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it was likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the turn of the 20th century.

ASSESSMENT STATEMENT

Bach 51 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula.

The bach has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its association with prominent TMSLC figure Norm Batchelor, and long association with the MacDonald family; and as part of the Taylor's Mistake bach community – well-known in Christchurch. It has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for its association with surf lifesaving and for its frequent artistic representation. The building has architectural and aesthetic significance as a representative example of the small vernacular dwellings commonly built to serve as baches in the early and middle years of the 20th century, individual and particular to their sites and altered over time. The bach has technological significance as a vernacular building, reflecting the building techniques and materials of the early and mid-20th century. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the landmark group of baches known as the West End, of which it is a key contributor. The bach and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

R. Cairns; B. Turpin *Guardians of the Mistake: the history of the Taylor's Mistake Surf Life Saving Club 1916-1991*

P. Carpinter; K. Tutty *Taylor's Mistake - Over the Hill for 100 Years: a history of Taylor's Mistake Surf Life Saving Club 1916-2016*

B. Mortlock, *Life History Report. An appendix to The Taylors Mistake Bach Holders Community Assessment,* 1998

Sumner Borough Council files (Sumner Museum)

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Pers. comm. Janet Abbott

Norman Batchelor biography *Geni* website

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Wises Street Directories (accessed via Ancestry website)

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 7 OCTOBER 2021

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1448
BACH AND SETTING - 52 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 52, West End, has historical and social significance as a reflection of patterns of recreation and leisure in early and mid-20th century New Zealand; for its associations with prominent Taylor's Mistake Surf Life Saving Club (TMSLC) personality and early Olympic representative Len Moorhouse, and as part of the Taylor's Mistake bach community – well-known in Christchurch.

West of the group of baches at Taylor's Mistake known as Rotten Row, between the Surf Club Pavilion and the rocky outcrop of Hobson's Point is an area known as West End. This contains a number of baches; some built on the sandy foreshore and others on the steep rock of the Point. Bach 52 is located in an elevated position at the southern end of the Point.

The origins of Bach 52 are uncertain, but research to date suggests that it is likely to have been built in the years around World War I. It was in-situ by the beginning of the 1920s. The first owner or owners have not been determined, but by 1932 it was owned by Len Moorhouse.

Leonard Moorhouse took up competitive swimming at the age of 18 with the Christchurch Amateur Swimming Club (CASC). As reigning New Zealand backstroke champion he

competed in the 100M backstroke event at the 1928 Amsterdam Olympics. He was also selected for the inaugural British Empire Games in Canada in 1930, but was unable to attend. At around the same time that he joined the CASC, Len also joined the New Brighton Surf Life Saving Club, but moved to the Taylor's Mistake SLSC, supported by Jim Ballin, the presiding president of the TMSLC and boss of Ballin's Brewery – where Len worked as an accountant. Moorhouse was a force within the TMSLC through until the late 1930s.

Moorhouse passed his bach onto an A. Wakelin; a fellow Ballin's employee, in the late 1930s.[1] Along with other baches in Taylors Mistake bach 52 was requisitioned during the war and was not returned to Wakelin until mid-1943.

After the war, Wakelin sold his bach to Horace and Emily Chapman. Horace was a fitter with NZ Railways. The Chapman family had been holidaying at Taylor's Mistake for some years in rented baches before 52 was purchased. In the mid-1980s, the Chapman bach came under threat when the Drainage Board proposed siting a sewer pipeline through the property, but this did not eventuate. After his parents passed away in 1986 Horace and Emily's son Ron sold Bach 52 to present owners Lynn and Tim Cook.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 52 has cultural significance for the manner in which it signifies the informal self-sufficient bach way of life of the early and mid-20th century, and as part of the area's frequent artisitic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment. Bach 52 is valued by its present custodians, whose family have owned it for over 30 years.

One particular aspect of the kiwi bach way of life represented by many of the Taylor's Mistake baches (including Bach 52) is a connection with surf lifesaving – a recreation which has played a pivotal role in fostering beach and bach culture. The TMSLC was formed in 1916 in the first wave of surf club establishment that followed the Edwardian enthusiasm for sea bathing, and has been one of the strongest clubs in New Zealand ever since. The club's biggest annual event is the Kesteven Cup, held regularly since 1918. The baches at Taylor's have always played a big part in the success of their local surf club, providing a pool from which members are drawn and through which memberships are maintained. The fact that many baches have been owned by the same families through multiple generations has contributed to a distinct family culture at the TMSLC. While the baches have contributed to the well-being of the TMSLC, the relationship has been two-way, and the club has also provided an on-going community focus for bach owners over the last century.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

[1] Moorhouse resumed bach ownership at Taylor's Mistake for a short period after the war with the much larger Bach 54 (now destroyed).

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 52 has architectural and aesthetic significance as a representative example of what is now considered a distinctive sub-group of New Zealand architecture, the small vernacular dwellings commonly built (and often subsequently altered) to serve as baches in the early and middle years of the 20th century.

Baches were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 52 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. When constructed in the mid-1910s, Bach 52 was a small skillion-roofed weatherboard hut of probably one room like most of the earliest baches at Taylor's Mistake. In the middle years of the 20th century, the bach was extended substantially to the south, effectively tripling its size. Unlike many other baches in the area that were altered around this time it retains its weatherboard cladding and lean-to roof and consists primarily of one main structure with a small section extending out to the rear. Rather than a timber deck it has concrete paths and areas to the north east and south east.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 52 has technological and craftsmanship significance as a vernacular building, reflecting the building techniques and materials of the early and mid-20th century. The changes over time followed the trend of building more permanent baches. The choice of timber as the main construction material is comparable with the majority of baches built at Taylor's Mistake at this time, and many other baches around New Zealand, such as Rangitoto and Tongaporutu River. It is notable in this context though that the mid-20th century extension did not use the cheaper fibrolite of the time as other baches in the area did, but retained its original material. The building is constructed on an area supported by retaining walls with a flight of steps required to access it, necessitating some engineering ingenuity by the original builder. That it survived the Canterbury earthquakes is evidence of the care taken in the construction of its base.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 52 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake.

The bach is located on the hillside behind the Taylor's Mistake beach, in the area known as West End. The baches at the West End are tucked in to the cliff, with bush and scrub behind – either located directly on the beach, or up on the cliff. They are commonly timber weatherboard or fibrolite construction, with corrugated iron roofs and timber framed windows and doors. Most of the baches are single storied, one is a mix of single and two storied sections. Roof forms are gabled or mono pitched, or a mix of the two where there are later additions. Colours are predominantly light or dark tones. The baches located up on the cliff feature retaining walls and access stairs. Forms are generally rectangular and horizontal, extending across in line with the cliff.

Bach 52 relates to this group in terms of its design, scale, form, materials, texture and location and is a key contributor to the group. The group of baches of Taylor's Mistake are a well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 52 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but the area was likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the turn of the 20th century.

ASSESSMENT STATEMENT

Bach 52 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. The bach has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its association with prominent TMSLC figure and early Olympic representative Len Moorhouse; and as part of the Taylor's Mistake bach community well-known in Christchurch. The building has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for its connection with surf lifesaving and for the frequent artistic representation of the group of baches. It has architectural and aesthetic significance architectural and aesthetic significance as a representative example of the small vernacular dwellings commonly built to serve as baches in the early and middle years of the 20th century, individual and particular to their sites and altered over time.. The bach has technological significance as a vernacular building, reflecting the building techniques and materials of the early and mid-20th century, along with some ingenuity relating to its position on a base supported by retaining walls. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the landmark group of baches known as the West End, of which it is a key contributor. The bach and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

R. Cairns; B. Turpin *Guardians of the Mistake: the history of the Taylor's Mistake Surf Life Saving Club 1916-1991*

P. Carpinter; K. Tutty *Taylor's Mistake - Over the Hill for 100 Years: a history of Taylor's Mistake Surf Life Saving Club 1916-2016*

B. Mortlock, *Life History Report. An appendix to The Taylors Mistake Bach Holders Community Assessment,* 1998

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Len Moorhouse Wikipedia

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 7 OCTOBER 2021

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CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1449

BACH AND SETTING - 55 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 55, Shangi-La, has historical and social significance as a reflection of patterns of recreation and leisure in early and mid-20th century New Zealand; for its associations with prominent Taylor's Mistake Surf Lifesaving Club (TMSLC) personality Daryl Neate, and as part of the Taylor's Mistake bach community – well-known in Christchurch.

West of the group of baches at Taylor's Mistake known as Rotten Row, between the Surf Club Pavilion and the rocky outcrop of Hobson's Point is an area known as West End. This contains a number of baches; some built on the sandy foreshore and others on the steep rock of the Point. Bach 55 is located in an elevated position at the southern end of the Point.

The origins of Bach 55 are uncertain, but it was in-situ by the beginning of the 1920s. The first owner or owners have not been determined, but by 1932 it was owned by R. Carpenter. Research to date suggests this was Ronald (Ron) Carpenter, a motor cycle mechanic and competitive motor cycle racer of the late 1920s and 1930s.

During World War II when baches were requisitioned by the army for billeting soldiers bach 55 was not – research to date suggests that this may have been because it was serving as a

dedicated 'Surf Club Hut' at the time.[1] After the war, Bach 55 passed into the possession of Herman Dunlop. Dunlop was the son of a publican and was briefly a licensee himself before joining the police force in the late 1930s. Like Ron Carpenter, he was also a motor cycle racer in his youth. When Dunlop relinquished his bach around 1950, it passed briefly to Mr P. Smith before being purchased by car dealer Victor Neate and his wife Zella in c1955. Their son Daryl joined the TMSLC as a 'nipper' in the late 1950s, and became one of the club's (and indeed New Zealand's) most successful competitors. During a 40 year career he won 35 gold, 22 silver, and 21 bronze medals at National Championships, and represented New Zealand twice (in South Africa in 1973 and Australia in 1974). Away from competition, Neate served the TMSLC as a patroller and coach, and was Club Captain 1971-1974. He was inducted into the NZ Surf Life Saving Hall of Fame in 1985, and was made a Life Member of the TMSLC in 2017. Bach 55 remains in the Neate family.[2]

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 55 has cultural significance for the manner in which it signifies the informal self-sufficient bach way of life of the early and mid-20th century, for its longevity of ownership within one family, its direct connections with the TMSLC and as part of the area's frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment. Bach 55 is valued by its present custodians, whose family have owned it for over 60 years.

One particular aspect of the kiwi bach way of life represented by many of the Taylor's Mistake baches (including Bach 55) is a connection with surf lifesaving – a recreation which has played a pivotal role in fostering beach and bach culture. The TMSLC was formed in 1916 in the first wave of surf club establishment that followed the Edwardian enthusiasm for sea bathing, and has been one of the strongest clubs in New Zealand ever since. The club's biggest annual event is the Kesteven Cup, held regularly since 1918. The baches at Taylor's have always played a big part in the success of their local surf club, providing a pool from which members are drawn and through which memberships are maintained. The fact that many baches have been owned by the same families through multiple generations has contributed to a distinct family culture at the TMSLC. While the baches have contributed to the well-being of the TMSLC, the relationship has been two-way, and the club has also provided an on-going community focus for bach owners over the last century.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 55 has architectural and aesthetic significance as an example of what is now considered a distinctive sub-group of New Zealand architecture, the vernacular dwellings

[1] Army – Hut Owners List, c1942 (TMA archive)
[2] TMSLSC website – Life Members

commonly built (and often subsequently altered) to serve as baches in the middle years of the 20th century.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 55 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. When constructed in the mid-1910s, Bach 55 was a small skillion-roofed weatherboard hut of probably two rooms. In the middle years of the 20th century, the bach followed the growing trend of the time and was rebuilt into a substantial fibrolite dwelling, making it the largest of the Taylor's Mistake baches. The bach sits on a substantial concrete base which creates a deck area extending across the beach frontage. Windows are timber framed, and dominate the beach frontage. The name is spelt out on a sign attached to the fascia board.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 55 has technological and craftsmanship significance as a vernacular building, reflecting the building techniques and materials of the mid-20th century. The enlargement followed the trend of building more permanent baches. The use of bought (rather than found) materials may have been a response to building regulations, as noted above, and the availability of materials such as fibrolite, which could be easily flat packed and carted, enabled construction at less cost than more traditional materials. Fibrolite fell out of favour in the 1970s and 80s[3].

The building is constructed on an area supported by retaining walls necessitating some engineering ingenuity by the original builder which has been updated over time. This has ensured it survived the Canterbury earthquakes.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 55 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake.

The bach is located on the hillside behind the Taylor's Mistake beach, in the area known as West End. The baches at the West end are tucked in to the cliff, with bush and scrub behind – either located directly on the beach, or up on the cliff. They are commonly timber weatherboard or fibrolite construction, with corrugated iron roofs and timber framed windows

[3] https://teara.govt.nz/en/ephemera/38658/fibrolite

and doors. Most of the baches are single storied, with one a mix of single and two storied sections. Roof forms are gabled or mono pitched, or a mix of the two where there are later additions. Colours are predominantly light or dark tones. The baches located up on the cliff feature retaining walls and access stairs. Forms are generally rectangular and horizontal, extending across in line with the cliff.

Bach 55 relates strongly to this group in terms of its design, form, scale, materials, texture and location and is a key contributor to the group. The group of baches of Taylor's Mistake are a well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 55 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the turn of the 20th century.

ASSESSMENT STATEMENT

Bach 55 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula.

The bach has historical and social significance as a reflection of patterns of recreation and leisure in mid-20th century New Zealand; for its association with prominent TMSLC figure Daryl Neate; and as part of the Taylor's Mistake bach community – well-known in Christchurch. It has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, its direct connections with the surf lifesaving, for its longevity of ownership within one family, and for the area's frequent artistic representation. The building has architectural and aesthetic significance as an example of the vernacular dwellings commonly built to serve as baches in the middle years of the 20th century, individual and particular to their sites. The bach has technological significance as a vernacular building, reflecting the building techniques and materials of the mid-20th century. It has contextual significance on its site and within its setting, for its relationship to the landscape and bay, and for its shared physical characteristics with the group of baches known as West End. The bach and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

R. Cairns; B. Turpin *Guardians of the Mistake: the history of the Taylor's Mistake Surf Life Saving Club 1916-1991*

P. Carpinter; K. Tutty *Taylor's Mistake - Over the Hill for 100 Years: a history of Taylor's Mistake Surf Life Saving Club 1916-2016* B. Mortlock, *Life History Report. An appendix to The Taylors Mistake Bach Holders Community Assessment,* 1998

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Taylor's Mistake Association files (privately held)

World War I Military Personnel Files (Archives New Zealand)*Births, Deaths and Marriages* website

Papers Past website

Te Ara Encyclopaedia of New Zealand https://teara.govt.nz

'Life Members' Taylor's Mistake Surf Lifesaving Club website

Wises Street Directories (accessed via Ancestry website)

Pers. comm. Janet Abbott

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 7 OCTOBER 2021

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

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CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1450

BACH AND SETTING - 58 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 58 has historical and social significance as a reflection of patterns of recreation and leisure in early and mid-20th century New Zealand; for its connection with the earlier history of the Taylor's Mistake Surf Club; for its connection with sportsman and caterer Alec Thompson; and as part of the Taylor's Mistake bach community – well-known in Christchurch.

Bach 58 is perched on a terrace at the nose of the 'The Point' which divides the West End of the 'Big Bay' at Taylor's Mistake from Hobson's Bay. The present bach dates from 1936.

The earliest history of Bach 58 – like that of many of the Taylor's Mistake baches – is uncertain, but it was in-situ by 1921. By 1932 it was owned by Alexander (Alec) Thompson. Thompson took up the sport of boxing, becoming a successful welter-weight fighter in the city during the 1920s. After retiring from the ring, he became a trainer and operated his own gymnasium during the 1930s. In 1936 he helped found the Marist Old Boys Boxing Club, and in 1939 he was on the committee of the Christchurch Boxing Trainers Association. In addition to boxing, Alec Thompson also joined the Taylor's Mistake Surf Life Saving Club (TMSLC) in the 1920s and became a regular competitor. In the early 1930s Alec leased his bach to a

group of young TMSLC members known collectively as the 'The Bashful Boys'.[1] He then applied to the Sumner Borough Council for permission to build a new hut on the former tearooms site, close to the surf club pavilion. This was denied on the basis of a 1923 council decision that no further baches be permitted in this locality because of the impediment they posed to public access to the beach.[2] Subsequent to this decision Thompson returned to Bach 58, which he rebuilt in 1936.[3]

During World War II the new Bach 58 was occupied from 11 December 1941 until April 1943; a period for which the Thompsons were paid £44/2/2 in rent.

The Thompsons retained their bach for 40 years until the late 1970s, when it was sold to Mrs Claydon, proprietor of the Marine Service Station in Sumner. The present owners acquired it in the 1990s.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 58 has cultural significance for the manner in which it signifies the informal self-sufficient bach way of life of the early and mid-20th century, for its links with the TMSLC, its longevity of ownership within one family, and the area's frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment.

One particular aspect of the kiwi bach way of life represented by many of the Taylor's Mistake baches (including Bach 58) is the connection with surf lifesaving – a recreation which has played a pivotal role in fostering beach and bach culture. The TMSLC was formed in 1916 in the first wave of surf club establishment that followed the Edwardian enthusiasm for sea bathing, and has been one of the strongest clubs in New Zealand ever since. The club's biggest annual event is the Kesteven Cup, held regularly since 1918. The baches at Taylor's have always played a big part in the success of their local surf club, providing a pool from which members are drawn and through which memberships are maintained. The fact that many baches have been owned by the same families through multiple generations has contributed to a distinct family culture at the TMSLC. While the baches have contributed to the well-being of the TMSLC, the relationship has been two-way, and the club has also provided an on-going community focus for bach owners over the last century.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 58 has architectural and aesthetic significance as an example of what is now considered a distinctive sub-group of New Zealand architecture, the vernacular dwellings

[1] Tutty and Carpinter p 63.
[2] Sumner Borough Council minutes 09/12/1930.
[3] Ibid 29/01/1936

commonly built (and often subsequently altered) to serve as baches in the middle years of the 20th century.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 58 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. No clear images of the first Bach 58 have been sighted, but it appears to have been a small lean-to structure. By 1930 this had either been replaced or altered and had a gabled roof. The bach as it stands today is the larger rusticated weatherboard hip-roofed building that Alec Thompson built or rebuilt in 1936. Subsequent alterations include new windows inserted in the 1960s or 1970s. In terms of the evolution of bach design at Taylor's Mistake, it marks the transition between the simple lean-to's of the 1910s and 1920s and the more substantial fibrolite dwellings of the post-war period.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 58 has technological and craftsmanship significance as a vernacular building, reflecting traditional building techniques and materials of the mid-20th century. The changes over time followed the trend of building more permanent baches. The use of bought (rather than found) materials may have been a response to building regulations, as noted above.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 58 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake.

The bach is prominently located on the toe of 'The Point' separating the West End of Taylor's Mistake's 'Big Bay' from Hobson Bay. Low cliffs fall to the sea in front of the building. The four baches at The Point are closely co-located. Rocky or concrete retaining walls and steps provide support and access. Decks are a common feature of these baches. They are predominantly light in colour, although one is painted dark tones. Window and doors are timber framed, with some later windows in aluminium. Roofs are clad in corrugated iron, and are mono pitched or low pitched hipped forms. Cladding is in weatherboard, corrugated iron or fibrolite and is sometimes mixed. Bach forms are boxy and rectangular.

Bach 58 relates strongly to this group in terms of its design, form, scale, materials, texture and location and is a key contributor to the group.

The group of baches of Taylor's Mistake are a well-known landmark in Christchurch as they are a prominent feature of the bay and its a popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 58 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it was likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the turn of the 20th century.

ASSESSMENT STATEMENT

Bach 58 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula.

The bach has historical and social significance as a reflection of patterns of recreation and leisure in early and mid-20th century New Zealand; for its connection with the earlier history of the Taylor's Mistake Surf Life Saving Club; for its links with sportsman and caterer Alec Thompson; and as part of the Taylor's Mistake bach community – well-known in Christchurch. It has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, its longevity of ownership within one family, connections with surf lifesaving and the area's frequent artistic representation. The building has architectural and aesthetic significance as a representative example of the small vernacular dwellings commonly built to serve as baches in the middle years of the 20th century, individual and particular to their sites. The bach has technological significance as a vernacular building, reflecting the building techniques and materials of the mid-20th century baches in New Zealand. It has contextual significance on its site and within its setting, for its prominent location on The Point between Hobson's Bay and West End, and for its shared physical characteristics with baches in the immediate and wider area. The bach and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

R. Cairns; B. Turpin *Guardians of the Mistake: the history of the Taylor's Mistake Surf Life Saving Club 1916-1991*

P. Carpinter; K. Tutty *Taylor's Mistake - Over the Hill for 100 Years: a history of Taylor's Mistake Surf Life Saving Club 1916-2016*

Papers Past website

Births, Deaths and Marriages website

Taylor's Mistake Association files (privately held)

Wises Street Directories (accessed via Ancestry website)

Pers. comm. Janet Abbott

Sumner Borough Council Minute Books (CCC Archives; formerly held at Archives New Zealand). Digest of references to Taylor's Mistake compiled by O. Snoep, 1993 (CCC files).

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 7 OCTOBER 2021

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HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1451

BACH AND SETTING - 60 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 60 has historical and social significance as a reflection of patterns of recreation and leisure in early and mid-20th century New Zealand; for its association with Matthew Wilson and subsequent owners, and as part of the Taylor's Mistake bach community – well-known in Christchurch.

Bach 60 is perched on a terrace at the foot of the steep hillside at the eastern end of Hobson Bay, above the concrete steps which provide the principal access to the bay. The site of Bach 60 was initially the location of the hut belonging to early Taylor's Mistake identity 'Uncle' Cooper. Uncle - as everyone knew him – settled at Taylors Mistake in about 1913. An American, Uncle's origins and personal history are otherwise uncertain. His hut was known as 'Uncle's Halfway Tavern' as it was reputedly halfway between Sumner and the Godley Heads lighthouse.[1] Uncle died at the beginning of World War II.

In 1940, Matthew Wilson was granted permission by the Sumner Borough Council to build a new hut on Uncle's 'old site'. He also undertook to create steps over the brow of the hill to

[1] P. Carpinter; K. Tutty *Taylor's Mistake - Over the Hill for 100 Years: a history of Taylor's Mistake Surf Life Saving Club 1916-2016* pp 86-87.

enable better public access to Hobson's Bay, and to sell his previous hut.[2] During the 1930s Wilson was a member of the Taylor's Mistake Surf Life Saving Club (TMSLC). During World War II the new Bach 60 was occupied from 1 December 1941 until April 1943; a period for which the Wilsons were paid £44/2/2 in rent.

When Wilson died in 1962, Bach 60 passed to his wife. In the mid-1960s it was transferred to a Mr K. O'Keefe – who appears to have been resident in the Waikato. By the early 1970s it was owned by L. M. Reynolds of Papanui, and then by E. J. Little of Parklands. By the late 1970s, it had been purchased by Oliver and Juliana Brauer, the proprietors of the Sumner Pharmacy. After the Canterbury earthquake sequence of 2010-2011, it was sold to its present owners.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 60 has cultural significance for the manner in which it signifies the informal self-sufficient bach way of life of the early and mid-20th century, for its association with the TMSLC, and for the area's frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment.

One particular aspect of the kiwi bach way of life represented by many of the Taylor's Mistake baches (including Bach 60) is a connection with surf lifesaving – a recreation which has played a pivotal role in fostering beach and bach culture. The TMSLC was formed in 1916 in the first wave of surf club establishment that followed the Edwardian enthusiasm for sea bathing, and has been one of the strongest clubs in New Zealand ever since. The club's biggest annual event is the Kesteven Cup, held regularly since 1918. The baches at Taylor's have always played a big part in the success of their local surf club, providing a pool from which members are drawn and through which memberships are maintained. The fact that many baches have been owned by the same families through multiple generations has contributed to a distinct family culture at the TMSLC. While the baches have contributed to the well-being of the TMSLC, the relationship has been two-way, and the club has also provided an on-going community focus for bach owners over the last century.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 60 has architectural and aesthetic significance as an example of what is now considered a distinctive sub-group of New Zealand architecture, the vernacular dwellings

[2] Sumner Borough Council Minute Books 23 September 1940. The location of Matthew Wilson's previous hut has not been established, but it may have been between today's baches 62 and 63, which as 55 belonged to a Mrs L. Wilson in 1932, but does not appear in any later lists.

commonly built (and often subsequently altered) to serve as baches in the middle years of the 20th century.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 60 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. It appears to have begun life in 1940 as a single-level weatherboard building of a couple of rooms. Later a fibre-cement first floor was added – accessed via an external stair and terrace. Research to date suggests that this would have been around 1966 when alterations were made to the bach, although exactly what they were is not known. As it stands today, the building fits the typical modernist mid-century bach typology, with its larger windows, mono-pitch roof and commercial materials. Windows are timber framed. The tight site encouraged the addition of a second floor; and a tall narrow form. In this regard it resembles its neighbours and contemporaries Baches 49 and 64. The bach was damaged during the Canterbury Earthquake sequence of 2010-2011 when the retaining wall in front gave way and was unoccupied for a period. The wall and building have been subsequently repaired.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 60 has technological and craftsmanship significance as a vernacular building, reflecting the building techniques and materials of the mid-20th century. The enlargement followed the trend of building more permanent baches and was constructed from fiber-cement rather than the original weatherboard. The use of bought (rather than found) materials may have been a response to building regulations, as noted above, and the availability of materials such as fibrolite, which could be easily flat packed and carted, enabled construction at less cost than more traditional materials, which is demonstrated in the upper storey of this bach. Fibrolite fell out of favour in the 1970s and 80s[3] and is not found in later alterations to baches.

The building is constructed on an area supported by retaining walls necessitating some engineering ingenuity by the original builder which has been updated over time. Although this has required rebuilding after the Canterbury earthquakes it has been able to be repaired and the building has been retained.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

[3] https://teara.govt.nz/en/ephemera/38658/fibrolite

Bach 60 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake.

The bach is located on a terrace at the foot of the steep slopes at the eastern end of Hobson's Bay, and set into the cliff face. The baches at Hobson's Bay are a mix of single and two stories, clad in Fibrolite, with some weatherboard. There are some two storied baches which are narrow and boxy in form. Conversely the single storied baches are strongly horizontal in form which is commonly emphasized by the balustraded decks along the frontage. Baches are set high into the rocky cliff faces or are perching on rocky outcrops. Some are set within the bush and scrub of the cliff. Their locations in the landscape often require steps up, retaining walls and thin support poles for the baches. Roof forms vary from gables to flat or mono pitched. Paint colours are generally neutral and light. Roofs are clad in corrugated iron, and windows are largely timber framed. The baches are spread out across the bay, separated by areas of scrubby cliff face.

Bach 60 relates strongly to the group of baches in Hobson's Bay and in particular to the other two storey baches nearby in terms of its design, form, scale, materials, texture and location and is a key contributor to the group. The retaining walls and stepped access are a key part of the setting of this bach as they are a reflection of the construction of the bach directly within the cliffscape and are a feature of this section of the larger bach group, as are the more neutral colours blending with the surroundings.

The group of baches of Taylor's Mistake are a well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 60 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the turn of the 20th century.

ASSESSMENT STATEMENT

Bach 66 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. The bach has historical and social significance as a reflection of patterns of recreation and leisure in early and mid-20th century New Zealand, for its connection with Matthew Wilson and other owners, and as part of the Taylor's Mistake bach community – well-known in Christchurch. It has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for the longevity of the family ownership associated with, its connection with surf lifesaving and for the public esteem in which the area is held as evidenced by its frequent artistic representation. The building has architectural and aesthetic significance as it typifies bach design of the early decades of the 20th century, and the common adaptation and alteration of baches over time. The bach has technological significance as a vernacular building, reflecting the building techniques and materials of the mid-20th century. It has contextual significance on its site and within its setting, for its relationship to the landscape, cliffside and bay, and for its shared physical characteristics with the group of baches in Hobson's Bay, of which it is a key contributor. The bach and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

R. Cairns; B. Turpin *Guardians of the Mistake: the history of the Taylor's Mistake Surf Life Saving Club 1916-1991*

P. Carpinter; K. Tutty *Taylor's Mistake - Over the Hill for 100 Years: a history of Taylor's Mistake Surf Life Saving Club 1916-2016*

B. Mortlock, *Life History Report. An appendix to The Taylors Mistake Bach Holders Community Assessment,* 1998
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Births, Deaths and Marriages website

Papers Past website

Te Ara Encyclopaedia of New Zealand https://teara.govt.nz

Wises Street Directories (accessed via Ancestry website)

Pers. comm. Janet Abbott

Taylor's Mistake Association files (privately held)

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 13 OCTOBER 2021

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

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CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1452
BACH AND SETTING - 69 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 69 has historical and social significance as a reflection of patterns of recreation and leisure in early and mid-20th century New Zealand; for its associations with the early history of the Taylor's Mistake Life Saving Club, publican Alfred Barrett, his daughter and her family, and as part of the Taylor's Mistake bach community – well-known in Christchurch. It is also of historical significance for its connection with military defence history.

Bach 69 is located on a former pillbox beneath the cliffs of Hobson's Bay. It is the second bach on the site and and dates from 1957.

Research to date suggests that the first Bach 69 was built by Alfred Barrett in the years around World War I. Barrett was publican at the New Zealander Hotel in St Asaph Street (1923-1930 and 1934-1943), with a period at the Hororata Hotel (1931-1933) in between. He was an inaugural member of the Taylor's Mistake Life Saving Club (TMSLC) in 1916 and served as first club captain and as an early instructor and patrolman. Barrett was closely involved with the construction of the first pavilion and was one of two club delegates who represented Taylor's Mistake at the first meeting of the Canterbury Surf Life Saving Association. Although his active involvement with the club appears to have wound down in the early 1920s Barrett later served as club patron for two periods (1943-1946 and1947-1956) and maintained a bach at the Bay for another three decades.

During World War II Bach 69 was first occupied by troops between December 1941 and late 1942. Around 1941 a substantial pill box (also described as a gun emplacement) was constructed in front of Bach 69 to provide covering for machine gun fire across Hobson's Bay in case of a possible landing.

In about 1947 the bach was destroyed by a slip. Barrett subsequently purchased nearby Bach 64, which he retained until his death in 1957. The site of Bach 69 sat vacant for a decade until Mrs and Mr Dorreen (Mrs Dorreen was Barrett's daughter) of Sumner built a new Bach 69 on top of the redundant pillbox in 1957. The Dorreen children were involved with the TMSLC. After 50 years with the Dorreen family (and 90 years of family association with the site), Bach 69 was sold to Damon Hagaman in c.2009. A property investor and company director, Hagaman is a son of the late Earl Hagaman, owner of the Scenic Hotel Group.

The bach is unusual in the bay in that it came through the earthquakes undamaged and remains occupied. The only other Hobson's Bay bach that did so is Bach 70 which is built higher up on the hillside.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 69 has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for its longevity of ownership within one family, for its association with early surf lifesaving and for the public esteem in which the area was held as evidenced by its frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment.

One particular aspect of the kiwi bach way of life represented by many of the Taylor's Mistake baches (including Bach 69) is a connection with surf lifesaving – a recreation which has played a pivotal role in fostering beach and bach culture. The TMSLC was formed in 1916 in the first wave of surf club establishment that followed the Edwardian enthusiasm for sea bathing, and has been one of the strongest clubs in New Zealand ever since. The club's biggest annual event is the Kesteven Cup, held regularly since 1918. The baches at Taylor's have always played a big part in the success of their local surf club, providing a pool from which members are drawn and through which memberships are maintained. The fact that many baches have been owned by the same families for long periods of time, as with Bach 69 has contributed to a distinct family culture at the TMSLC. While the baches have contributed to the well-being of the TMSLC, the relationship has been two-way, and the club has also provided an on-going community focus for bach owners over the last century.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 69 has architectural and aesthetic significance as an example of what is now considered a distinctive sub-group of New Zealand architecture, the vernacular dwellings commonly built (and often subsequently altered) to serve as baches in the middle years of the 20th century.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 69 reflects the typology and characteristics of the 'kiwi' bach in its simple forms, materials and the way in which its construction made use of a pre-existing feature. Built in 1957, with its mono-pitch roof, fibre-cement cladding and large timber framed windows, Bach 69 is an exemplar of the mid-century bach. It is (unusually) located on top of a pillbox/gun emplacement constructed in c1941 from concrete but camouflaged with local stone. This retains the gun openings. The deck of the bach is jettied out over the rocks from the pillbox, supported on metal poles.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 69 has technological and craftsmanship significance as a vernacular building, reflecting the building techniques and materials of the mid-20th century, and also illustrating military concrete pillbox construction. The construction of the bach in 1957 followed the trend of building more permanent baches. The use of bought (rather than found) materials may have been a response to building regulations, as noted above, and the availability of materials such as fibrolite, which could be easily flat packed and carted, enabled construction at less cost than more traditional materials. Fibrolite fell out of favour in the 1970s and 80s[1] and is not found in later alterations to baches. The building is constructed on the previously built pillbox, and then jettied over the rocks supported on metal poles, demonstrating clever use of the existing structure and some ingenuity on the part of the builders.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 69 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake.

The baches at Hobson's Bay are a mix of single and two stories, clad in Fibrolite, with some weatherboard. There are some two storied baches which are narrow and boxy in form. Conversely the single storied baches are strongly horizontal in form which is commonly

[1] https://teara.govt.nz/en/ephemera/38658/fibrolite

emphasized by the balustraded decks along the frontage. Baches are set high into the rocky cliff faces or are perching on rocky outcrops. Some are set within the bush and scrub of the cliff. Their locations in the landscape often require steps up, retaining walls and thin support poles for the baches. Roof forms vary from gables to flat or mono pitched. Paint colours are generally neutral and light. Roofs are clad in corrugated iron, and windows are largely timber framed. The baches are spread out across the bay, separated by areas of scrubby cliff face.

The bach stands alone on a terrace on the steep hillside above the cliffs at the far western end of Hobson Bay. It relates strongly to the group of baches in Hobson's Bay and in particular to the other two storey baches nearby in terms of its design, form, scale, materials, texture and location and is a key contributor to the group. The pillbox is a key part of the setting of this bach as it is a reflection of the construction of the bach directly within the cliffscape. The dark green and red colours of this bach are stronger than the colours of the group of baches in Hobson's Bay.

The group of baches of Taylor's Mistake are a well-known landmark in Christchurch as they are a prominent feature of the bay and its popular coastal walk.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 69 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. This includes defence activities – the pillbox construction by the army. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it was likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the turn of the 20th century.

ASSESSMENT STATEMENT

Bach 69 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. The bach has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its association with the TMSLC and publican Alf Barrett; as part of the Taylor's Mistake bach community – well-known in Christchurch and for its connection with military defence history. Bach 69 has cultural significance for the manner in which it signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for its longevity of ownership within one family, for its association with early surf lifesaving and for the public esteem in which the area is held as evidenced by its frequent artistic representation. The building has architectural and aesthetic significance as a representative example of what is now considered a distinctive sub-group of New Zealand architecture, the small vernacular dwellings commonly built to serve as baches in the middle years of the 20th century, individual and particular to their sites and altered over time. It has technological significance as a vernacular building, reflecting the building techniques and materials of the mid-20th century and making use of the existing pill box structure that it is located on top of. Bach 69 has contextual significance on its site and within its setting, for its relationship to the landscape, cliffside and bay, and for its shared physical characteristics with the group of baches in Hobson's Bay, of which it is a key contributor. The bach and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

R. Cairns; B. Turpin *Guardians of the Mistake: the history of the Taylor's Mistake Surf Life Saving Club 1916-1991*

P. Carpinter; K. Tutty *Taylor's Mistake - Over the Hill for 100 Years: a history of Taylor's Mistake Surf Life Saving Club 1916-2016*

B. Mortlock, *Life History Report. An appendix to The Taylors Mistake Bach Holders Community Assessment,* 1998

Pers. comm. Janet Abbott

Births, Deaths and Marriages website

Papers Past website

Te Ara Encyclopaedia of New Zealand https://teara.govt.nz

Wises Street Directories (accessed via Ancestry website)

Taylor's Mistake Association files (privately held)

Sumner Borough Council Minute Books (CCC Archives; formerly held at Archives New Zealand). Digest of references to Taylor's Mistake compiled by O. Snoep, 1993 (CCC files).

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 14 OCTOBER 2021

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

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CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1453

BACH AND SETTING - 70 TAYLOR'S MISTAKE BAY, SCARBOROUGH

PHOTOGRAPH: G. WRIGHT, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

Bach 70 has historical and social significance as a reflection of aspects of patterns of recreation and leisure in early and mid-twentieth century New Zealand; for its connection to the eponymous Hobson family of Hobson's Bay, and as part of the Taylor's Mistake bach community – well-known in Christchurch.

Bach 70 is located high on the hillside at the far western end of Hobson's Bay, looking back over the bay's cliff-side baches. Research to date suggests that the bach was built by cabinet maker Ernest (Ernie) Hooker in the period around World War I. Born in England, Ernie came to New Zealand with his family in the late 1880s. Like many Taylor's Mistake bach owners, he belonged to the Linwood Rugby Club. In 1945 he sold his bach to David Scott and his wife Elizabeth. Elizabeth was the daughter of Thomas (Tom) Hobson, the eldest son in the large Linwood-based family of John and Susannah Hobson, who began holidaying together at Taylor's Mistake before the turn of the century and built *Whare Moki* (Bach 68) - the first of many family baches in Hobson's Bay - in c1907. David and Elizabeth had two children – Alison and David (known as Harley). Harley took over Bach 70 from his parents, retaining it for thirty years until 2009 when he sold it to the East family.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

Bach 70 has cultural significance for the manner in which it signifies the informal self-sufficient bach way of life of the early and mid-20th century, for its longevity of ownership within one family, and for the public esteem in which the area was held as evidenced by its frequent artistic representation. The bach way of life is held to represent values which are quintessentially 'kiwi' representing the New Zealand culture of 'do it yourself' and connecting with the natural environment.

The public esteem for the wider Taylor's Mistake area has been regularly and consistently demonstrated by its representation in the visual media through the years as an archetypal bach community. In the middle decades of the 20th century, the bay was an accessible subject for the 'Canterbury School' of regionalist painters. The most well-known of these paintings is Bill Sutton's *Untitled (Taylor's Mistake)* of the late 1940s. The bay has also been depicted by Francis Shurrock, Rosa Sawtell, Doris Lusk, and Cecil and Elizabeth Kelly. Since the 1980s, nostalgia for and celebration of the traditional bach way of life has seen Taylor's Mistake baches frequently depicted in picture books and other popular media. This exposure has contributed to Taylor's Mistake becoming one of New Zealand's better-known and most iconic beach settlements.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

Bach 70 has architectural and aesthetic significance as a representative example of what is now considered a distinctive sub-group of New Zealand architecture, the small vernacular dwellings commonly built to serve as baches in the early and middle years of the 20th century.

Such dwellings were usually owner built and designed without formal plans (or planning), constructed of locally-sourced, affordable or found materials, and often later altered and adapted to suit owners' needs as required. Bach design was usually individual and particular to the site, with design and style reflecting the notions, needs and means of their owners. Many of the first generation of baches were formed from shore-line caves. The remote location of many Taylor's Mistake baches - where most materials had to be carried or boated in - encouraged the use of lightweight materials and whatever was immediately to hand. By mid-century, baches were usually more substantial structures, built of commercial materials such as fibre cement cladding (Fibrolite/Polite), possibly as a result of changing building code requirements. Although they were more akin to permanent dwellings, these baches resembled their predecessors in so far as they were usually designed by their owners and generally did not follow typical domestic models. Built for an informal lifestyle, they tended to adhere more to a mid-century art deco or modernist-derived aesthetic, with features such as mono-pitch roofs, open-plan layouts and indoor-outdoor flow.

Bach 70 reflects the typology and characteristics of the 'kiwi' bach in its simple forms and materials. It began as a small gabled board and batten hut of one or two rooms. Modest additions have been made over the years. In the 1970s a small flat roofed extension was made to the south elevation, and later, a similarly-scaled bathroom extension to the north. The roof is corrugated iron and windows are a mix of timber framed and metal/aluminium. French doors open on to a deck which runs around the front and side of the bach, with wire balustrading. The bach remains in good condition and in use following the Canterbury earthquakes.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

Bach 70 has technological and craftsmanship significance as a vernacular building, reflecting the building techniques and materials of the early and mid-20th century. Timber construction of entire buildings using board and batten could be seen in the late 19th century, as well as the early 20th, generally using local timber. In addition, it was occasionally used as a decorative feature on bungalows and in the mid-20th century on architect-designed buildings.[1] Its use on bach 70 aligns with the use of board and batten at the turn of the 20th century as a more common vernacular product. Board and batten is also used in some of the historic baches on Rangitoto Island and Tongaporutu River.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

Bach 70 has contextual significance on its site and within its setting. The contextual significance of the bach is derived partly from its location in the coastal landscape, and partly from its association with the other small scale and informally-built baches of Taylor's Mistake.

The baches at Hobson's Bay are a mix of single and two stories, clad in Fibrolite, with some weatherboard. There are some two storied baches which are narrow and boxy in form. Conversely the single storied baches are strongly horizontal in form which is commonly emphasized by the balustraded decks along the frontage. Baches are set high into the rocky cliff faces or are perching on rocky outcrops. Some are set within the bush and scrub of the cliff. Their locations in the landscape often require steps up, retaining walls and thin support poles for the baches. Roof forms vary from gables to flat or mono pitched. Paint colours are generally neutral and light. Roofs are clad in corrugated iron, and windows are largely timber framed. The baches are spread out across the bay, separated by areas of scrubby cliff face.

Bach 70 stands alone on a terrace on the steep hillside above the cliffs at the far western end of Hobson Bay. It relates strongly to the group of baches in Hobson's Bay in terms of its design, form, scale, materials, texture and location and is a key contributor to the group.

The group of baches of Taylor's Mistake are a well-known landmark in Christchurch as they are a prominent feature of the Bay which is a popular local destination for recreation activities.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

Bach 70 and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site. There was no known Māori settlement at Taylor's Mistake (Te Onepoto/short beach), but it was likely to have been employed in mahinga kai (food gathering). Baches were developed in the area from the turn of the 20th century.

ASSESSMENT STATEMENT

Bach 70 and its setting are of overall heritage significance to Christchurch, including Banks Peninsula. The bach has historical and social significance as a reflection of aspects of patterns of recreation and leisure in mid-20th century New Zealand; for its association with the eponymous Hobson family of Hobson's Bay; and as part of the Taylor's Mistake bach community – well-known in Christchurch. It has cultural significance for the manner in which it

[1] https://www.renovate.org.nz/bungalow/walls-and-claddings/wall-cladding-original-details/

signifies the informal do-it-yourself bach way of life of the early and mid-20th century, for its longevity of ownership within one family and for the public esteem in which the area is held as evidenced by its frequent artistic representation. The building has architectural and aesthetic significance as a representative example of the small vernacular dwellings commonly built to serve as baches in the early and middle years of the 20th century, individual and particular to their sites, and altered over time. The bach has technological significance as a vernacular building, reflecting the building techniques and materials of the early and mid-20th century. It has contextual significance on its site and within its setting, for its relationship to the landscape, cliffside and bay, and for its shared physical characteristics with the group of baches in Hobson's Bay, of which it is a key contributor. The bach and its setting are of archaeological significance because they have the potential to provide archaeological evidence relating to past building construction methods and materials, and human activity on the site.

REFERENCES:

R. Cairns; B. Turpin *Guardians of the Mistake: the history of the Taylor's Mistake Surf Life Saving Club 1916-1991*

P. Carpinter; K. Tutty *Taylor's Mistake - Over the Hill for 100 Years: a history of Taylor's Mistake Surf Life Saving Club 1916-2016*

B. Mortlock, *Life History Report. An appendix to The Taylors Mistake Bach Holders Community Assessment,* 1998

Pers. comm. Janet Abbott

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Taylor's Mistake Association files (privately held)

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World War I Military Personnel Files (Archives New Zealand)

John Collinson Hobson and Descendants [unpublished family history, c1990]

Paul Thompson *The Bach* (1985)

Kevyn Male's *Good Old Kiwi Baches* (2001)

REPORT DATED: 14 OCTOBER 2021

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HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1405

FORMER DWELLING/STUDIO, GARDEN AND SETTING, THE SUTTON HERITAGE HOUSE AND GARDEN - 20 TEMPLAR STREET, CHRISTCHURCH

PHOTOGRAPH: A. OHS, 2017

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

This dwelling/ studio, garden and setting are of high historical and social significance for their association with William (Bill) Sutton, an important New Zealand artist and long term lecturer at the University of Canterbury. The house is a rare reminder of the residential environment in the vicinity of the Avon River that was largely demolished following the large scale damage to land and property caused by the Canterbury Earthquakes.

The house at 20 Templar Street was Sutton's home and workplace for 37 years. He produced many of his renowned works there. Sutton was born in Christchurch on 1 March 1917 and was educated at Sydenham School, Christchurch Boy's High School, Canterbury University College School of Art (1934 – 1938) and the Anglo-French Art Centre London (1947-48). He was a lecturer at the School of Fine Arts at the University of Canterbury for 30 years (1949 – 79); a council member (1949 – 60) and vice-president (1965-67) of the Canterbury Society of Arts; a member of the

Visual Arts Advisory Council and QEII Arts Council and a trustee of the National Gallery National Museum and War Memorial. William Sutton received many major art awards and fellowships including: Canterbury College Medal (1937), QEII Arts Council Fellowship (1973), Companion of the British Empire (1980) and Governor General's Award in 1984. He died on 26 January 2000.

Sutton was one of Canterbury's most important 20th century landscape painters and today his works are in public and private collections throughout New Zealand and overseas. Many of these works including dozens of portraits of some of the most eminent figures of the day in law, education, medicine and many other professions were painted in his Templar Street studio where he lived and worked between 1963 and his death in 2000.

The purpose-built dwelling incorporating a studio enabled Sutton to paint and store his artworks, accept formal portrait commissions in much greater numbers and to explore other media, particularly printing. Sutton had an Albion press which he used to set up what he called Templar Press.

The interior of the house and the garden are of high historical and social significance because they evidence Sutton's way of life and work and are able to convey with immediacy the way of life of one of New Zealand's most important artists and thereby provide valuable context and insight into his work.

Following Sutton's death in January 2000 the property was briefly owned by the William A. Sutton Trust before being sold to former Christchurch Art Gallery Director, Neil Roberts. One of the conditions of that sale was that a covenant be placed on the title, which meant that the house and surrounding garden are to remain unaltered in perpetuity. This was entered into with the Christchurch City Council in August 2002.

The land sustained some liquefaction as a result of the February 2011 earthquake and some lateral movement occurred to the house. The owner vacated the property after essential services to the area were cut off. The Canterbury Regional Earthquake Authority (CERA) announced on 23 March 2012 that 20 Templar Street was to become part of the area of land designated as Red Zone, and owned by the Government.

Ownership transferred to Land Information New Zealand (LINZ), who undertook repairs and strengthening works in 2019/2020. On completion of the works, LINZ transferred ownership to the Christchurch City Council. The Sutton Heritage House and Garden Trust, formed in 2019, plan to manage the property as a house museum and cultural destination. An Artist in Residence programme has been established.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The property is of high cultural significance for its association with a notable New Zealand painter, who made a significant contribution to the cultural life of New Zealand, and his way of life.

The building holds a similar cultural significance as other important artist residences in New Zealand such as the Rita Angus house in Wellington and the Colin McCahon house in Auckland. The Dame Ngaio Marsh house is a comparative local example.

There is commemorative value in the house which provides a connection with and understanding of the artist and his works.

The house with its studio and garden demonstrate Sutton's way of life as an artist which was to work and live from the same location and be closely connected with natural features. He produced many of his most notable works at the property, and hosted social gatherings there.

Following the Canterbury Earthquakes, and the designation of the land on which the property sits within the Red Zone, there was public concern expressed for its future. Some City Councillors expressed a desire to save the dwelling and studio in 2012 (*The Press*, 'Councillors want to save artist's former home', Lois Cairns, 4.9.2012). A Trust – the Sutton Heritage House and Garden Charitable Trust - was formed in 2019 to secure its ongoing use, and public accessibility. It is important as heritage which survived large scale post-earthquake demolitions in the city.

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The dwelling/studio and garden, are of high architectural and aesthetic significance as they were purpose-built for Sutton, to a design by fellow artist and sculptor Tom Taylor in 1961. The building relates stylistically to local interpretations of Modernist architecture, and the studio is the main focus of the building.

The house retains a very high degree of originality, and clearly evidences its built purpose and use as an artist's residence and studio. Taylor, a lecturer in sculpture at the University of Canterbury's School of Fine Arts from 1961-90 had studied architecture for two years and came up with a design that successfully incorporated a compact two-storey residence and studio. Taylor also designed several other houses in Christchurch.

The house has a single storeyed studio and glasshouse at the western end, and a two storied living areas to the east. The roof is mono-pitched. Cladding is vertical tongue and groove timber. The windows are timber framed. A garage is incorporated, with a garage door facing the street. A balcony with timber balustrade overlooks the garden on the north façade.

Conservation and repair works were undertaken in 2019/20. This included replacement of rotten timbers, repair of fibrous plaster wall and ceiling linings, installation of structural bracing (requiring replacement of some wall claddings and linings), the removal of the damaged section of block wall to the street boundary with a view to reconstructing it, and removal of the Paulownia tree adjacent to it. Disabled access was added from the garage to the living room with a revised garage door to replace the later galvanised steel garage door and an enlarged internal door. Other changes include a new fence along the original north boundary line, two gates in the fence at the north-east corner of the property and bricks laid in the previous location of a vegetable garden.

The dwelling features a terrace along the front, and a patio. The house was designed to maximise light - a high bank of windows runs along the back wall of the studio space, which was also used for living and entertaining. The house combines elements of the traditional colonial cottage (pitched roof, veranda) with modernist elements (boxy rear section). External timber cladding is vertical; windows are timber framed.

The whole interior is considered to be part of the heritage item because of the large extent of heritage fabric that remains throughout. The interior layout features a small private upstairs space and large studio/living room downstairs, which comprises a third of the floor plan. Built in bookcases, and the original kitchen joinery remains, with sliding cupboard doors, to the original design by Taylor. The form, spaces, materials, structural elements, ceilings, walls, joinery, doors, fittings, hardware, stairs, balustrades and steps, built-in furniture, finishes, flooring and design elements are highly intact. The balustrade in the dining room is made of New Zealand beech. The log burner and tiled hearth were later additions made by Sutton and are therefore also associated with the artist. A decorative plaster cast (from the former Arts School collection) is built into the south wall of the studio. The shelving wall incorporates a Fijian tapa cloth backing, purchased by Sutton in the 1950s. Sutton's easel and portrait chair remain in the house.

Sutton developed and planted the garden. The garden is of high architectural and aesthetic significance for its plantings, brick paths, brick terrace, walls, gates, established trees and layout. Plantings include cabbage trees, camellia, lancewood, nerium, white rata, rhododendron, callistemon, grapefruit, kowhai, paulownia, lemon, feijoa, aralia, karaka, winter sweet, quince, aucuba, aralia, prunus, embothrium, and chaenomeles. The garden features areas of distinct character as a result of the plant palette and use.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The dwelling and studio are of significance as the methods and materials used reflect the practices of the period, with a particular attention to the quality of materials and detailing on the interior and exterior.

The wall to the street is of unpainted concrete block, and the garden features a brick courtyard and paths as well as concrete paths. The exterior is characterised by the use of vertical timber cladding. Stained and painted timber also features on the interior for built in furniture, exposed beams, doors and trims. Tapa cloth and a decorative plaster work feature in the studio.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The dwelling/studio, garden and setting have high contextual significance for the way the house is placed in its original garden setting, and for the design of the garden. The garden, front gates, street wall and plaque are ancillary features that have significance in the setting of the house. In landscaping the property Sutton incorporated a path and courtyard paved with bricks recycled from the demolition of a local hotel. One of Sutton's interests was his garden which he developed and planted soon after he began living at Templar Street. He established many trees and exotic plants. A number of his more substantial plantings have matured and remain today. Trees reach towards the upper storey balcony and there is an integration between the house and garden. The wider context of the dwelling within a residential

area has significantly changed since the large-scale demolitions that followed the Canterbury Earthquakes.

When the title was transferred to the Council the original section had been extended with the addition of two adjacent empty sections to the north to allow for the development of the property as a house museum. The setting for the dwelling/studio consists of the original property, which includes Sutton's established garden, as well as the adjacent properties, formally 22 and 26 Harvey Terrace, that are now integrated into the future of the site.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The property is of archaeological significance as there is early documented activity on the site. The property is located close to the Ōtākaro (Avon River), which was an important part of the interconnected network of traditional travel routes for Ngāi Tahu, and which supported numerous kāinga mahinga kai (food-gathering places), where birds, fish and plants were harvested and gathered[1].

The property at 20 Templar or Templer Street as it was known until 1917 has had only four owners since it was subdivided from rural section 33 in 1894. The first purchaser of the site was Christchurch soda water manufacturer Ernest William Griffin and his wife Sarah Griffin. The Griffins lived at this address for several years before renting the property. In 1928 Mrs Griffin sold 20 Templar Street to Christchurch electrical engineer Colin Curtis who also rented the property out. Curtis sold it to R.C Millar (builder) who later sold it, as a vacant section, to Sutton. The adjacent properties that now form part of the setting both had the original villas at the time of the Canterbury earthquakes; both are now demolished.

ASSESSMENT STATEMENT

William Sutton's dwelling/studio, garden and setting, including the whole interior, are of overall high heritage significance to the Christchurch District, and also have heritage significance nationally, considering Sutton's standing as a New Zealand artist.

The dwelling/studio, garden and setting are of high historical and social significance for their long term connection with Sutton and his work. They are of high cultural significance as the residence and workspace of an important New Zealand artist, illustrating his way of life. The dwelling/studio, garden and setting are of high architectural and aesthetic significance for their mid-century architectural design by Tom Taylor and are of high contextual significance for the integration of the house with its garden. The dwelling is of technological and craftsmanship significance for its use of standard methods and materials of the time with particular attention to the quality of materials and detailing. The property is of archaeological significance for the early history of activity on the site, and potential to provide evidence of this.

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REPORT DATED: 5 OCTOBER 2021

PLEASE NOTE THIS ASSESSMENT IS BASED ON INFORMATION AVAILABLE AT THE TIME OF WRITING. DUE TO THE ONGOING NATURE OF HERITAGE RESEARCH, FUTURE REASSESSMENT OF THIS HERITAGE ITEM MAY BE NECESSARY TO REFLECT ANY CHANGES IN KNOWLEDGE AND UNDERSTANDING OF ITS HERITAGE SIGNIFICANCE.

PLEASE USE IN CONJUNCTION WITH THE CHRISTCHURCH CITY COUNCIL HERITAGE FILES.

CHRISTCHURCH DISTRICT PLAN – SCHEDULED HERITAGE PLACE
HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE
HERITAGE ITEM NUMBER 1455

FORMER WOODHAM PARK CARETAKER'S DWELLING AND SETTING - 157 WOODHAM ROAD, CHRISTCHURCH

PHOTOGRAPH: A OHS, 12 MAY 2022

HISTORICAL AND SOCIAL SIGNIFICANCE

Historical and social values that demonstrate or are associated with: a particular person, group, organisation, institution, event, phase or activity; the continuity and/or change of a phase or activity; social, historical, traditional, economic, political or other patterns.

The former Woodham Park Caretaker's Dwelling and setting are of historical and social significance for their association with Woodham homestead and the Palairet, Shands, Whitcombe and Ivimey families and in particular with its later use as a Council owned public reserve - Woodham Park. It is also associated with the first caretaker Mr A.G Neave, and subsequent caretakers and their families who lived in the house.

The property was originally part of Rural Section 125. The section of land which became Woodham Park and the site of the caretaker's house was owned by John Gwalter Palairet from the 1870s, and was passed on to family following his death in 1878. John lived there with wife Jane and their children - sons - Gwalter, Colthurst and Rowland and daughter Ellen Susanne, who married barrister Henry Slater.

Research to date does not provide a date for the construction of this early house, however it may have been built in the 1870s for Palairet. A house 'of five good rooms, with stable and four acres grass' – possibly Woodham - was advertised for rent in March 1893 by R Palairet, one of John's sons.

The land has a history of subdivision and changes in ownership. In 1900 and 1909 George Hawkes Whitcombe, of the printing company Whitcombe and Tombs Ltd, purchased some of the land. Whitcombe died in 1917. Following Whitcombe's death the house and

approximately 4 acres were on-sold to Robert Shand, a brewer and his wife Lucia. The Shands lived at 'Woodham' until 1936 when the property was advertised for sale. At this time it was described as a substantially built two-storeyed residence with garaging for two cars, loose-boxes (accommodation for horses) and a loft. The property was 3 acres, 1 rood and 5 perches when Frederick Elder Ivimey purchased it from Lucia Shand in 1937. Ivimey was a Captain in the South Island Regiment. He lived at 'Woodham' until 1939 before being recalled for War service. In December of that year he offered the property to the Council for a children's park noting that much of his motivation to do so was to prevent the landscaped grounds of 'Woodham' from being sub-divided.

Having inspected the grounds and house, the Parks Committee agreed that it would be an ideal children's playground and neighbourhood park by virtue of its location, size and maturity of planting and it was formally purchased in October 1940 for £2280. The Park was officially opened by the Mayor and Chairman of the Parks Committee in November 1942.

Council decided to demolish the Woodham homestead and utilise any salvageable materials to construct the caretaker's house and a park pavilion. Demolition of the former residence in July 1941 revealed that exterior timbers were in poor condition and not as much was able to be able to be reused as planned. The City Engineer presented a sketch plan of the house to the Chairman and Members of the Abattoir and Reserves committee on 4 August 1941. The Caretaker's House was under construction in November 1941. Painting, papering and installation of electric light fittings were completed and the house was ready for occupation by February 1942.

There was a Council policy at the time to acquire, wherever possible, a large property in each congested district in the city and convert it to a park and open space for the benefit of the residents (The Press, 8 April 1946, pg 2)

In 1941 Council's activities were restricted to routine maintenance works due to war work. The remodelling and improvements at Woodham Park along with the caretakers house were noted as some of the few new activities in the City by Mayor E.H. Andrews in his review of December 1941 (The Press, 31 December 1941, Pg 9).

Mr A.G Neave was appointed as the first caretaker in Feb 1942. He was 34 years old, married with three children, employed for some years with the Reserves Department (under schemes 5 and 13 –possibly related to Depression era employment relief) and was a resident of the area. His son William Reece Neave was killed on active service in the Air Force (he was a Sergeant Air Gunner) in July 1944 (Ashburton Guardian, 6 July 1944, Pg 4). The Christchurch City Council expressed sympathy for Mr Neave at a meeting on 19 July 1944 (The Press, 20 June 1944, Pg 4). Neave was still the caretaker in 1959 when he won a section of land in a raffle related to Town Hall fundraising. He noted at the time that he expected to retire in four years. Neave was a life member of the North Linwood-Dallington Burgesses' Association (The Press, 26 December 1959, Pg 4).

Mr K.L Chestney is noted as being the caretaker in 1974. The caretaker role included arranging to accommodate the many events in the park such as the children's Christmas Party of the Chch Deaf Club Inc. in 1974.

The house had a resident caretaker up until 1996 and was subsequently a Parks staff residential tenancy until 2009. The house has been vacant since 2009. Only in special circumstances are Parks staff required to live on site nowadays.

In 2022 Parks Staff recommended to the Linwood-Heathcote-Central Community Board that the buildings be demolished, and the vacant land be landscaped to make the park more visible from the street frontage for safety and public awareness of the facility, and also to plant the area. Demolition was opposed by heritage interest groups, which also suggested that the building should have heritage status.

CULTURAL AND SPIRITUAL SIGNIFICANCE

Cultural and spiritual values that demonstrate or are associated with the distinctive characteristics of a way of life, philosophy, tradition, religion, or other belief, including: the symbolic or commemorative value of the place; significance to Tangata Whenua; and/or associations with an identifiable group and esteemed by this group for its cultural values.

The former Woodham Park Caretaker's Dwelling and setting are of cultural significance as they illustrate the way of life of a park caretaker and their family from the 1940s, as well as the practice in this period of sextons and park caretakers living on the site that they serviced. The late 20th century change in use of the dwelling being rented out demonstrates changing attitudes to working and living arrangements with people more commonly preferring to live separately from their place of work. Heritage interest groups expressed opposition to the possibility of Council demolition of the house in early 2022.

The park and provision for associated on site caretaker role reflects the importance of public recreation to the people of Christchurch. This was a period in town planning theory, which prioritised development of play facilities for children as well as responding to identified physical welfare and recreation needs in line with the 1937 physical Welfare and Recreation Act.

The establishment of the park reflects a phase in town planning when there was a move towards providing for adequate numbers of recreation or neighbourhood parks in residential areas. It also reflects the common occurrence in Christchurch whereby the Council purchased large homesteads with substantial grounds for recreation purposes. This typically occurred once the properties passed out of family ownership because the property extended beyond most modern families' needs. Other examples include Avebury House, Abberley Park (part of the homestead remains onsite) and Elmwood Park.

The property is located within the wider cultural landscape of the Ōtākaro - Avon River which was an important part of the interconnected network of traditional Ngāi Tahu travel routes, particularly as an access route through the swampy marshlands of Christchurch. The mouth of the Ōtākaro was a permanent mahinga kai, and the river supported numerous kāinga mahinga kai (food-gathering places). (Kā Huru Manu).

ARCHITECTURAL AND AESTHETIC SIGNIFICANCE

Architectural and aesthetic values that demonstrate or are associated with: a particular style, period or designer, design values, form, scale, colour, texture and material of the place.

The former Woodham Park Caretaker's Dwelling and setting are of architectural and aesthetic significance for their design and materials, some of which were salvaged from the earlier house on the site. It is noted in Council records that windows and doors from the Woodham homestead were reused in the Caretakers cottage.

The house retains its heritage fabric to a high degree. The layout of the house remains intact. The front door faces Woodham Road and is accessed through a simply decorated porch. A high timber dado in dark shellac finish features in the hallway. The central hallway includes a linen cupboard and telephone shelf, both in dark finished timber. The master bedroom, second bedroom, toilet, bathroom and lounge are accessed from this hallway. The lounge features timber panelling, and a tiled fireplace. Window sills and surrounds, along with the doors and architraves are all in a dark finished timber – probably shellac. Original light switches remain throughout including Bakelite/early plastic switch plates. Original kitchen cupboards remain, and a small inbuilt metal food safe remains.

The house features a variety of fenestration – possibly due to some of it having been salvaged from the demolished Woodham homestead. This includes a large, fixed three paned window and multi-paned casement windows either side of a large central single paned window in the lounge. Two leadlight windows are located in the sunroom, which is entered through French doors from the open plan dining and kitchen area. The kitchen area features a multi-paned window within an extended bay. The bathroom includes an original built in mirrored cabinet.

The wash house is within the house, but accessed through a separate external door. This contains the original concrete double tub, timber wall linings and shelving and cupboards. The house has a concrete ring foundation, with timber floor. It would appear that a salvaged door and sash windows have been used in the garden shed which is in a dilapidated state.

The house in its planning illustrates modern trends in architecture with its large windows and unframed glazing, and open plan kitchen and dining nook. The house is oriented towards the sun and includes a sunroom on the north corner. In this respect it has similarities with the Engineer's House at Halswell Quarry, designed by Evart Somers, acting City Engineer and designed in 1939.

Although it is noted that slates from the previous homestead were used for roofing, the Caretakers residence is now roofed in corrugated iron.

The whole interior contributes to the significance of the heritage item because of its form and materials, and the large extent of heritage fabric that remains throughout. Interior features include the layout and spaces, structure and linings, fixtures, hardware, materials and finishes. These are highly intact and reflect the period in which the house was constructed, and its history of residential use.

TECHNOLOGICAL AND CRAFTSMANSHIP SIGNIFICANCE

Technological and craftsmanship values that demonstrate or are associated with: the nature and use of materials, finishes and/or technological or constructional methods which were innovative, or of notable quality for the period.

The former Caretakers Dwelling and setting are of technological and craftsmanship for its construction, materials and finishes, which reflect the standards, technology and skills of the period in which it was built. The house is of timber weatherboard construction, and features timber panelling which has a shellac finish and leadlight windows, as well as original joinery and hardware. The setting features a stone wall, timber gate and stone edging that demonstrates techniques and craftsmanship skills of the period.

CONTEXTUAL SIGNIFICANCE

Contextual values that demonstrate or are associated with: a relationship to the environment (constructed and natural), a landscape, setting, group, precinct or streetscape; a degree of consistency in terms of type, scale, form, materials, texture, colour, style and/or detail; recognised landmarks and landscape which are recognised and contribute to the unique identity of the environment.

The former Caretakers Dwelling and setting are of high contextual significance for their location adjacent to Woodham Park, for the relationship of the house to the garden and for the landscaping design of the garden. The setting consists of the immediate area around the house, which is fenced off from the park in 2022, but which is not located on a separate land parcel to the park.

The house is situated to the east of the Woodham Road entrance to Woodham Park. The house relates to the park in terms of the design of the wall and gate at its frontage. The house is similar in materials, scale, form, age and design to other houses in Woodham Road.

The frontage of the property features a rubble basalt wall with crenellations and a set of original timber gates which were of the same style as gates which originally featured at the park entrance next door. The garden contains established trees and shrubs, including rhododendron, fuschia, buxus, cherry blossom, cabbage tree, and a golden totara. The driveway and garden are laid out with Halswell quarry stone edging.

ARCHAEOLOGICAL AND SCIENTIFIC SIGNIFICANCE

Archaeological or scientific values that demonstrate or are associated with: the potential to provide information through physical or scientific evidence and understanding about social

historical, cultural, spiritual, technological or other values of past events, activities, structures or people.

The former Caretakers Dwelling and setting are of archaeological significance because of the potential to provide evidence of human activity, including that prior to 1900. The property is located within the wider cultural landscape activity by Ngāi Tahu for travel and mahinga kai. There is a history of European occupation, farming and planting of the site since at least the 1870s.

SUMMARY ASSESSMENT

The former Woodham Park Caretakers Dwelling, including the whole of the interior, and setting is of overall significance to the Christchurch district including Banks Peninsula.

The former Woodham Park Caretaker's Dwelling and setting are of historical and social significance for their association with Woodham homestead and its later use as the home of caretakers for the adjacent Council owned public reserve - Woodham Park. The former Woodham Park Caretaker's Dwelling and setting are of cultural significance as they illustrate the way of life of a park caretaker and their family from the 1940s, as well as the practice in this period of caretakers living on the site that they serviced, and the changes in this over time. The property is located within the wider cultural landscape of the Ōtākaro (Avon River) which was an important part of the interconnected network of traditional Ngāi Tahu travel routes and which supported numerous kāinga mahinga kai (food-gathering places). The dwelling and setting are of architectural and aesthetic significance as a 1940s dwelling which has retained a high degree of integrity in terms of its original layout, materials, finishes and its garden setting. The former Caretakers Dwelling and setting are of technological and craftsmanship for its construction, materials and finishes, which reflect the standards, technology and skills of the period in which it was built. The former Caretakers Dwelling and setting are of high contextual significance for their location adjacent to Woodham Park, for the relationship of the house to the garden and for the landscaping design of the garden. The former Caretakers Dwelling and setting are of archaeological significance because of the potential to provide evidence of Māori and European activity, including that prior to 1900.

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CH377 WOODHAM PARK 1974

KA HURU MANU

REPORT DATED: JUNE 2022

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Appendix 6

2021 Coastal Hazard Assessment – Full Technical Report - Tonkin + Taylor

REPORT

Tonkin+Taylor

Coastal Hazard Assessment for Christchurch District

Technical Report

Prepared for
Christchurch City Council
Prepared by
Tonkin & Taylor Ltd
Date
September 2021
Job Number
1012976.v1

Exceptional thinking together
www.tonkintaylor.co.nz

Document Control

Title: Coastal Hazard Assessment for Christchurch District - Technical Report					
Date	**Version**	**Description**	**Prepared by:**	**Reviewed by:**	**Authorised by:**
September 2021	1	Report issued	P. Knook R. Haughey M. Jacka	T. Shand M. Pennington	P. Cochrane

Cover photo: The Christchurch District coastline viewed from the International Space Station in 2014 (Credit: ESA/A.Gerst CC BY-SA 2.0. ID: 2014 945_5391).

Distribution:

Christchurch City Council

Tonkin & Taylor Ltd (FILE)

Table of contents

Glossary of terms

Term	Description
AEP	Annual Exceedance Probability
ARI	Average Recurrence Interval
ASCE	Area Susceptible to Coastal Erosion
AWS	Automatic Weather Station
Beach face slope	Beach slope around the extreme still water level (i.e. typically between 1 m and 4 m NZVD2016).
Bruun Rule	A simple mathematical relationship that states: as sea-level rises, the shoreface profile moves up and back while maintaining its original shape
CCC	Christchurch City Council
CD	Chart Datum
Class 1 structures/significantly modified shorelines	Shorelines which have been significantly modified with erosion protection structures
CES	Canterbury Earthquake Sequence (2010-2011)
CI	Confidence interval
Coastal accretion	A long-term trend of shoreline advance and/or gain of beach sediment volume
Coastal erosion	Landward movement of the shoreline which may include both long-term retreat over several years or decades and short-term loss of sediment due to storms
Coastal hazard	Where coastal processes adversely impact on something of value resulting in a hazard
Coastal inundation	Flooding of land by the sea.
DEM	Digital Elevation Model
DS	Dune stability component
ECan	Environment Canterbury
EWS	Electronic Weather Station
H_c	Height of bank or cliff
H_s	Significant wave height
LiDAR	Light Detection and Ranging – a method of remotely deriving land elevation, generally from an aeroplane
LT	Long-term erosion component
LT_H	Historical long-term erosion component
LT_F	Future long-term erosion component
LVD-37	Lyttelton Vertical Datum 1937
m	Sea level rise response factor for cliffs
MfE	Ministry for Environment
MHWS	Mean high water springs – a measure of high tide based on a statistical exceedance of high tides in a month
MHWPS	Mean high water perigean springs. A perigean spring tide is the highest spring tide and occurs three or four times per year when the moon is closest to the earth.

Term	Description
MLWS	Mean low water spring – a measure of low tide based on a statistical exceedance of low tides in a month
MSL	Mean sea level. Sea level averaged over a long (multi-year) period
NZVD2016	New Zealand Vertical Datum 2016
RCP Scenario	Representative Concentration Pathways (RCPs) are four greenhouse gas concentration trajectories adopted by the IPCC for its fifth Assessment Report (AR5) in 2014
RL	Reduced Level
SLR	Sea level rise. Trend of annual mean sea level over timescales of at least three or more decades. Must be tied to one of the following two types: global – overall rise in absolute sea level in the world's oceans; or relative – net rise relative to the local landmass (that may be subsiding or being uplifted)
SL	SLR component
SS	Slope stability allowance
ST	Short-term erosion component
Surfzone slope	Slope below the 1 m NZVD2016 contour offshore to where waves start breaking or to where data is available.
T+T	Tonkin + Taylor (Tonkin & Taylor Ltd)
VLM	Vertical land movements

Executive summary

Christchurch City Council (CCC) has engaged Tonkin & Taylor Ltd. (T+T) to undertake a coastal hazard assessment (CHA) for the entire Christchurch district.

The intended purpose of this assessment is to help inform the CCC Coastal Hazards Adaptation Planning (CHAP) programme. The scope of the assessment has been developed in conjunction with Council's CHAP project team and technical reviewer, who have confirmed that the methodology described in this report is suitable for this intended purpose. For more information about adaptation planning and how the outputs of this coastal hazard assessment will be used, refer to the cover letter "Coastal Hazards Assessment Methodology: Purpose and context" which accompanies this report on the CCC website.

This report (the "Technical Report") provides an in-depth explanation of the environmental data that was used for the hazard assessment, the methodology that was applied and the analysis results. It collates all the technical details together in one place to provide a self-contained record of the work for technical review and future reference. As such, of necessity, this report contains a large amount of information which is highly technical in nature.

A companion report (the "Summary Report") is also available alongside this report on the CCC website and will be the more relevant and engaging report for most people. The Summary Report provides a more straightforward description of how the hazard was identified and analysed, and the key findings for each part of the Christchurch coastline.

1 Introduction

1.1 Background

There are two key factors which have driven the need for the coastal hazard assessment presented in this report:

- In October 2019, Christchurch City Council (CCC) resolved to address earthquake legacy issues along the Avon-Heathcote Estuary edge and to develop a coastal hazards adaptation planning programme of work for all Christchurch District coastal environments.
- Updated information on sediment supply, ground levels, storm events, groundwater and high tide statistics has recently become available. This information has implications for the identification of areas susceptible to coastal hazards.

Therefore, to support sound adaptation planning discussions with coastal communities and ultimately robust and defensible decisions by the Council, T+T have been commissioned to undertake this coastal hazard assessment for the entire Christchurch District.

Since an updated technical assessment is being undertaken, this has provided an opportunity to also incorporate the following:

- More recent topographic data and longer datasets of beach profiles, water level information and wave climates
- Suggestions from the 2016 Peer Review (Kenderdine et al. 2016) of the 2015 Coastal Hazards Assessment that were not able to be included in the previous 2017 assessment
- Additional scenarios and outputs designed for engagement and adaptation
- Wider geographic scope to cover the entire Christchurch District coastline (including the entire Banks Peninsula coastline)
- Ensure consistency of hazard identification with national-level guidance released since the previous assessment such as the 2017 Ministry for the Environment Coastal Hazards and Climate Change Guidance

1.2 Purpose of this coastal hazard assessment

The purpose of this assessment is to provide CCC with specialist technical coastal hazard (inundation, erosion and flood depth) and associated groundwater information, with the primary objective of presenting this information for public use in a format that is easily accessible, comprehensive and unambiguous. The focus of following technical report is to produce the "raw" hazard information. This information can then feed into engagement, risk evaluation and risk mitigation and adaptation planning undertaken by CCC in future.

The following assessment supersedes the previous coastal hazard assessments for the area undertaken by T+T between 2015 and 2018.

The primary intended purpose of the updated coastal hazard and groundwater information is to help inform coastal hazards adaptation planning for Christchurch District. The results of the assessment could also inform a range of other purposes, provided the uncertainties and limitations are understood and appropriately managed. These other uses might include review of the coastal hazards provisions in the Christchurch District Plan, infrastructure planning decisions, consenting applications and Civil Defence Emergency Management. In many cases, the results of this assessment may provide an initial hazard screening for these other purposes, with more detailed analysis then undertaken for specific locations and scenarios of interest.

It is important to note this assessment is not intended to map out a hazard overlay for inclusion in the District Plan, but provides information about hazards (and the uncertainty in our understanding of those hazards), which may be subject to further analysis and consultation to eventually determine if and where a hazard overlay should apply.

The assessment area covers the entire coastline of the Christchurch District extending from the Waimakariri River mouth in the north to the entrance of Te Waihora (Lake Ellesmere) in the south (refer to Figure 1.1). The assessment includes open coast and pocket beaches, estuaries and lagoons and cliffs and banks. The assessment area within the estuary and lagoons is limited to the area directly attached to the Coastal Marine Area (CMA) boundary.

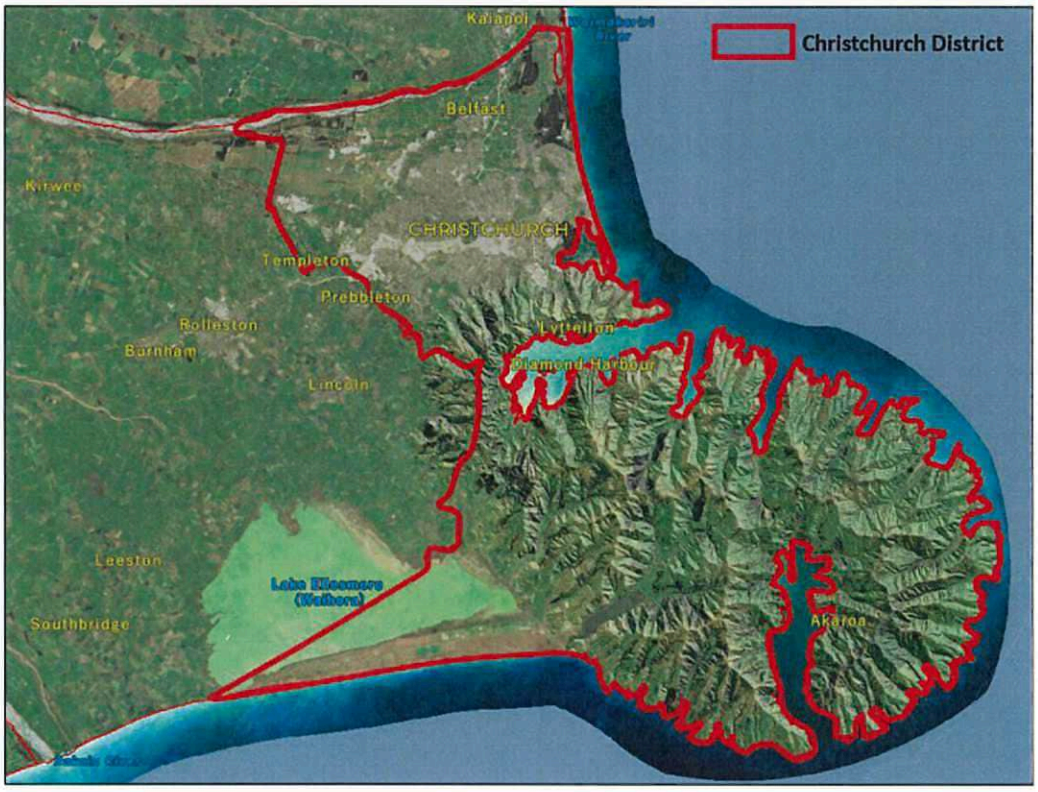

Figure 1.1: Christchurch district indicated by red polygon (source: Canterbury Maps).

1.3 Scope

The project has been undertaken in three stages:

Stage 1: Scoping and initial technical reporting

This initial scoping stage involved undertaking a review of the previous Christchurch coastal hazard assessment as well as assessments completed for the wider Canterbury region and New Zealand to inform a consistent approach. Available data sources were collated to facilitate technical discussion between T+T, CCC, ECan and the technical reviewer. Appropriate methodologies were developed to allow consistent identification of both coastal erosion and inundation hazards for the entire Christchurch District.

Stage 2: Technical assessment (this report)

This report includes a comprehensive assessment of coastal erosion and inundation hazard, and associated groundwater information for the Christchurch District, which is based on the

methodologies agreed upon in Stage 1. This report sets out available data that has been used, methodologies, analyses and results of both erosion and inundation hazards.

Stage 3: Communicating the hazard information

As part of Stage 3 the raw hazard information from the technical assessment has been translated into various more accessible forms to support community engagement and public awareness efforts. This includes a public-facing report and interactive website. The purpose of the website is to allow those with a particular interest to explore the results in more detail than is possible with the printed maps in this report. The interactive online map format makes it easy for users to explore the wide range of scenarios considered in the assessment (e.g., with slider controls to adjust sea level rise), and to zoom in to particular locations of interest. The online viewer can be accessed at https://ccc.govt.nz/environment/coast/coastalhazards/2021-coastal-hazards-assessment

1.4 Report layout

This report is structured as follows:

- Environmental data that has been used for this study is set out in Section 2.
- Coastal erosion methodology, analysis and results are set out in Sections 3 to 5.
- Coastal inundation approach, analysis and results are set out in Sections 6 to 8.
- Groundwater approach, analysis and results are set out in Section 9.

1.5 Reference levels

The vertical elevation or reference levels in this report are with respect to New Zealand Vertical Datum (NZVD2016) unless otherwise specified. As illustrated in Figure 1.2, NZVD2016 is 1.648 m above Chart Datum (CD) at Lyttelton based on LINZ (2021) and 0.35 – 0.4 m above Lyttelton Vertical Datum 1937 (LVD-37) depending on the exact location based on the spatial difference grid by LINZ (2021). Christchurch City Drainage Datum (CDD) is 9.043 m above LVD-37 based on NIWA (2011) and therefore 8.64-8.69 m above NZVD2016.

For example, a MHWS high tide water level at Lyttelton of 0.84m (NZVD2016) is equivalent to a level of 1.23m (LVD1937) or 10.28m (CDD.)

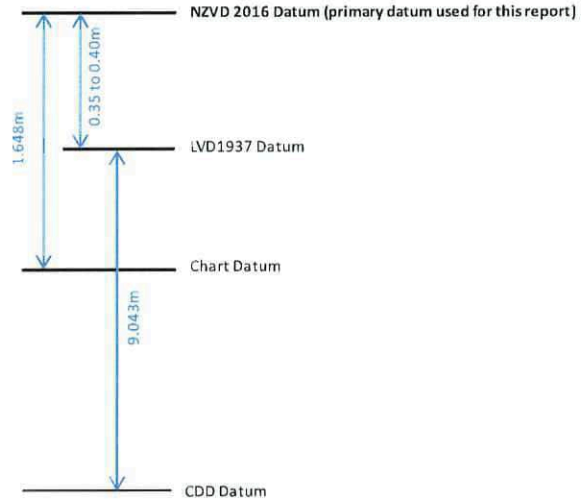

Figure 1.2: Relationship between vertical datums commonly used in Christchurch district

2 Environmental data

2.1 Topography and bathymetry

The following assessment uses the latest available LiDAR which for most of the region is a 1 m DEM flown in 2018 sourced from ECan (Figure 2.1). The most recently available LiDAR for Kaitorete Spit is a 0.45 m DEM LiDAR flown in 2008. Because two different surveys have been used there is a slight mismatch in levels at the join between surveys, which results in some minor artefacts in the inundation maps in the vicinity of Te Waihora (Lake Ellesmere).

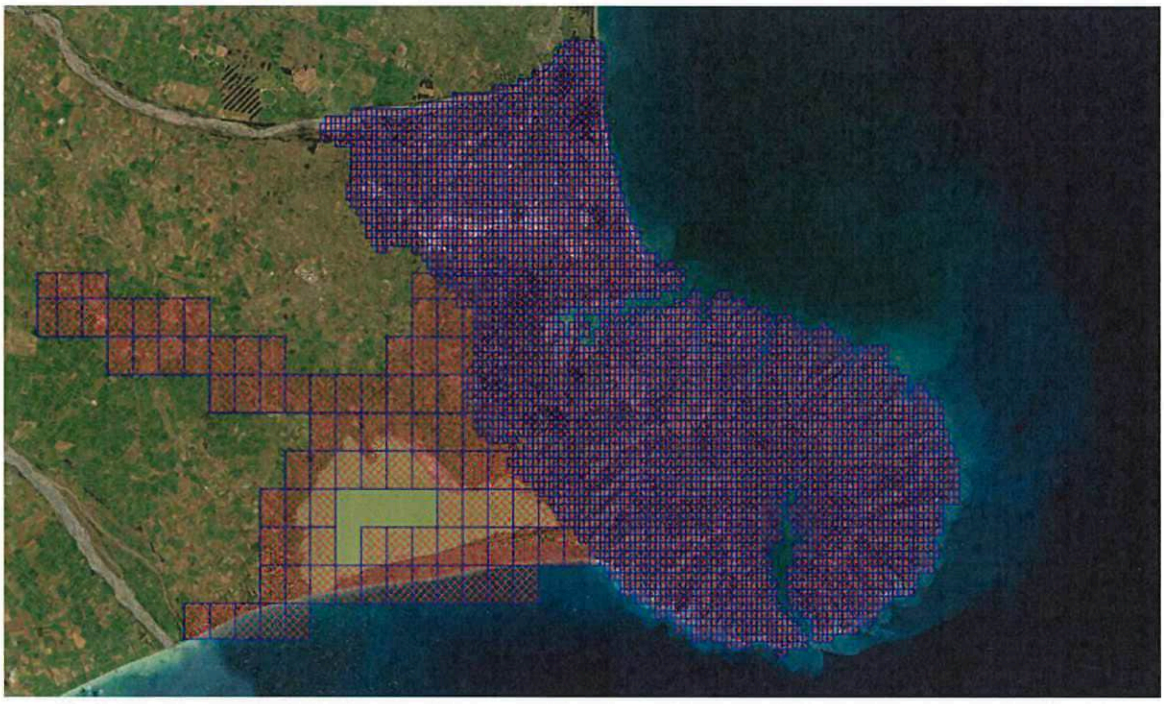

Figure 2.1: Extent of topography datasets. (Purple) 2018 1 m DEM including Christchurch City and Banks Peninsula. (Red) 2008 0.45 m DEM for available for Kaitorete Spit.

Relevant bathymetric surveys are summarised in Table 2.1. The recent 2018 LiDAR captures some of the intertidal flats in the Avon-Heathcote Estuary, however the tidal channels are excluded (Figure 2.2). Rogers et al. (2020) collected RTK surveys and single-beam echosounder data across the estuary mouth in April/May 2019.

There have been bathymetric studies completed for Upper Akaroa Harbour and Lyttelton Harbour (Hart et al., 2009 and Hart et al., 2008). The 2008/2009 bathymetries have been compared against 1952 bathymetric surveys. Hart et al. (2009) provides a 1 m contour map for entire Akaroa Harbour and 0.25 m contour maps for Wainui Bay, French Farm Bay, Barrys Bay, Duvauchelle Bay, Robinsons Bay, Takamatua Bay and Akaroa Inlet.

Table 2.1: Bathymetry sources

Location	Bathymetric surveys
CHCH open coast	Chart NZ 63 Kaikoura Peninsula to Banks Peninsula (1:200000)
Avon-Heathcote Estuary	April 2011 (Measures et al. 2011) January 2013 survey (NIWA) 2018 LiDAR (partial coverage on intertidal flats) Single-beam echosounder surveys (estuary mouth) collected by Rogers et al. (2020)
Banks Peninsula	Chart NZ 632 Banks Peninsula (1:75000)
Lyttelton Harbour	Chart NZ 6321 Lyttelton Harbour / Whakaraupō (1:25000)
Akaroa Harbour	Chart NZ 6324 Akaroa Harbour (1:30000) Chart NZ 6324 Akaroa Harbour: French Bay (1:15000) Hart et al. (2009)
Kaitorete Spit	Chart NZ 632 Banks Peninsula (extends partially)

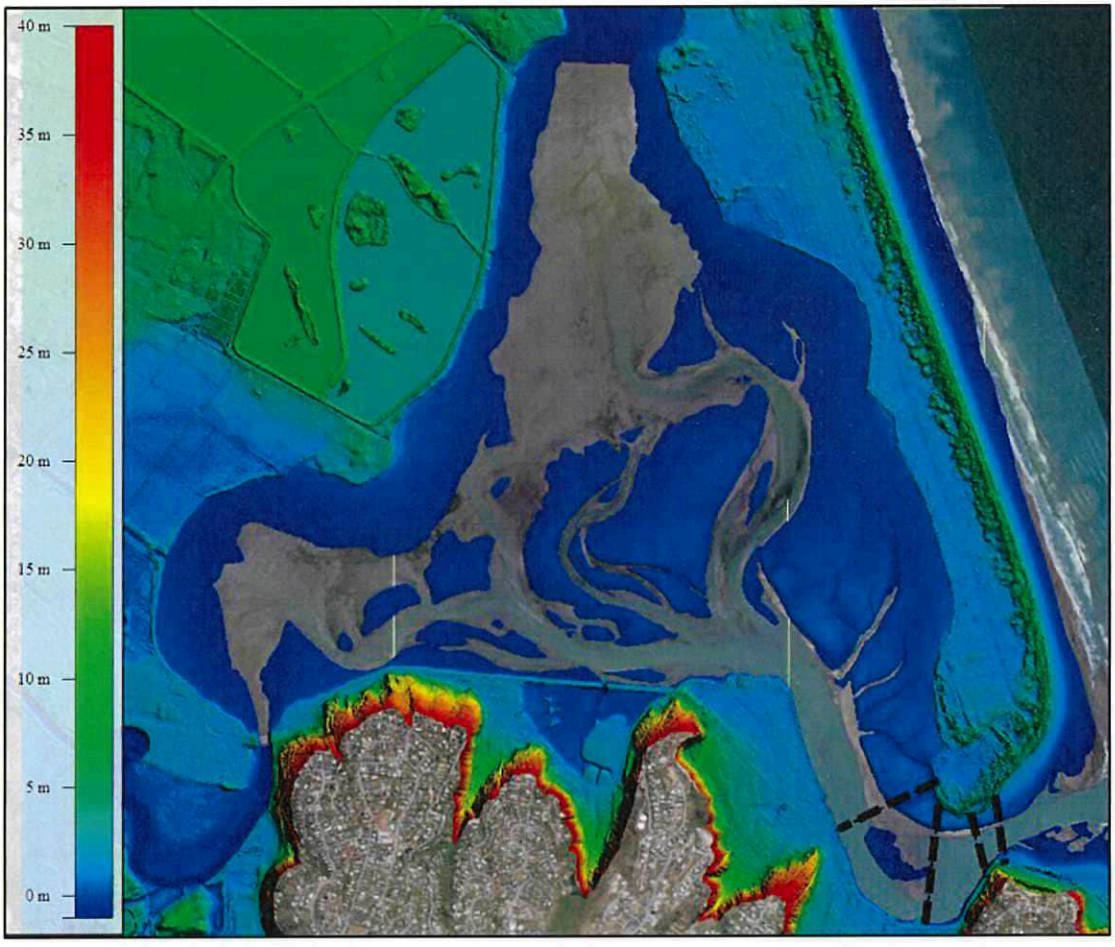

Figure 2.2: 2018 LiDAR extent across the Avon-Heathcote estuary. Dashed lines overlaid to show approximate location of survey transects reported by Rogers et al. (2020).

The DEM represents a bare earth terrain, with all buildings and above-ground features detected having been removed. Using this approach, it is sometimes possible that flooding is shown to occur through the area occupied by large buildings. This is because the model does not recognise these as buildings and works only off the (interpolated) DEM. Care should therefore be exercised in the

interpretation of results, particularly in areas where there is a high percentage of ground area covered by above-ground features (trees, buildings, etc). The same is also true of bridges that cross open waterways. In some cases the DEM excludes the bridge deck, and flooding is shown to exist over the bridge where, in reality, the DEM has ignored the bridge.

As can be seen in Figure 2.2 ground elevation from the DEM exists in the area covered by the wastewater treatment ponds at Bromley. It should be noted that elevation in these water bodies will not be invert levels as LiDAR does not penetrate water. As such any inundation shown over areas such as these, which are permanently covered in water, will need to be viewed in this context.

2.2 Aerial imagery

2.2.1 Latest available imagery

The most recently available aerial photography is 2019 imagery available for the entire Christchurch coastline sourced from ECan (Figure 2.3).

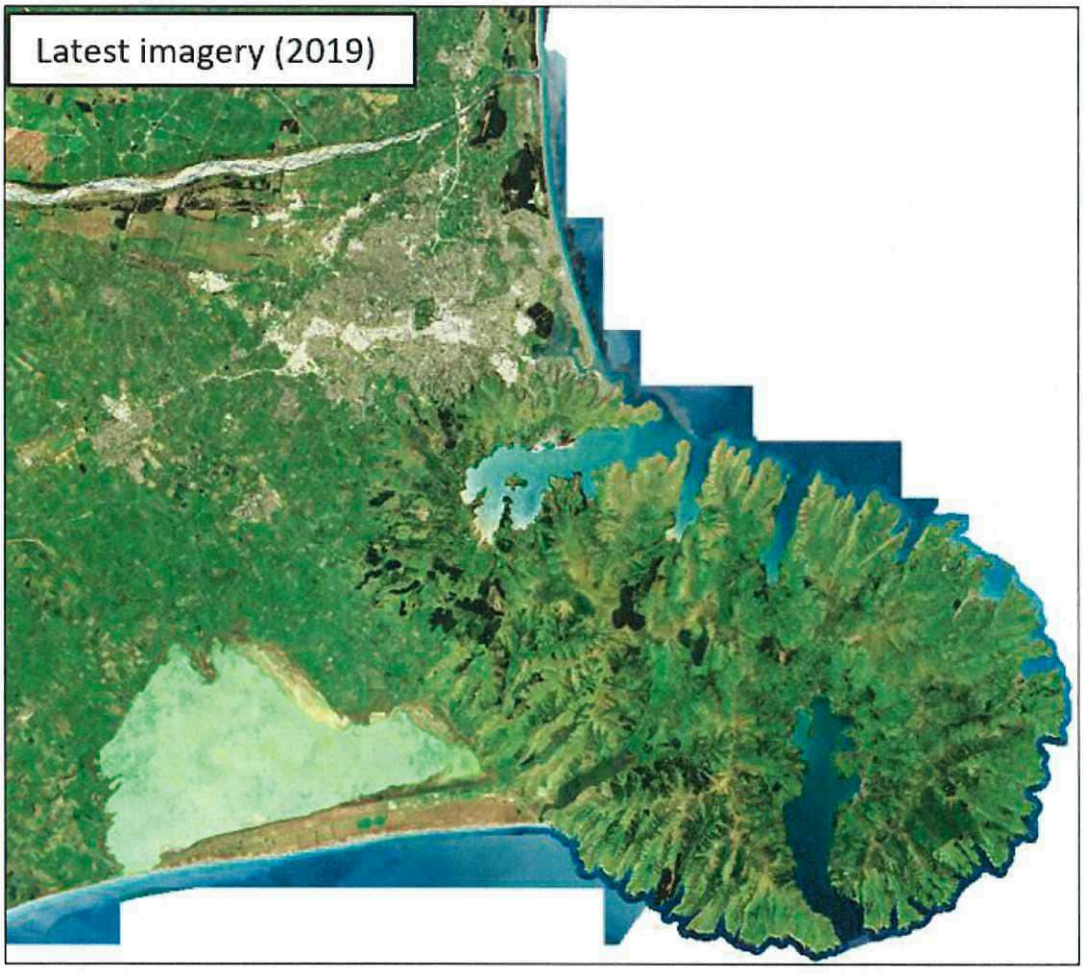

Figure 2.3: Latest available imagery sourced from ECan (2019).

2.2.2 Historic imagery

A summary of the historic aerial imagery available for the region is provided in Table 2.2. The earliest aerials for Christchurch City are from 1941. The earliest aerials available for the outer Banks Peninsula shoreline are from 1995.

Table 2.2: Summary of historic aerial imagery available

Location	Years available	Source
Christchurch open coast	1941, 1955, 1979, 1994, 2011, 2016, 2019	ECan GIS Server
Avon-Heathcote Estuary	1941, 1955, 1979, 1994, 2011, 2016, 2019	ECan GIS Server
Taylors Mistake	1941, 1945-1949, 1955, 1965-1969, 1970-1974, 1980-1984, 1995-1999, 2000-2004, 2016, 2019	ECan GIS Server
Lyttelton Harbour	1965-1969, 1970-1974, 1980-1984, 1995-1999, 2000-2004, 2010-2015, 2016, 2019	ECan GIS Server
Outer Banks Peninsula	1995-1999, 1980-1984, 2000-2004, 2016, 2019	ECan GIS Server
Akaroa Harbour	1980-1984, 1995-1999, 2000-2004, 2016, 2019	ECan GIS Server
Kaitorete Spit	1980-1984, 1990-1994, 1995-1999, 2010-2015, 2016, 2019	ECan GIS Server

2.2.3 Digitised shorelines

Digitised shorelines for the open coast, Avon-Heathcote Estuary and some of the Lyttelton and Akaroa Harbour beaches were previously provided by CCC for the T+T (2017) study. The 2017 study also included two shorelines for each of the harbour sites. Additional shoreline data has been digitised using the more recently available 2019 aerial imagery. A summary of digitised shorelines is provided in Table 2.3.

Table 2.3: Summary of digitised shorelines

Location		Years available
Christchurch open coast		1941, 1955, 1979, 1994, 2011,2016, 2019
Avon-Heathcote Estuary		1941, 1955, 1979, 1994, 2011, 2016, 2019
Lyttelton Harbour	Allandale	1973, 2016, 2019
	Teddington	1973, 2016, 2019
	Charteris Bay	1973, 2016, 2019
	Purau Bay	1973, 2016, 2019
Akaroa Harbour	Takamatua Bay	1980-1984, 2016, 2019
	Duvauchelle Bay	1980-1984, 2016, 2019
	Wainui	1980-1984, 2016, 2019

2.3 Beach profiles

ECan have collected beach profile data for a total of 57 locations along the Christchurch District coastline (Figure 2.4). The earliest of these surveys was completed in 1970. Majority of the Christchurch open coast profiles have been surveyed on a bi-annual basis since the 1990's, with additional surveys as necessary. Profiles along Kaitorete Spit have been surveyed on an annual basis. Beach profiles have also been collected, biannually since 2017, at four sites within Lyttelton Harbour by the Lyttelton Port Company as part of coastal monitoring for their dredging consents. A summary of the beach profile data available is provided in Table 2.4.

Table 2.4: Summary of beach profile data along the Christchurch coastline

Beach Profile Description		First survey date	Last survey date	Survey period (yr)	No. of Surveys
Code	Name				
C2200	Waimakariri River	11/03/1994	20/05/2015	21.2	34
C2070	Brooklands	22/06/1990	27/01/2020	29.6	63
C1972	Brooklands	22/06/1990	27/01/2020	29.6	62
C1891	Brooklands	22/06/1990	27/01/2020	29.6	62
C1755	Spencerville (Heyders Road)	22/06/1990	27/01/2020	29.6	62
C1565	Spencerville	22/06/1990	27/01/2020	29.6	61
C1400	Bottle Lake Forest	22/06/1990	27/01/2020	29.6	62
C1273	Bottle Lake Forest	22/06/1990	27/01/2020	29.6	60
C1130	Waimairi Beach (Larnach Street)	9/05/1990	31/01/2020	29.8	61
C1111	Waimairi Beach (Beach Road)	7/08/2008	31/01/2020	11.5	23
C1100	North New Brighton (Pandora Street)	9/05/1990	31/01/2020	41.2	61
C1086	North New Brighton (Pacific Road)	9/05/1990	31/01/2020	41.5	64
C1065	North New Brighton (Effingham St)	9/05/1990	30/01/2020	41.5	59
C1041	North New Brighton (Cygnet Street)	9/05/1990	30/01/2020	41.5	62
C1011	North New Brighton (Bowhill Road)	9/05/1990	26/07/2020	30.2	59
C0952	New Brighton (Rawhiti Street)	9/05/1990	30/01/2020	41.5	63
C0924	New Brighton (Lonsdale Street)	9/05/1990	30/01/2020	41.5	62
C0889	New Brighton (Hawke Street)	9/05/1990	30/01/2020	29.7	60
C0863	New Brighton 226 Marine Parade)	1/12/2000	30/01/2020	19.2	35
C0856	New Brighton 231 Marine Parade)	21/07/2004	30/01/2020	15.5	31
C0853	New Brighton 233 Marine Parade)	21/07/2004	30/01/2020	15.5	31
C0848	New Brighton (Hood Street)	9/05/1990	30/01/2020	29.7	60
C0815	New Brighton (Rodney Street)	9/05/1990	30/01/2020	41.5	61
C0781	New Brighton (Mountbatten Street)	9/05/1990	30/01/2020	41.5	61
C0748	South New Brighton (Jervois Street)	9/05/1990	28/01/2020	41.5	62
C0703	South New Brighton (Bridge Street)	1/08/1978	27/01/2020	41.5	62
C0650	South New Brighton (Beatty Street)	1/08/1978	28/01/2020	41.5	62
C0600	South New Brighton (Jellicoe Street)	1/08/1978	28/01/2020	41.5	57
C0531	South New Brighton (Halsey Street)	19/12/1978	28/01/2020	41.5	61
C0513	South New Brighton (Caspian Street)	18/12/1978	28/01/2020	41.5	63
C0471	South Shore (Heron Street)	31/07/1978	28/01/2020	41.5	62
C0431	Southshore (Penguin Street)	1/08/1978	27/01/2020	41.5	63
C0396	South Shore (Plover Street)	9/05/1990	27/01/2020	29.7	61
C0362	South Shore (Tern Street)	1/08/1978	27/01/2020	41.5	62
C0350	South Shore (Torea Street)	9/05/1990	27/01/2020	29.2	60
C0300	South Shore (South of Pukeko Place)	9/05/1990	27/01/2020	29.7	64
C0271	South Shore (End Rockinghorse Road)	9/05/1990	27/01/2020	29.7	65

Table 2.4 (continued): Summary of beach profile data along the Christchurch coastline

Beach Profile Description		First survey date	Last survey date	Survey period (yr)	No. of Surveys
Code	Name				
C0070	Sumner	9/05/1990	23/01/2020	29.7	59
C0112	Sumner	9/05/1990	23/01/2020	29.7	59
C0150	Sumner	9/05/1990	23/01/2020	29.7	59
C0180	Clifton	9/05/1990	24/01/2020	29.7	66
C0190	Clifton	9/05/1990	24/01/2020	29.7	60
C0221	Clifton	9/05/1990	24/01/2020	29.7	64
BPN8010	Taylors Mistake	21/07/1993	23/01/2020	26.5	53
BPN7998	Taylors Mistake	21/07/1993	23/01/2020	26.5	53
BPN7985	Taylors Mistake	21/07/1993	23/01/2020	26.5	53
BPN7975	Taylors Mistake	21/07/1993	23/01/2020	26.5	53
ECE3800	Birdlings Flat	04/03/1991	28/05/2020	29.3	30
ECE3755	Birdlings Flat	04/03/1991	26/06/2019	29.3	29
ECE3560	Kaitorete Spit	04/03/1991	28/05/2020	29.3	30
ECE2995	Kaitorete Spit	04/03/1991	28/05/2020	29.3	30
ECE2515	Kaitorete Spit	04/03/1991	28/05/2020	29.3	30
ECE1980	Kaitorete Spit	04/03/1991	28/05/2020	29.3	30
ECE1620	Kaitorete Spit	04/03/1991	28/05/2020	29.3	30
ECE1320	Kaitorete Spit	01/03/1991	27/05/2020	29.3	30
ECE1183	Kaitorete Spit	02/06/1970	27/05/2020	50	51
ECE1172	Kaitorete Spit	02/06/1970	27/05/2020	50	39
LPC	Corsair Bay	03/02/2017	27/01/2021	4	9
LPC	Rapaki	03/02/2017	27/01/2021	4	9
LPC	Purau Bay	03/02/2017	27/01/2021	4	9
LPC	Camp Bay	03/02/2017	27/01/2021	4	9

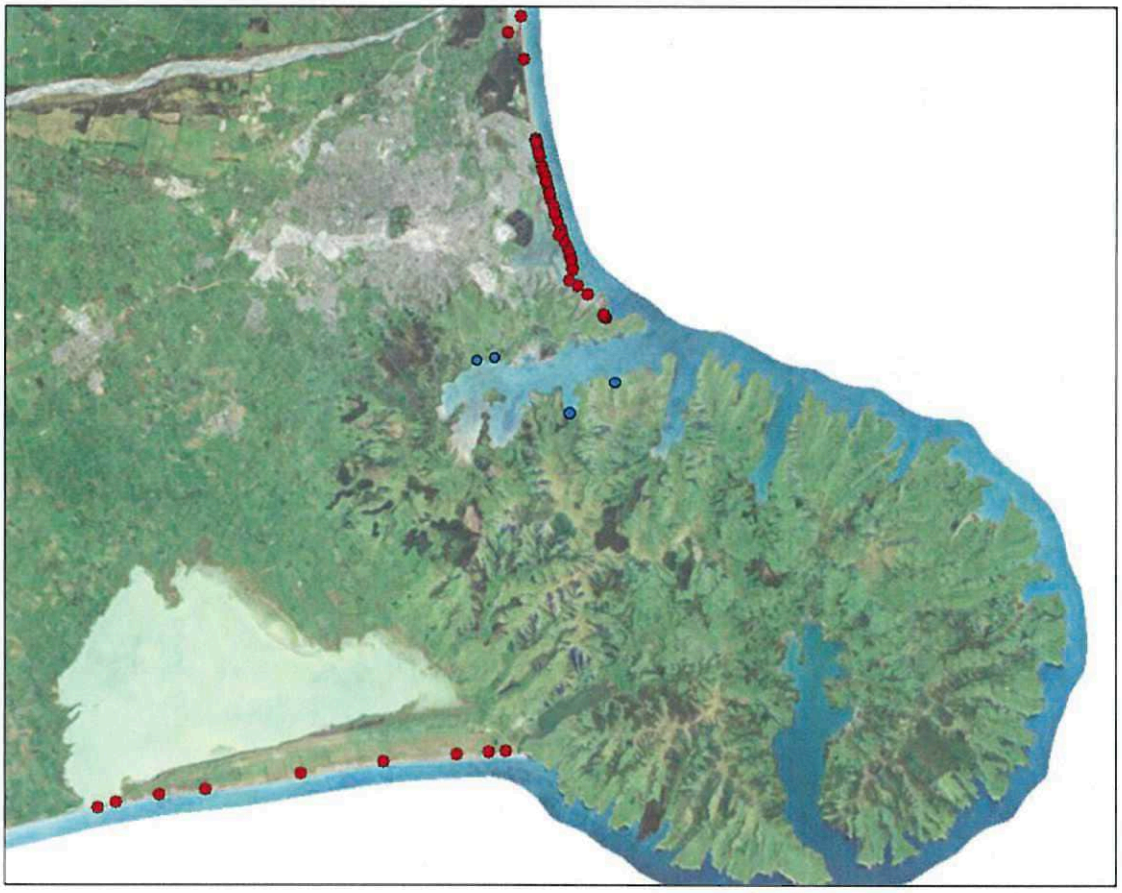

Figure 2.4: Location of ECan beach profile datasets (red dots) and LPC monitoring profiles (blue dots).

2.4 Water levels

2.4.1 Tide levels

Tidal levels for New Zealand ports are provided by Land Information New Zealand (LINZ) based on average predicted values over the 18.6 yr tidal cycle. Values for Lyttelton are presented in Table 2.5. The spring tidal range is approximately 2.2 m and the mean sea level is -0.22 m NZVD2016.

Table 2.5: Astronomical tide levels at Lyttelton Port (Source: LINZ, 2021)

Tide state	m NZVD2016
Highest Astronomical Tide (HAT)	1.07
Mean High Water Springs (MHWS)	0.84
Mean Sea Level (MSL)	-0.22
Mean Low Water Springs (MLWS)	-1.38
Lowest Astronomical Tide (LAT)	-1.49

MHWS levels for other locations within Christchurch included in LINZ (2021) are Sumner (0.76 m NZVD2016) and Akaroa (1.08 m NZVD2016), which are based on offsets derived by LINZ (2021) and converted to NZVD2016. This shows that the MHWS at Sumner is 0.08 m lower and at Akaroa (Tikao Bay) is 0.24 m higher compared with Lyttelton Port. The higher MHWS level in Akaroa is likely a result of tidal amplification, which increases towards the head of the harbour.

NIWA (2015) include MHWS and MHWPS levels for multiple locations within Christchurch the levels seem to be consistent along the Christchurch open coast (i.e. within 2 cm). The difference between MHWS and MHWPS is approximately 0.2 m. Refer to NIWA (2015) for a detailed description of different MHWS definitions in Canterbury.

2.4.2 Water level gauges

CCC and ECan have water level gauges across most of the rivers, harbours and lakes in Christchurch. The water level gauges relevant for this study are shown in Figure 2.5. A summary of the gauge information is provided in Table 2.6.

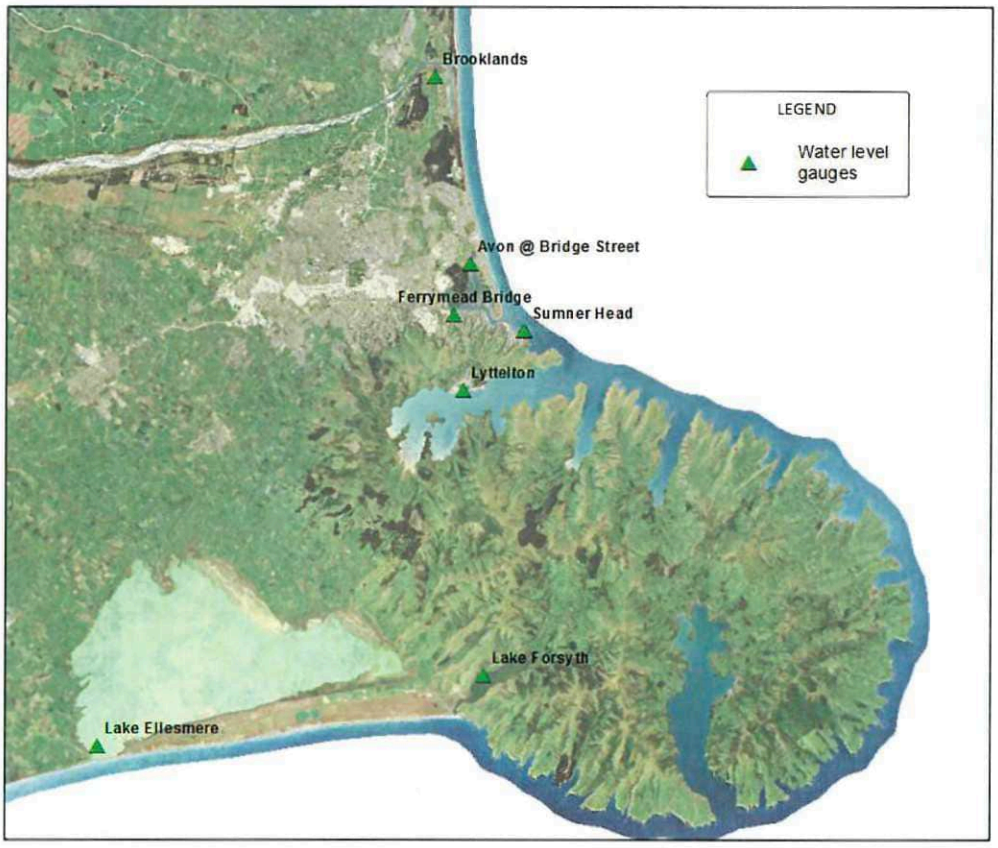

Figure 2.5: Location of relevant water level gauges.

Table 2.6: Summary of water level gauge data available

Location	Type	Start of data	Source
Brooklands (Styx tide gates)	Tidal	1990	CCC
Avon River at Bridge St	Tidal (with river influence)	1997	CCC
Ferrymead Bridge	Tidal (with river influence)	1974	CCC
Sumner Head	Tidal	1994	NIWA/ECan
Lyttelton Standard Port Gauge	Tidal	1998	LINZ/LPC
Wairewa (Lake Forsyth)	Lake level	1995	ECan
Te Waihora (Lake Ellesmere)	Lake level	1994	ECan

There have been several water level analyses completed using the Christchurch tide gauge data, such as NIWA (2015) and Goring (2018), with the latest analysis undertaken by GHD (2021). The

resulting extreme water levels for the analysed gauges are shown in Table 2.7. The Styx water level is taken below the tide gates and represents the level in the Brooklands Lagoon. Bridge St and Ferrymead are within the Avon-Heathcote estuary.

Table 2.7: Extreme water levels (m NZVD2016) based on tide gauge analysis (excl. wave effects)

	ARI							
Site	1 year	2 year	5 year	10 year	20 year	50 year	100 year	200 year
Sumner[1]	1.37	1.44	1.52	1.59	1.65	1.74	1.80	1.87
Bridge St	1.33	1.40	1.49	1.56	1.64	1.73	1.80	1.87
Ferrymead	1.31	1.36	1.44	1.50	1.56	1.63	1.69	1.75
Styx	1.44	1.50	1.58	1.64	1.69	1.77	1.83	1.89
Lyttelton	1.31	1.36	1.41	1.45	1.49	1.54	1.58	1.62

Source: GHD (2021), converted from CCC Datum to LVD-37 (-9.043 m) and then converted to NZVD2016 using difference grid from LINZ (2016).
[1]Levels include effects of infra-gravity (IG) waves.

2.4.3 Long-term sea levels

Historic rise in mean sea level around New Zealand has averaged 1.7 ± 0.1 mm/year with Christchurch exhibiting a higher rate of 2.12 ± 0.09 mm/year (MfE, 2017).

Climate change is predicted to accelerate this rate of sea level rise. The Ministry for the Environment (MfE, 2017) guideline recommends using four scenarios to cover a range of predicted future sea levels that reflect the inherent uncertainty.

1 NZ RCP2.6 M (Low to eventual net-zero emission scenario).

2 NZ RCP 4.5 M (Intermediate-low scenario).

3 NZ RCP 8.5 M (High-emissions scenario).

4 NZ RCP 8.5 H+ (Higher extreme RCP8.5H+ scenario, based on the RCP8.5 83rd percentile projection from Kopp et al. (2014)).

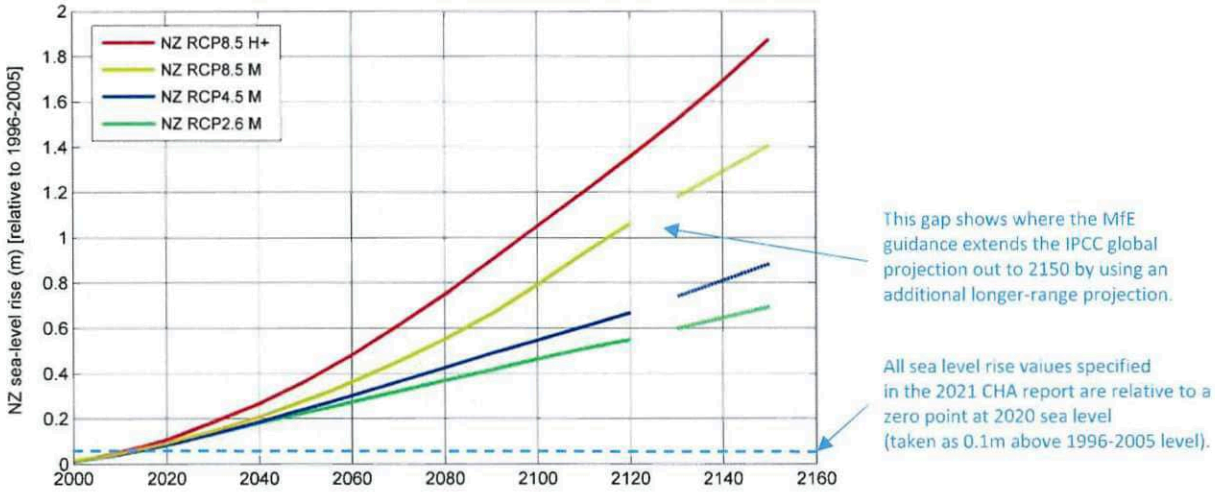

Figure 2.6: Four scenarios of New Zealand-wide regional sea-level rise projections as presented within the MfE 2017 guidance, with extensions to 2150 based on Kopp et al. (2014) (Adapted from MfE, 2017).

The MfE guidance scenarios shown in Figure 2.6 were based on IPCC (2013). As the 2021 CHA report was being finalised, IPCC (2021) was released. IPCC (2021) provides an updated suite of sea level rise projections, which differ from the IPCC (2013) projections in some details. However, the various increments of sea level rise adopted for the 2021 CHA (refer Sections 3.5 & 6.3) still provide good coverage across the range of updated sea level rise projections. This adaptability is one reason why a wide range of sea level rise increments were adopted for the 2021 CHA, rather than fixing the analysis to specific RCP projections.

2.5 Waves

MetOcean Solutions Ltd. have New Zealand-wide and nested wave hindcast models available from 1979 to 2020, with a Canterbury-wide hindcast (400 m domain) specifically for the Christchurch region. Wave timeseries including 3-hourly data from 1979 to 2020 extracted at the -10 m depth contour have been provided by MetOcean for several locations along the shoreline (refer to Figure 2.7). Extreme value analyses have been undertaken for the available timeseries to derive extreme wave heights. Table 2.8.shows the extreme significant wave heights at several locations along the open coast.

Table 2.8: Extreme open coast wave heights (H_s) (m) derived from MetOcean hindcast data

Site	Average Recurrence Interval (ARI)		
	1 year	10 year	100 year
Waimairi Beach	3	3.8	4.2
North New Brighton	3.2	3.9	4.3
South New Brighton	3.2	3.9	4.3
Sumner	3.3	3.9	4.2
Lyttelton Harbour Entrance	3.4	4.0	4.3
Akaroa Harbour Entrance	5.8	7.2	8.5
Kaitorete Spit	4.4	4.9	5.6

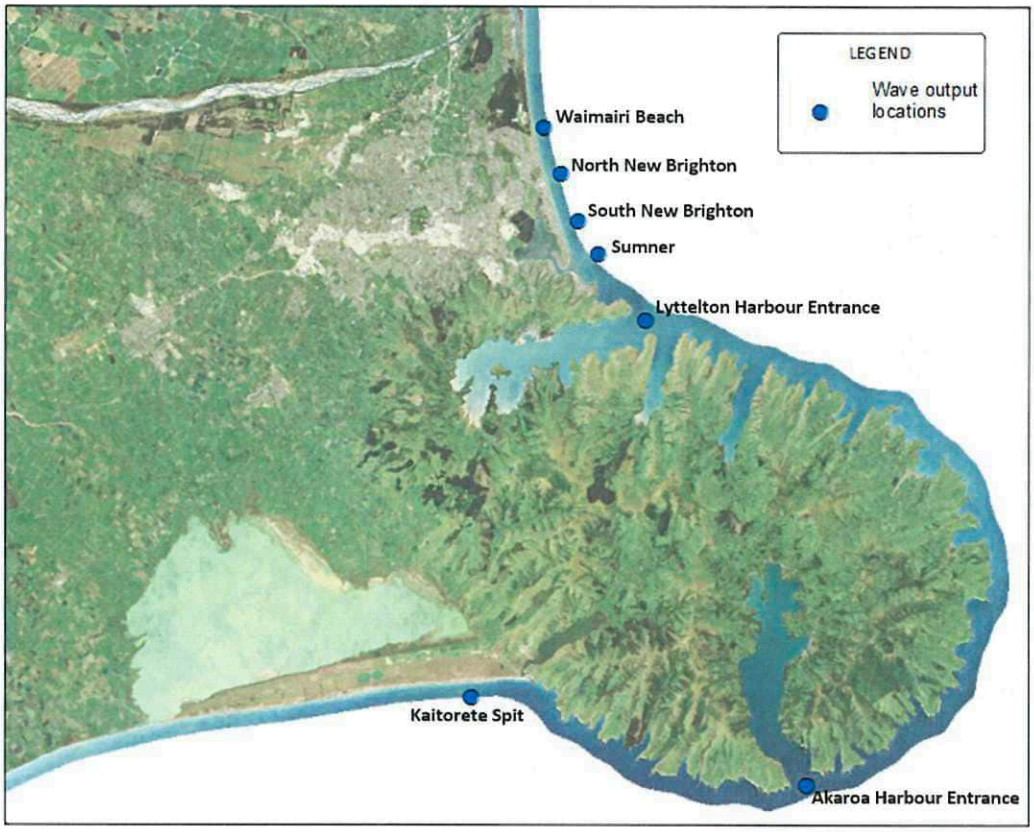

Figure 2.7: Wave output locations.

2.6 Winds

Wind data is available from the NIWA National Climate Database (CliFlo) and Metservice. The list of relevant weather stations is provided in Table 2.9 and shown in Figure 2.8. Other existing wind data records such as data from New Brighton Pier AWS (2009-2016) and wind data discussed by Goring (2008) including Oxidation Pond No. 3 (1993-1998) and Bottle Lake Forest (1997-2008), but have not been considered in this assessment due to their relative short lengths.

Table 2.9: Available weather stations around Christchurch region

Station name	Agent Number	Owner	Start of data	End of data
Christchurch Aero	4843	Metservice	31/12/1959	1/06/2020 (present)
Le Bons Bay Aws	4960	Metservice	18/01/1984	1/06/2020 (present)
Lyttelton Harbour	4903		27/07/1978	13/09/2013
Akaroa Ews	36593	NIWA	18/12/2008	1/06/2020 (present)
Akaroa Rue Lavaud	4951	Metservice	8/12/1977	11/05/2001
Bromley Ews	43967	NIWA	1/4/1967	31/7/1988

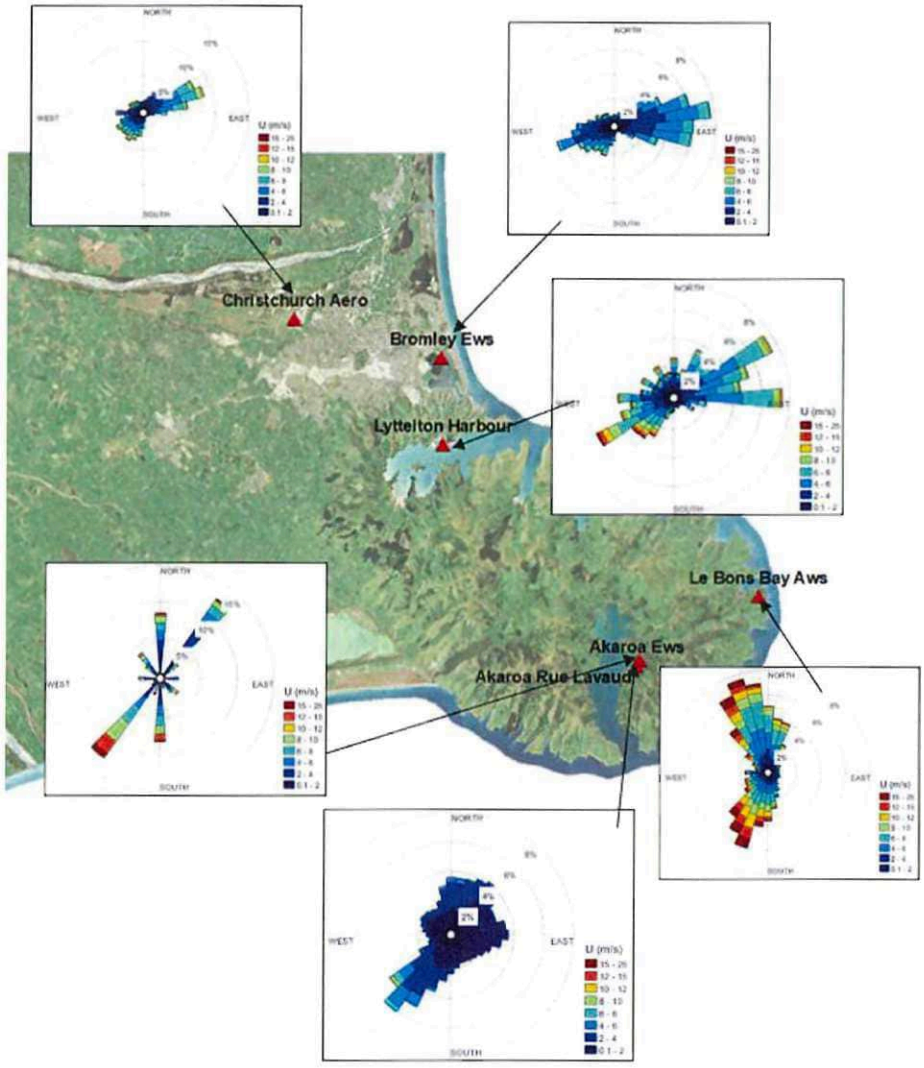

Figure 2.8: Locations of relevant weather stations around Christchurch region including wind roses.

At Christchurch Airport, winds are predominately from the northeast and the southwest quadrants (Figure 2.8). Winds at Bromley and Lyttelton Harbour are slightly more shore normal and predominantly from east-northeast and west-southwest. At Akaroa wind is predominantly from the southwest and north-northeast, and at Le Bons Bay the wind speed is significantly higher with the predominant directions from north-northwest and south-southwest. The higher wind speeds at Le Bons Bay are likely due to the exposed location and height of 236 m above mean sea level. At Akaroa Ews the wind speed is low likely due to its sheltered location.

Goring (2008) assessed whether the wind record at Christchurch Aero is representative for the Avon-Heathcote Estuary. He reviewed a relatively short dataset and compared this with wind data from the oxidation pond (i.e. at the north-western side of the estuary). He found that the southerly winds recorded at the airport are much smaller than those experienced over the estuary and may therefore not be representative for the estuary. The wind data from Bromley EWS is representative for the Avon-Heathcote Estuary based on Goring (2008).

2.7 Sediment supply

As part of Council's Multi-Hazards Study (LDRP 97, Jacobs (2017)), Hicks (2018a) assessed the current coastal sand budget for Southern Pegasus Bay, as summarised in Figure 2.9. The key sediment supply to the coast is sand from the Waimakariri River, which is estimated to be 745,000 m^3/yr. The assessment includes potential sand losses from the Waimakariri River such as loss associated with irrigation water abstraction, gravel extraction and entrapment in Brooklands Lagoon. Loss of sand through irrigation abstraction and gravel extraction is considered to have minor impact on the supply at the coast.

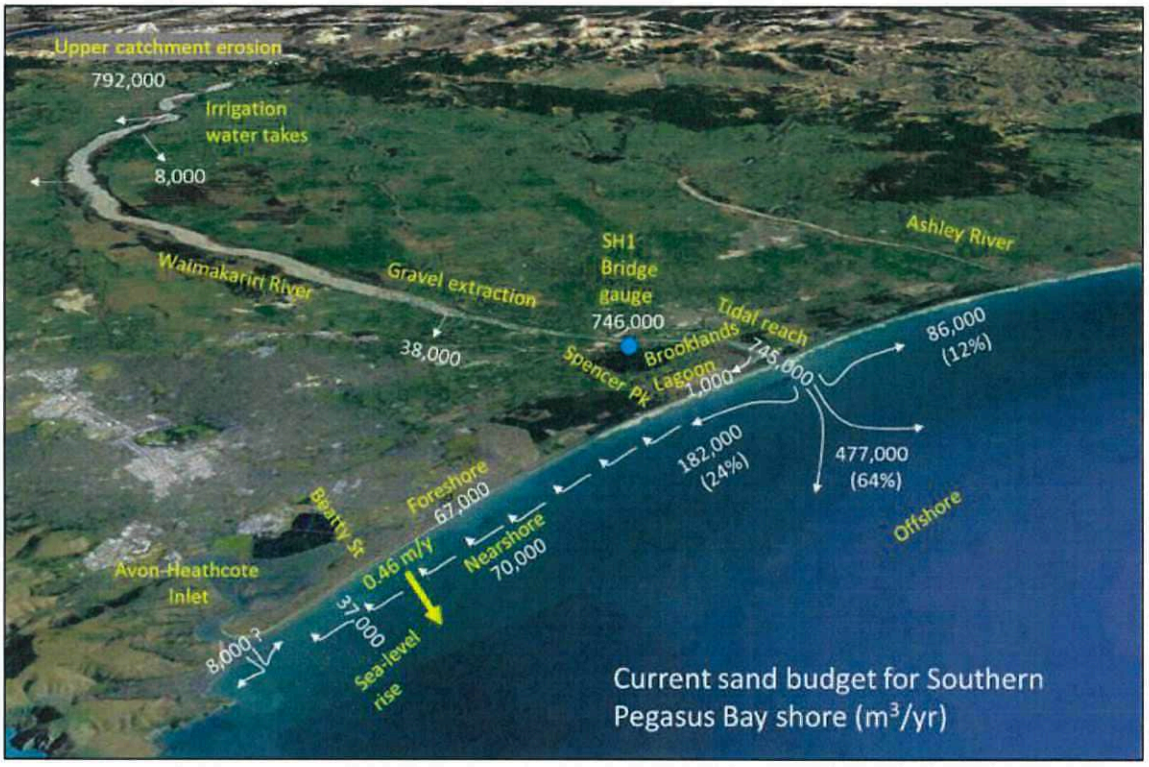

Figure 2.9: Current sand budget for Southern Pegasus Bay (sourced from Hicks (2018a).

Hicks (2018a) assessed longshore transport rates using a SWAN model based on the wave record from the Banks Peninsula buoy for the period September 2000 to December 2017. Results indicate the river sand enters a bi-directional longshore transport system, with approximately 24% transported southwards.

The study includes assessment of the sand volume changes along the Christchurch city beaches, sand exchange with the Avon-Heathcote Estuary and the beach 'demand' for sediment south of the Waimakariri River mouth.

Hicks (2018b) assesses the future sediment budget for Southern Pegasus Bay. The assessment includes a range of future scenarios (Table 2.10) including climate change effects on Waimakariri sand supply and effects of wave climate change and sea level rise.

Key findings from the study include:

- Changes in the Waimakariri sediment supply to the coast could vary from an 11% reduction in supply to a 28% increase.
- Climate-change-altered nearshore wave climate could alter the volume of sediment supply transported southwards:
  - The proportion of sediment transported southwards may reduce due to a reduction in wave energy from the NE quarter. For example, the proportion of sediment transported southwards may reduce by 10% under the RCP6.0M wave climate and by 25% under the RCP8.5M wave climate.
- SLR by itself with no change in offshore wave climate would increase the proportion of sand transported southwards.
- SLR and wave climate change would have compensating effects, however the wave climate change would prevail, resulting in reduced proportions transported south.

The study assesses the impacts of future sand budget on beach volumes and shoreline position and concludes that at least until 2120, the city shore sand budget should remain in surplus except under the RCP8.5M climate change scenario.

Table 2.10: Summary of future scenarios assessed by Hicks (2018b)

Scenario	Description	River load scenario	Wave scenario	SLR by 2120 (m)
A	Worst case independent combination	Total 11% reduction (8% by climate change, 3% by irrigation)	Wave climate aligning with RCP6.0	1.36
B	Worst case independent combination	Total 11% reduction (8% by climate change, 3% by irrigation)	Wave climate aligning with RCP8.5	1.36
C	RCP8.5+ SLR	Increased 28% by climate change, reduced 3% by irrigation	Wave climate aligning with RCP8.5	1.36
D	RCP8.5+ SLR, no wave change, inlet loss	Increased 28% by climate change, zero irrigation effect	Baseline	1.36
E	RCP8.5 Median* + ebb delta losses	Increased 28% by climate change, reduced 3% by irrigation	Wave climate aligning with RCP8.5	1
F	RCP8.5 Median*	Increased 28% by climate change, zero irrigation effect	Wave climate aligning with RCP8.5	1
G	RCP6.0	Increased by 9%	Wave climate aligning with RCP6.0	0.63
H	RCP2.6*	Total 11% reduction (8% by climate change, 3% irrigation)	Baseline	0.55
I	Landslide doubles river load	Load doubled	Wave climate aligning with RCP8.5	
J	Status quo	Baseline	Baseline	Baseline
K	Landslide doubles river load, no CC	Load doubled	Baseline	Baseline

Another study which includes sediment budget for the Canterbury region is Single (2006). Single (2006) investigated the gravel budget along the Canterbury Bight and determined that the Canterbury Bight is nearly in a state of gravel budget balance. The total river supply of gravel to the Canterbury Bight coast is about 176,700 m^3/yr (comprising Opihi/Temuka 19,400 m^3/yr; Orari 12,500 m^3/yr; Rangitata 28,000 m^3/yr; Hinds 16,000 m^3/yr; Ashburton 27,300 m^3/yr; Rakaia 73,500 m^3/yr).

2.8 Vertical land movement

2.8.1 Earthquake movement

The ground around Canterbury has experienced regional scale tectonic movements caused by the 2010 – 2011 Canterbury Earthquake Sequence (CES). These movements comprise both translation and elevation change which have deformed the ground surface. T+T (2013) analysed seven LiDAR datasets and ground-based survey points collected between 6 July 2003 and 17 February 2012 to quantify vertical ground displacement throughout Christchurch City, parts of the Port Hills and Sumner.

By separating regional-scale tectonic movement from total elevation change, the local effects of liquefaction induced elevation change (the ejection of sand, lateral spreading, topographic effects and the settlement of liquefied soils) could be isolated from tectonic ground movements.

Results show general subsidence across the city with subsidence from 0.1 m to more than 0.5 m (Figure 2.10) with the most pronounced subsidence occurring along the banks of the Avon River in the city's northeast. At the same time, the southeast of the city including the southern margins of the Avon-Heathcote Estuary and the Ferrymead area experienced uplift of up to 0.45 m, which can be attributed to tectonic related movement.

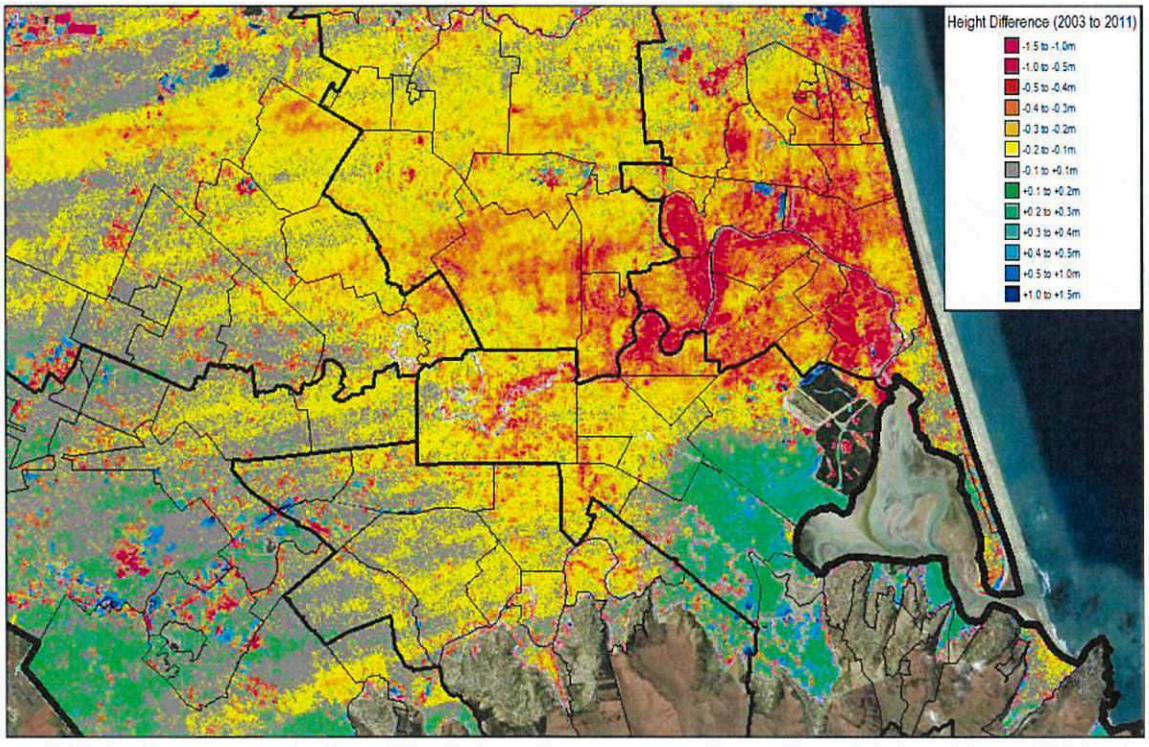

Figure 2.10: Summary of changes in ground elevation between 2003 and 2011 (source T+T, 2013).

Using pre and post-earthquake LiDAR surveys, Measures et al. (2011) calculated vertical change across the estuary and found that the northern part of the estuary subsided by 0.2 to 0.5 m while the southern part of the estuary rose by 0.3 to 0.5 m (Figure 2.11).

Beavan and Litchfield (2012) summarise 2010-2011 earthquake-induced changes along the Christchurch coastline as uplift of more than 0.05 m along the coastline from New Brighton to just south of Lyttelton Harbour. The maximum uplift of more than 0.4 m occurred within the Avon-Heathcote Estuary and coastal subsidence of more than 0.05 m from about New Brighton northwards towards Kaiapoi.

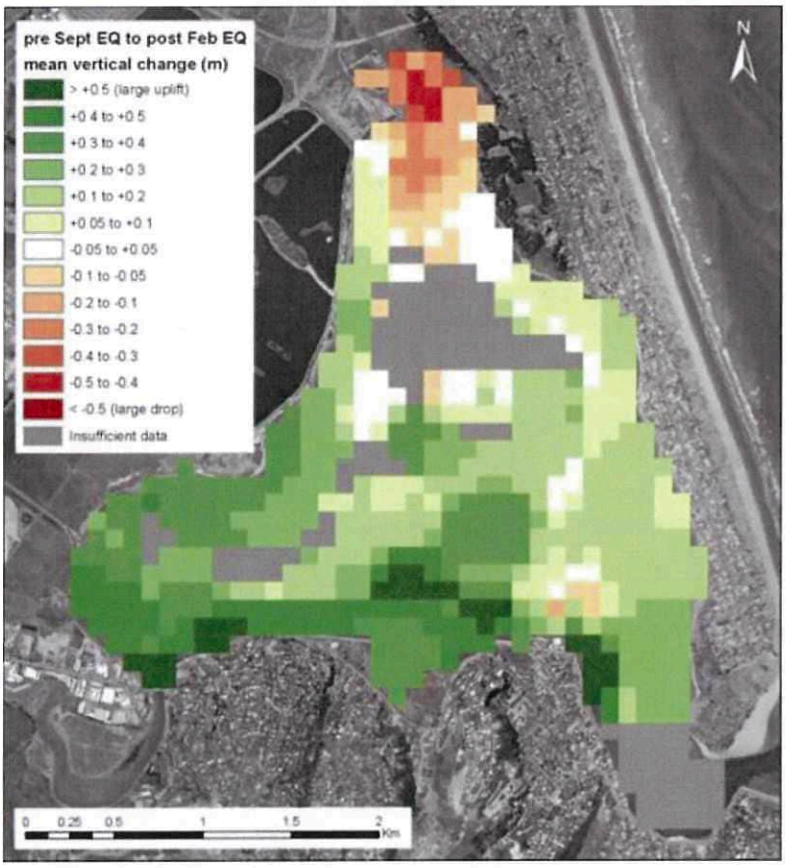

Figure 2.11: Vertical change pre-September 2010 earthquake to post February 2011 earthquake (figure sourced from Measures 2011).

2.8.2 Long-term vertical movement

Long term changes in land elevation may be caused by a number of processes including isostatic adjustment due to changes in mass loading on the Earth's-surface, long-term changes due to plate-tectonics, subsidence due to withdraw of fluids and subsidence due to the natural compaction of sediments (Beavan and Litchfield, 2012). Long-term tectonic movement in the Christchurch area includes tectonic uplift and strike-slip faulting producing the range and basin topography of northern and inland central Canterbury and subsidence of the braidplain (Forsyth *et al.*, 2008).

The School of Surveying at the University of Otago have recently assessed the vertical ground motion around Christchurch City based on the semi-continuous GNSS sites and continuous station (SMNT) at the Sumner tide gauge (Pearson et al., 2019). The assessment includes consideration of the co-seismic offsets and post seismic relaxation from the February 2016 Christchurch earthquake and the November 2016 Kaikoura earthquakes (Figure 2.12). Vertical velocities are corrected for the

coseismic offsets to estimate the long term rates shown in Figure 2.13. Rates of land subsidence over the 4-year data period range from 0.23 to 7.97 mm/yr near the Christchurch city coast. However, the length of data is short and Pearson et al. (2019) state that further monitoring is required to monitor the subsidence across eastern Christchurch.

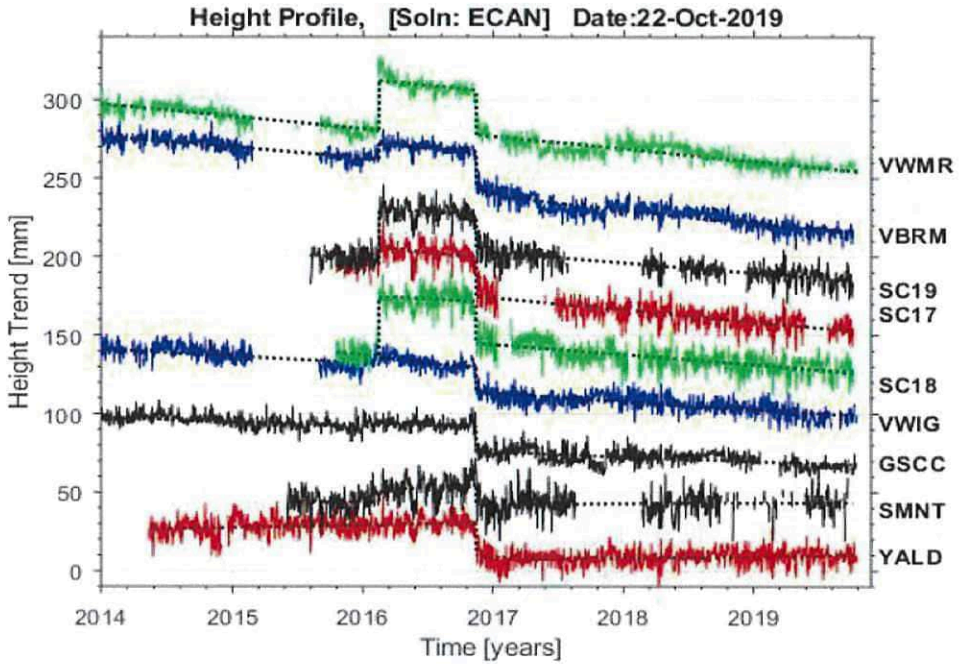

Figure 2.12: Height timeseries including the co-seismic offsets and post seismic relaxation for all sites (source Pearson et al. 2019).

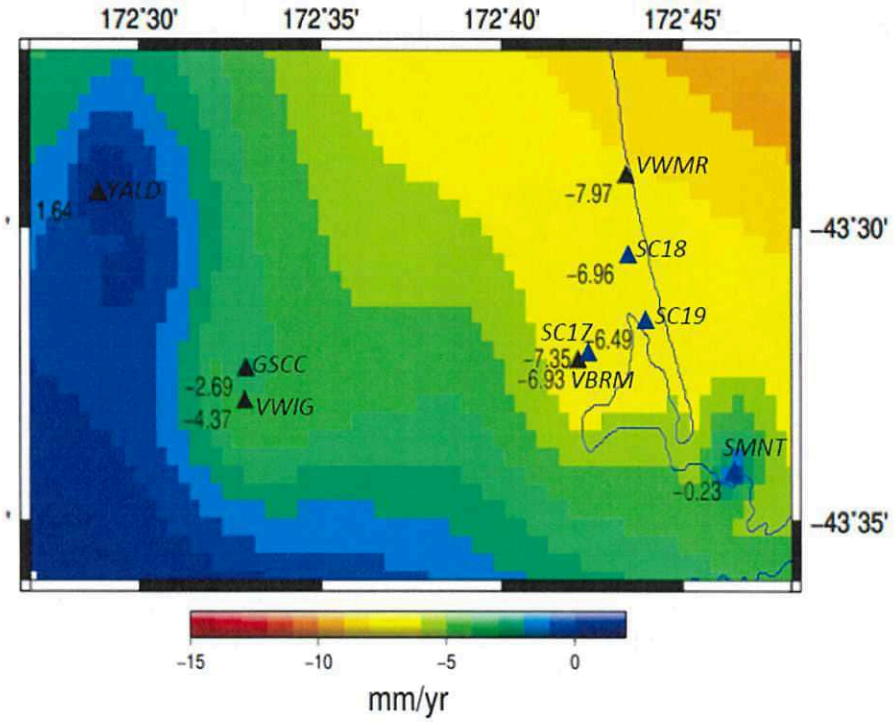

Figure 2.13: Contour map showing estimated long term vertical velocities (mm/yr), uplift (positive, blue) and subsidence (negative, green to orange) (sourced from Pearson et al., 2019). Estimated long term velocities are based on timeseries (2015 to 2019) corrected for coseismic offsets Coastal erosion methodology.

2.9 Anthropogenic influences

2.9.1 Dredging

March (2018) Lyttelton Port Company was granted resource consent to dredge the harbour shipping channel to increase its draught. The recent capital dredge included up to 18M m^3 of material deposited at an offshore disposal site located 6 km off Godley Head in 20m water depth (Figure 2.14). Ongoing maintenance dredging of some 0.9M m^3 per annum is deposited at existing disposal ground within the harbour. MetOcean Solutions Ltd (2016) undertook numerical modelling to investigate the morphological effects and sediment transport patterns associated with the disposal of capital dredged material at the offshore disposal site and the effects of the mound on the offshore wave height gradient.

T+T (2016) review and summarise the effects of the dredging on coastal process and note that the modelling (Figure 2.14) shows a small amount of wave focussing in the lee of the disposal site mound and defocussing on either side. Focussing of up to 4% may occur along South New Brighton with mean reductions of up to 2% between Sumner and Lyttelton Harbour. These changes are expected to diminish as the mound is eroded and seabed returns to its previous near horizontal form.

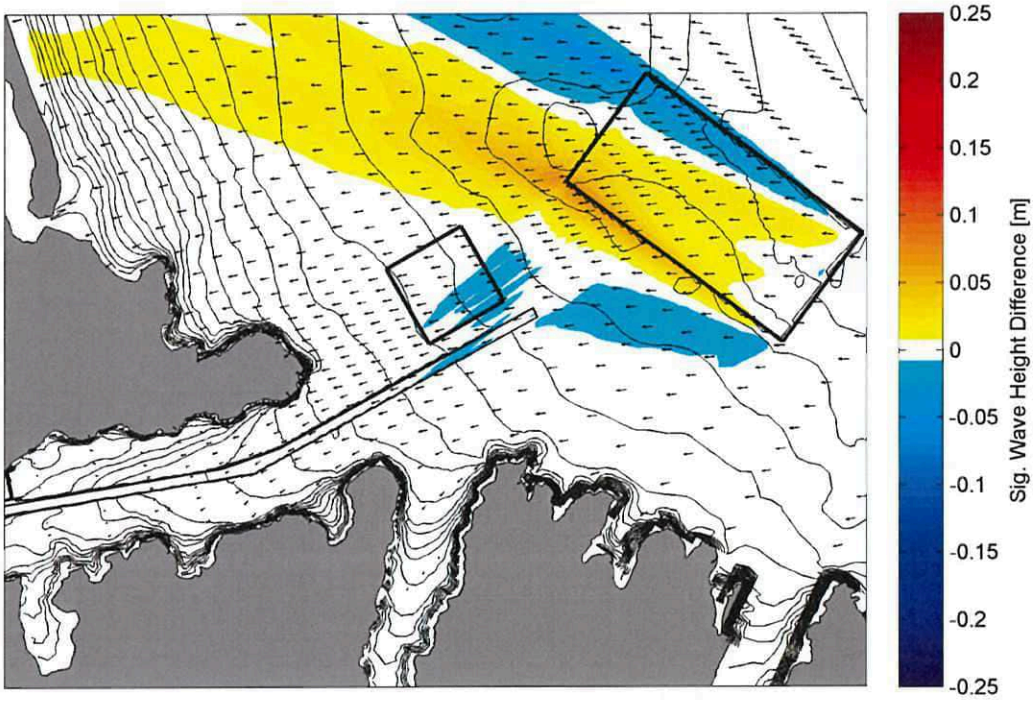

Figure 2.14: Difference in a weighted mean significant wave height (m) between the existing and with the elevated capital disposal ground (top) (image sourced from MetOcean Solutions Ltd (2016)

2.9.2 Gravel extraction

Single (2006) describes the gravel management within the Canterbury Bight. Historically sand has been mined from Kaitorete Spit (1952 to 1984). Peak annual extraction volumes of about 312,000m^3 occurred in the mid-1970s. Sediment is often excavated to open river channels to sea to prevent flooding. This occurs at Taumutu and Birdlings Flat. Due to the northwards sediment transport, excavated material is placed on the active beach north of the channels.

Gravel extraction operations from the lower Waimakariri River channel remove about 38,000 m^3/yr of sand. Most of the extraction occurs in the reach between 18 and 4 km upstream from the coast,

where the river's gradient starts to reduce, diminishing the river's capacity to transport gravel and prompting deposition. A gravel/sand transition occurs in the tidally influenced zone approximately 4 km from the coast, and from there downstream the Waimakariri River is a single-thread sand-bed river and carries no gravel bedload.

Hicks (2018a) indicates that gravel extraction from Waimakariri River has minimal impact on coastal sand budget. Even if extraction stopped, most of the extracted sand would not reach the coast as it would remain locked up in river-bed gravel deposits. (Hicks, 2018a).

2.9.3 Dune restoration

Dune enhancement measures have been applied along CHCH open coast since the 1870s when Marram grass was introduced with more enhanced measures such as dune reshaping and foredune planting of native sand-binding species applied since the 1990s. It is likely that the larger seaward growth of the dunes is a result of dune management. Figure 2.15 shows an example of dune management along North New Brighton.

Figure 2.15: Dune management along North New Brighton in February 1992

2.9.4 Artificial lake opening

Te Waihora (Lake Ellesmere) is intermittently closed and open to the sea. The lake is mechanically opened to the sea primarily to minimize flooding of adjacent agricultural land, flush poor quality water, and provide passage for migrating fish such as founder and eel (Measures et al., 2014). Since the mid 1850's there have been numerous schemes and proposals for how to open the lake.

Figure 2.16: Bulldozers removing the 'scab' to make the connection between the cut and sea (top). Excavator working to enlarge the freshly open cut (sourced from Measures et al., 2014)

Wairewa (Lake Forsyth) is also artificially controlled to reduce flooding. While it is closed due to the substantial accumulation of gravel, there is evidence that it was probably permanently open until about the middle of last century (Soons et al., 1997). The Lake has been artificially opened from time to time for more than 140 years. Lake openings have included beach and canal openings.

- Beach openings involve excavation of a 4 m wide channel dug through the gravel on the shortest route to the sea, typically angled towards the south-east. The removed gravel is generally deposited on the eastern side of the beach so that it is less likely to be deposited back into the channel by littoral drift processes.
- Canal openings occur through the canal which was constructed in 2009. The canal is approximately 20 to 30 m wide and 900 m long and runs along the toe of the cliff at the eastern end of the beach. A rock groyne (70 m long) has been constructed at the mouth of the canal using local boulders. This structure provides some protection from wave action and limits the gravel close-off of the canal. Opening of the canal typically involves an excavator removing gravel from the blocked canal outlet (Wairewa Rūnanga Incorporated, 2013).

3 Coastal erosion methodology

3.1 Conceptual models for coastal types

Areas Susceptible to Coastal Erosion (ASCE) varies depending on the coastal type and the key drivers of erosion and instability for those coastal types. In the Christchurch district, these coastal types include unconsolidated sandy beaches and gravel barriers, consolidated banks and harder cliffs. The conceptual models proposed for each of these coastal types is set out below.

3.1.1 Sandy beaches

The ASCE for sandy beaches accounts for short-term, storm induced erosion (either singular or a series) and the response of an over-steepened dune as it regresses back to a stable slope. Additionally, longer term change is accounted for as the position of the coastline may change as a result of imbalances in the sediment budget (both positive and negative) and changes in the relative sea level due (a combination of regional sea level and local land level).

Methods for assessing and combining these parameters are shown in Equation 2.1 (Current ASCE) and Equation 2.2 (Future ASCE) and in Figure 3.1 and have been widely used in New Zealand since Gibb (1998) and are used in most contemporary assessments. This model as was used by T+T (2017) which the peer review panel (Kenderdine et al., 2016) found generally acceptable once the methods of component derivation were refined.

$$Current\ ASCE_{Beach} = ST + DS \quad (3.1)$$

$$Future\ ASCE_{Beach} = (LT \times T) + SL + ST + DS \quad (3.2)$$

Where:

ST = Short-term changes in horizontal shoreline position related to storm erosion due to singular or a cluster of storm events or short-term fluctuations in sediment supply and demand, beach rotation and changes in wave climate (m).

DS = Dune stability allowance. This is the horizontal distance from the base of the eroded dune to the dune crest at a stable angle of repose (m).

LT = Long-term erosion rate of horizontal shoreline movement (m/year).

T = Timeframe (years).

SL = Horizontal shoreline retreat caused by increased in mean sea level (m).

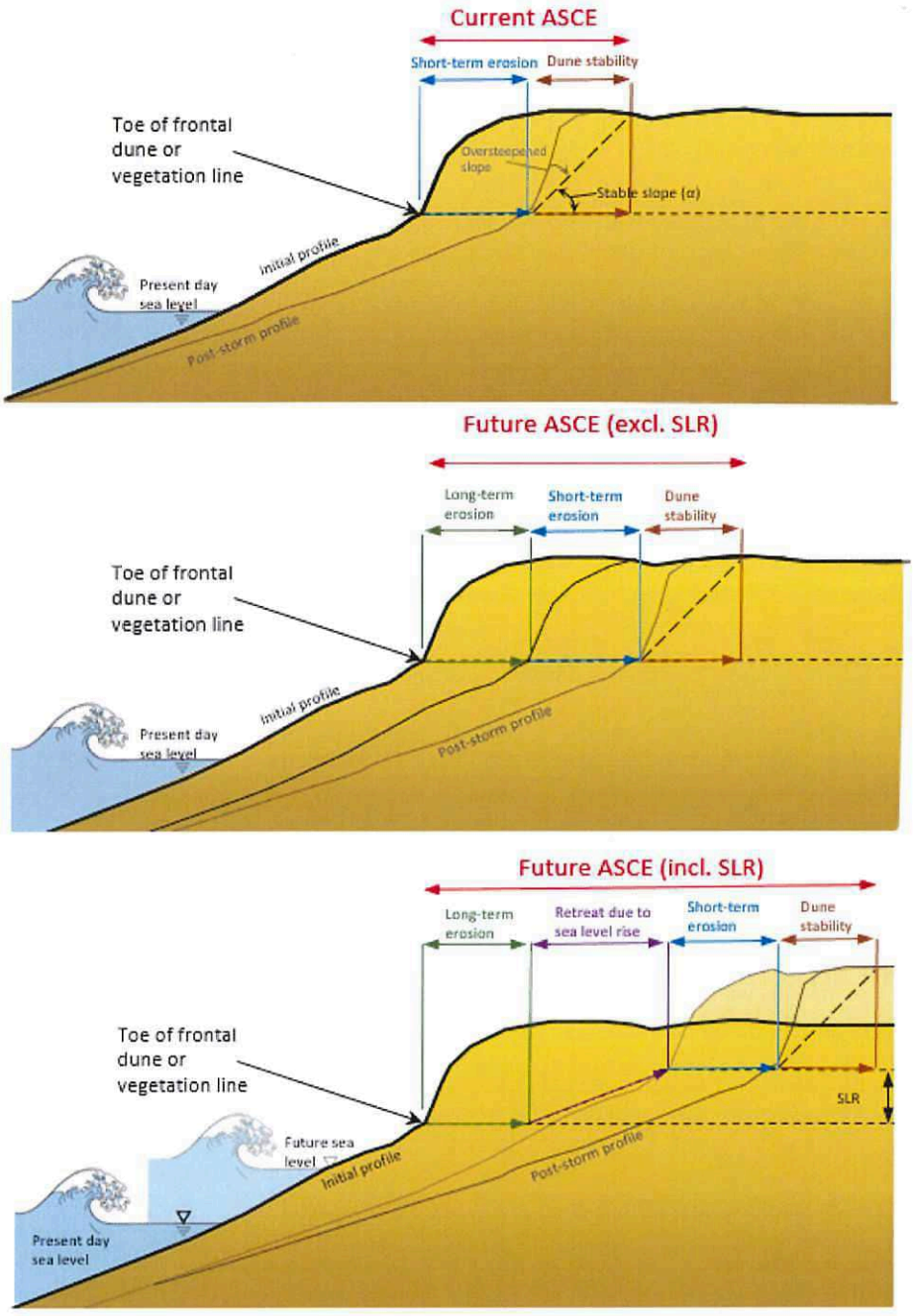

Figure 3.1: Definition sketch for Areas Susceptible to Coastal Erosion on open coast sand beach shoreline.

3.1.2 Mixed sand gravel beaches

Erosion processes along mixed sand gravel beaches can be complex and differ depending on the proportion of sand and gravel. Some gravel barriers can be dominated by erosion due to rollover, where the barrier is overwashed by storm waves and subsequently gravel is shifted landward. This process occurs at the southern end of Kaitorete Spit. However, along majority of Kaitorete Spit erosion is dominated by storm waves moving sediment offshore from the beach face. The ASCE for the mixed sand gravel beach along Kaitorete Spit has been established from the cumulative effect of four main parameters as shown in Figure 3.2 and Equation 2.3 and 2.4.

$$Current\ ASCE_{Gravel} = ST + SS \quad (3.3)$$

$$Future\ ASCE_{Gravel} = (LT \times T) + SL + ST + SS \quad (3.4)$$

Where:

ST = Short-term changes in horizontal shoreline position related to storm erosion.

SS = Slope stability.

LT = Long term rate of horizontal shoreline movement (m/yr).

T = Timeframe (years).

SL = Horizontal shoreline retreat caused by increased mean sea level (m).

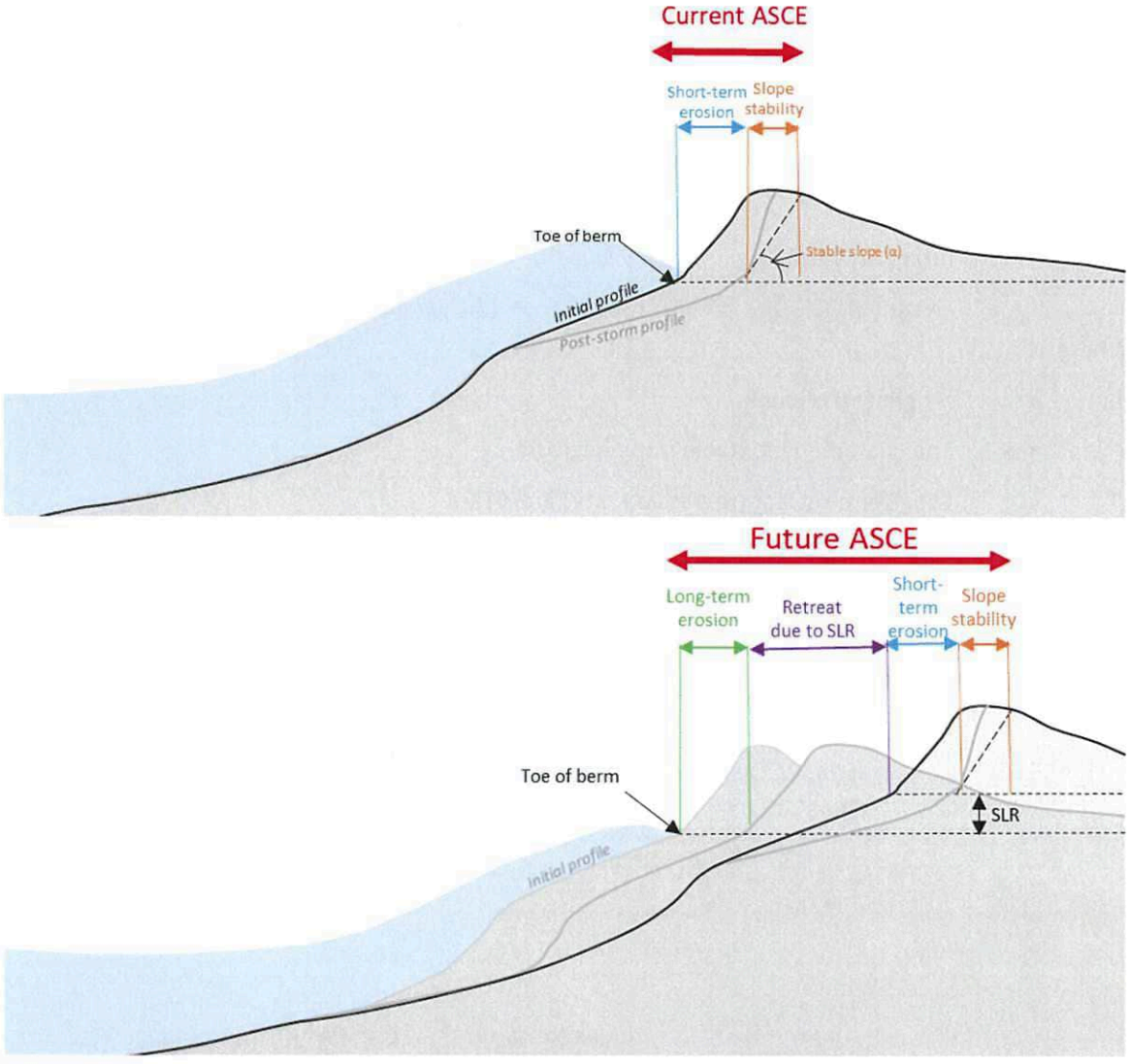

Figure 3.2: Definition sketch for Areas Susceptible to Coastal Erosion on mixed sand gravel beaches.

3.1.3 Banks

Banks, comprising weakly consolidated materials generally along estuary and sheltered harbour environments, are not able to rebuild following periods of erosion but rather are subject to a one-way process of retreat. Coastal erosion of harbour banks typically has two components:

- **Toe erosion**

  A gradual retreat of the bank toe caused by weathering, marine and bio-erosion processes. This retreat will be affected by global process such as SLR and potential increases in soil moisture.

- **Slope instability**

  Episodic instability events are predominately due to the decrease in material properties of the bank or yielding along a geological structure. Instability causes the slope to flatten to an angle under which it is 'stable'. Slope instabilities are influenced by processes that erode and destabilise the bank toe, including marine processes, weathering and biological erosion or change the stress within the slope.

The conceptual model for bank erosion is shown in Equations 2.5 and 2.6 and in Figure 3.3. This is the same model as was used by T+T (2017) which the peer review panel found generally acceptable after modifications.

$$Current\ ASCE_{Bank} = (H_C/tan\alpha) \quad (3.5)$$

$$Future\ ASCE_{Bank} = (LT\ x\ T)\ x\ SL + (HC/tan\alpha) \quad (3.6)$$

Where:

H_C = Height (m) of bank.

α = The characteristic stable slope angle (°).

LT = Long-term retreat (regression rate), (m/year).

SL = Factor for the potential increase in future long-term retreat due to SLR effects.

T = Timeframe over which erosion occurs (years).

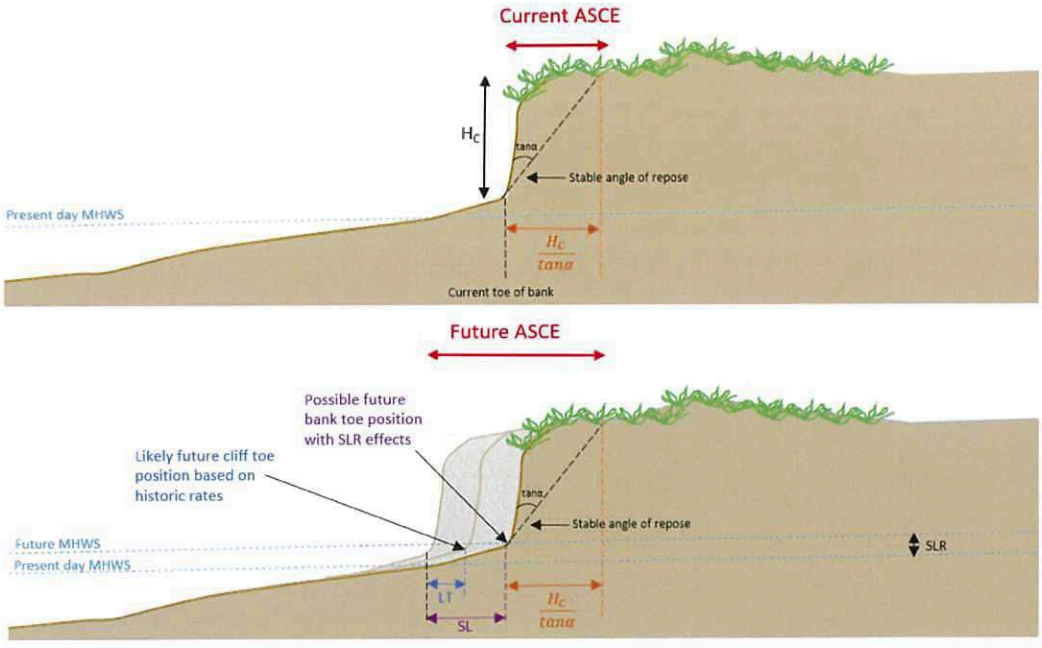

Figure 3.3: Definition sketch for Areas Susceptible to Coastal Erosion on bank coastlines.

3.1.4 Hard cliffs

Cliffed coasts around Banks Peninsula typically comprised of harder volcanic rock and like the bank shorelines are not able to rebuild following periods of erosion but rather are subject to a one-way process of retreat.

Due to the scale of assessment and minimal coastal erosion rates along the volcanic cliffs around Christchurch District, the cliffs have been assessed based on a simplified conceptual model (Figure 3.4). The model identifies the steep coastal edge which is potentially unstable due to coastal processes (assumed to be 1(H):1(V) and includes a setback which accounts for a range of factors including the physical scale of potential cliff failure mechanisms, long-term toe erosion and precision limitations involved with defining the unstable slope area. Where the coastal cliff edge is flatter than 1(H):1(V), a setback, based on the upper ASCE calculated for harbour beaches and banks, has been applied from the coastal edge. While this method is not a detailed cliff projection method, it is suitable for a regional coastal hazard screening assessment.

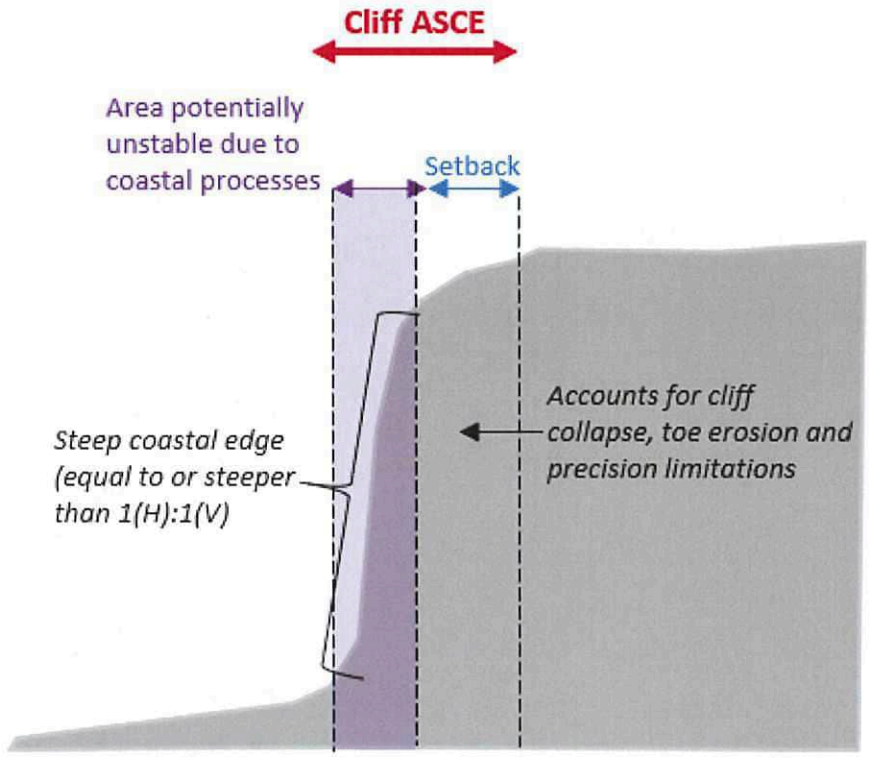

Figure 3.4: Conceptual model for ASCE along hard cliff shorelines.

3.1.5 Protected shorelines

Coastal erosion protection structures around Christchurch City district have been classified into three different categories:

Class 1 – Significantly modified shorelines

There are three locations where the shoreline has been significantly modified with land reclamation and hard protection structures. These locations include the southern shore of the Avon-Heathcote estuary, Sumner Beach, Lyttelton Port and Akaroa township (refer Figure 3.5).

These structures (or previous iterations) have generally been present since at least the 1940s. Because these shoreline modifications are so extensive and have been in place for so long, it has not

been feasible to use past observations of erosion rates to estimate what the long-term erosion rates would be in the absence of structures so a different approach is required.

In many instances, significant development has since occurred behind these structures, which has historically relied upon the protection provided. Failure of these structures would likely cause significant disruption to the wider community or city. Considering these wider implications, the New Zealand Coastal Policy Statement recognises that hard protection structures may be the only practical means to protect existing infrastructure of national and regional importance, increasing the likelihood that the structures in some of these areas may be maintained or immediately repaired if damaged.

For the coastal erosion assessment, the current (short-term) hazard area represents the immediate hazard if the structure were to fail, considering the structure height and characteristic stable angle of fill material (i.e. 2H:1V) (Figure 3.7).

The future (long-term) hazard area has been set equivalent to the current hazard area, which would be the case if the structure was promptly repaired if damaged (Figure 3.7). However, if the protection structure fails and is not promptly repaired then it is likely the fill material will rapidly erode, and the shoreline will eventually move back towards its 'original' natural position (this scenario has not been modelled in this study but could be assessed in future as part of adaptation planning if relevant).

Figure 3.5: Extent of significantly modified shorelines.

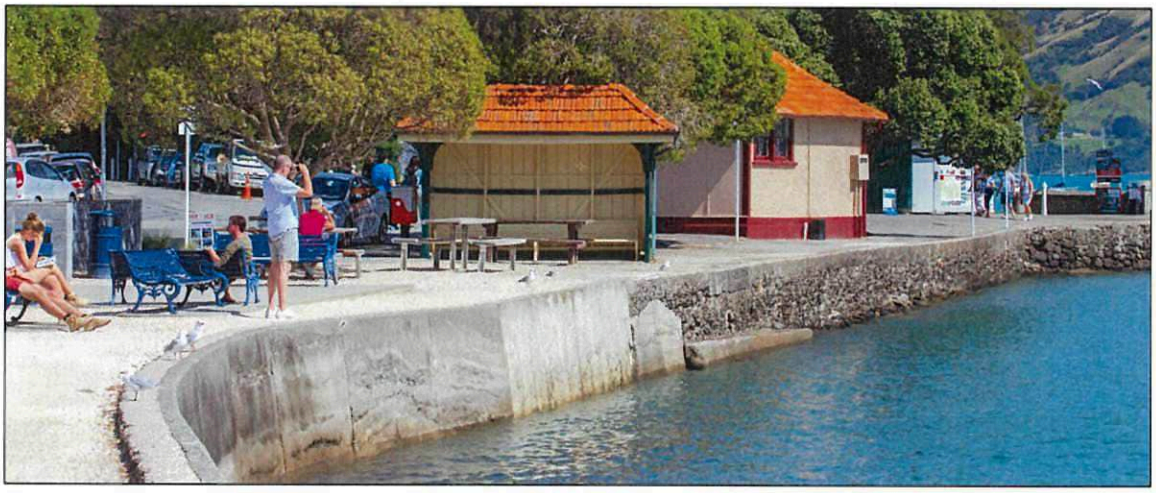

Figure 3.6: Example of significantly modified shoreline in Akaroa.

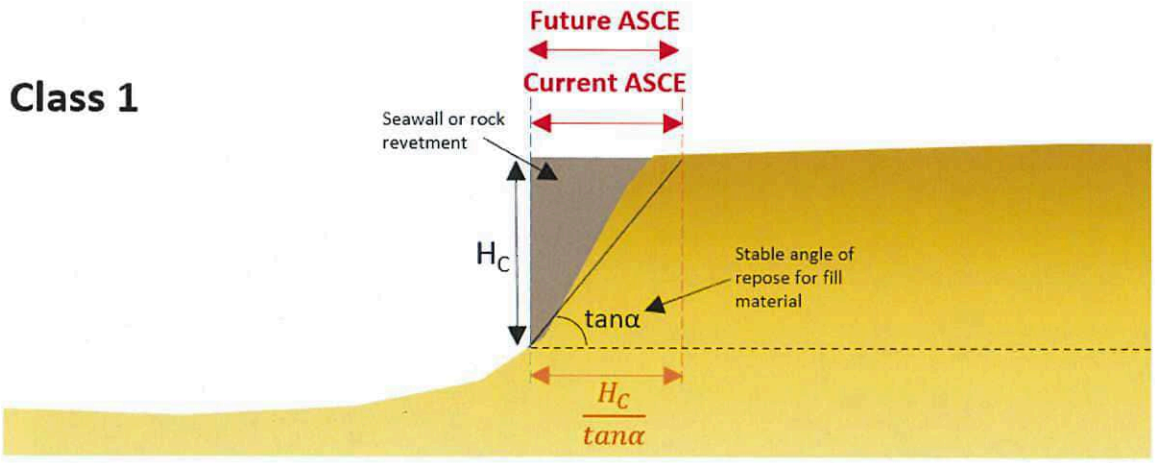

Figure 3.7: Schematic of ASCE for Class 1 structures.

Class 2 – Functional private and public structures

These include functional, consented private structures and functional public structures. The consent status has been chosen as a key factor for the private structures as it relates to the legal ability to undertake repair if damaged and reflects on the degree of engineering involved in their design and construction. If they fail or are damaged, these may be able to be repaired during the consent term. However, it is unknown if they will be re-consented at the end of consent term so the degree of protection in the long term is uncertain. For public structures, the consent status is a less relevant classification factor because many of these structures pre-date the Resource Management Act and so will not have resource consent for their construction.

Another relevant consideration is the condition of the structure, however this was more difficult to consistently determine and incorporate into the assessment. For example, there are consented private structures along the eastern margin of Avon-Heathcote estuary which have been damaged, resulting in some no longer being functional.

Figure 3.8: Example of functional public structures (left) Corsair Bay (right) French Farm Bay.

Class 3 - Informal, non-consented structures

These include all non-consented and/or informal structures. They may have limited effectiveness at reducing erosion and are less likely to be repaired if damaged. This means the long-term erosion (and effects of sea level rise) could be similar to the adjacent unprotected coast (i.e. as if the structure was not present).

Figure 3.9: Example of informal, non-consented structures along the Avon-Heathcote Estuary.

It is not possible to reliably distinguish between Class 2 and Class 3 structures using the currently-available information, and it would still be difficult even if more detailed information was collated. Long-term erosion effects may also be similar for both classes. Therefore Class 2 and Class 3 structures are treated in the same way for this study.

Known structures are shown on the hazard map for context. However, the impact of Class 2 and 3 structures on future erosion was not considered in the assessment and the mapped erosion hazard was based on the characteristics of the adjacent unprotected shoreline (i.e. as if the structure was not present). This allows the long-term importance of these structures to be considered as part of adaptation planning, acknowledging they may provide some degree of protection against erosion now and into the future but also showing what could be at risk if they were to fail.

3.2 Baseline derivation

The baseline is the shoreline to which ASCE values are referenced and mapped from. This is the dune toe or seaward edge of vegetation for beach shorelines, the cliff/bank toe for consolidated shorelines and the toe of the structure for Class 1 structures (significantly modified shorelines). The

baseline has been derived using a combination of the most recently available LiDAR (2018) and most recently available aerial imagery (2019).

3.3 Defining coastal behaviour cells

Each site has been divided into coastal cells based on the shoreline composition and behaviour which can influence the resultant hazard. Factors which may influence the behaviour of a cell include:

- Morphology and lithology.
- Exposure to waves.
- Profile geometry.
- Backshore elevation.
- Historical shoreline trends.

3.4 Assessment level

Coastal erosion hazard across the Christchurch City District has been assessed at either a regional hazard screening level or a detailed level. The adopted level of assessment varies to suit the context and available information. Report 1 includes further detail on the rationale of the assessment level for each area. The two approaches are outlined below.

3.4.1 Regional hazard screening (deterministic approach)

Regional hazard screening is intended to identify areas that are potentially exposed to coastal hazards and show where more detailed hazard (and eventually risk and vulnerability) assessments should be focussed. Regional assessments are typically undertaken at a coarse spatial resolution, are often based on limited data and therefore derive simpler or generic hazard component values. The hazard values are assessed by combining the individual parameters using a deterministic ('building-block') approach, with uncertainty incorporated into the derived values. A deterministic calculation assumes fixed values for the input parameters. Each individual parameter is usually selected conservatively (to give a less favourable outcome than average), which means that when these multiple unfavourable assumptions are added it represents an "upper end" scenario (Figure 3.10).

The spatial scale of this level of assessment is relatively coarse (i.e. 1 – 10km resolution), with mapping appropriate for the level of detail and spatial scale.

3.4.2 Detailed hazard assessment (probabilistic approach)

Detailed hazard assessments are intended to provide a more thorough understanding of the coastal processes, uncertainties, and the effects of different future sea level rise scenarios. Therefore, the individual processes, likelihood of occurrence, uncertainty and inter-relationship should be more thoroughly understood and combined in a robust manner (e.g. probabilistic approach) (Cowell et al. 2006, Shand et al. 2015, T+T, 2017).

A probabilistic calculation assumes a range of values for each input parameter with probability distribution functions in the form of either a normal distribution, a triangular distribution or extreme value distribution. A normal distribution is used where sufficient data is available and this data is (near) normally distributed. A triangular distribution is used where limited data is available. The triangular distribution contains the best estimate (mode), lower and upper bounds of the component based on either available data or heuristic reasoning based on experience. An extreme value distribution has been used where extreme values are not included in the available data and should be included.

Probability distributions constructed for each component are randomly sampled and the extracted values used to define a potential ASCE distance. This process is repeated 10,000 times using a Monte Carlo technique. An example of a probability distribution of the resultant ASCE width is shown in Figure 3.10.

The probabilistic approach provides both a "best-estimate" and an understanding of the potential range of outcomes as well as a more transparent way of capturing and presenting statistical viability and uncertainty.

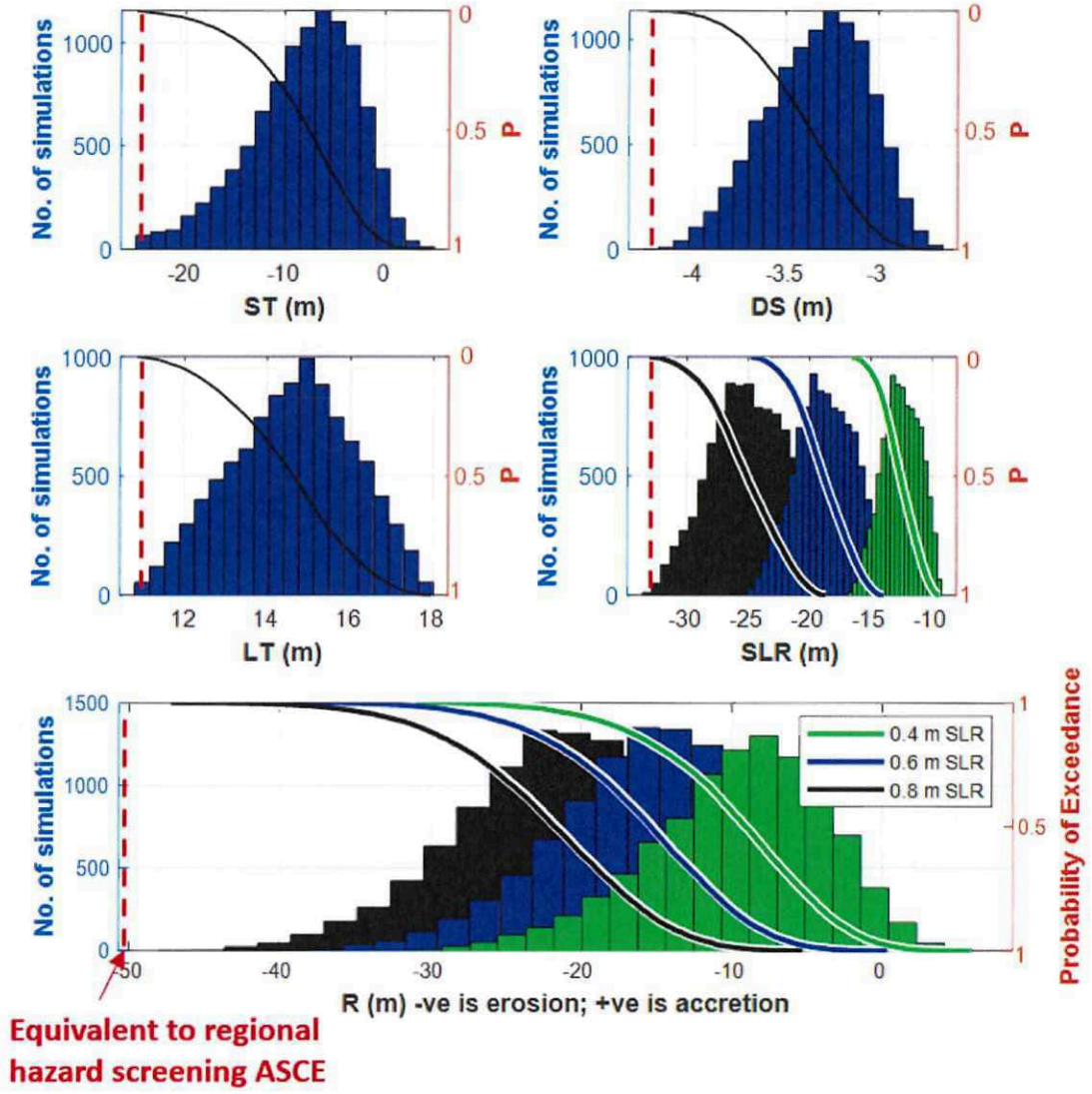

Figure 3.10: Example of component and ASCE histogram cumulative distribution functions of parameter samples and resultant ASCE distances for the probabilistic approach. Red dashed lines demonstrate upper bound component values added together to get the resultant regional hazard screening (deterministic) ASCE.

3.4.3 Spatial extent

3.4.3.1 Detailed erosion assessment

Detailed erosion assessment has been completed for the Christchurch open coast beaches and selected areas within Lyttelton and Akaroa Harbours. Due to different data availability slightly different levels of detailed probabilistic assessment have been completed for each area.

Full probabilistic approach

Where there is sufficient data including historic shorelines and beach profile datasets, full probabilistic analysis has been completed, including statistical analysis of shoreline position and profiles. The full probabilistic approach has been completed for the Christchurch open coast beaches:

- Waimakariri to Southshore.
- Sumner.
- Taylors Mistake.

Quasi-probabilistic approach

Where there are data limitations (i.e. no beach profiles or limited historic aerial imagery), a more detailed assessment was still feasible, however some generic assumptions have been made around parameter bounds, including short term and long term components. This approach has been adopted for the following areas:

- Avon-Heathcote estuary.
- Beach and bank shorelines along existing major settlements within Lyttelton and Akaroa harbours (refer Figure 3.11 and Figure 3.12).

3.4.3.2 Regional hazard screening erosion assessment

The regional hazard screening assessment includes a deterministic approach where the upper bound parameters are adopted for each cell. Regional hazard screening assessment has been completed for the following areas:

- All hard cliffs.
- Beaches and banks within Lyttelton and Akaroa harbours away from major settlements.
- All beaches and banks around Outer Banks Peninsula.
- Kaitorete Spit.

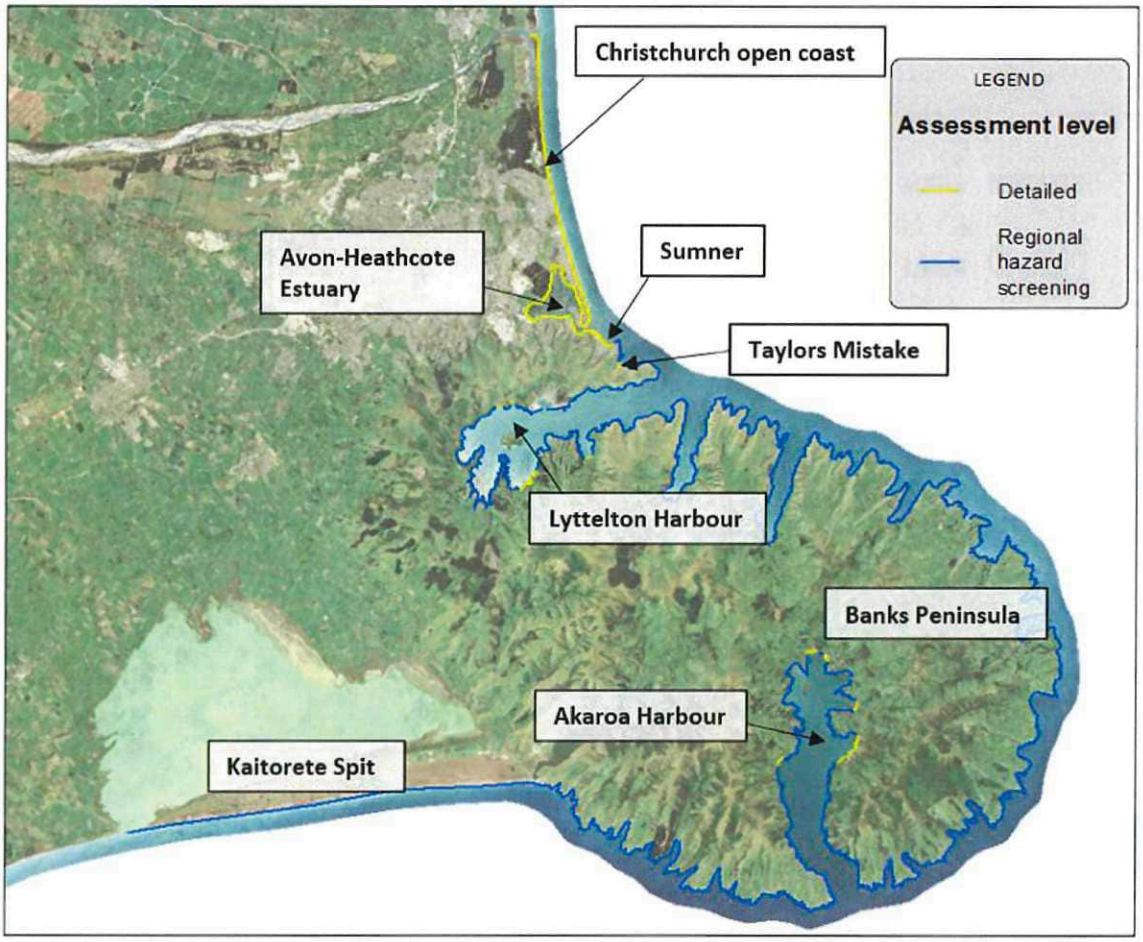

Figure 3.11: Christchurch district showing extents and level of detail for the coastal erosion assessment.

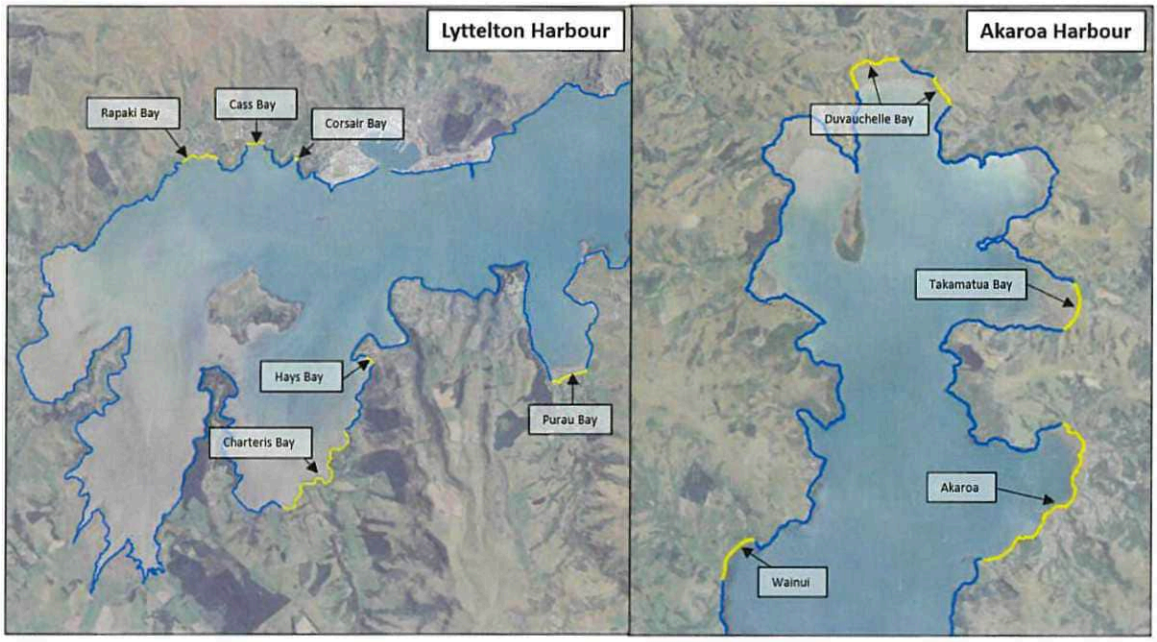

Figure 3.12: Location of detailed (yellow) and regional hazard screening (blue) coastal erosion assessments within Lyttelton and Akaroa Harbours.

3.5 Scenarios

The MfE (2017) guidance recommends either direct usage of RCP scenarios or increments of sea level rise to inform adaptation planning. For this assessment, increments of sea level rise have been adopted which can be aligned with timeframes, approximate RCP scenarios and allowance for vertical land movement. Erosion assessment scenarios are summarised in Table 3.1.

Table 3.1: Erosion assessment scenarios

Assessment	Timeframe	Relative sea level increment[2] (m)	Likelihood scenarios[3]	Sediment supply reaching beaches[4]
Detailed[1]	Current – 2030	0	The following range of likelihoods mapped as a gradient: Pmin P99% P95% P85% P66% P50% P33% P15% P5% P1% Pmax	N/A
	2050	+0.2		Scenario 1 No change to sediment supply
		+0.4		
	2080	+0.4		
		+0.6		
		+0.8		
	2130	+0.4		
		+0.6		
		+0.8		
		+1.0		
		+1.2		
		+1.5		
	2150	+2.0		
	2130	+1.5		Scenario 2 Reduced supply (11% reduction)
	2130	+1.5		Scenario 3 (Increased supply 28% increase)
Regional screening assessment	Current – 2030	0	Upper bound (assumed)	-
	2080	+0.4		
	2130	+0.4		
		+1.5		

[1] Both full probabilistic and quasi-probabilistic.

[2] Relative sea level combines the effect of both rising sea level and allowance for vertical land movement. Increments are specified relative to 2020 sea level.

[3] This provides an indication of the probability of a modelled erosion extent occurring for a particular storm event. For example, land mapped within the P95% extent is very likely to be eroded in the type of event being modelled, whereas erosion of land within the P5% extent is very unlikely (but not impossible) in that type of event.

[4] The sediment supply reaching the beaches depends on both the amount of sediment discharged by the Waimakariri River, and the amount of this sediment which is transported southwards along the coast. This was assessed for Christchurch open coast beaches only, as it is not relevant for other beaches.

3.5.1 Long-term vertical land movement

MfE (2017) recommends consideration of vertical land movement (VLM), such as uplift or subsidence caused by creeping tectonic plates, because changes in land level can accelerate or decelerate the local effects of a rise in absolute sea level. It is recommended that any significant long-term VLM (>10 years) should be factored into local predictions of future relative sea level[1].

Long-term records of VLM are limited for Christchurch region. The recent work completed by Pearson et al (2019) shows notable subsidence on the eastern side of Christchurch (-0.2 to -0.7 mm/yr) (see Section 2.8). However, as the ground level monitoring covers only a short period after the Canterbury earthquakes (2015 to 2019) and has limited spatial coverage across the city, this data does not provide a reliable basis for extrapolating VLM for decades into the future or defining a pattern of movement across the district.

Therefore, rather than "locking in" a specific VLM rate and spatial pattern in the assessment, land movement will be treated as another source of uncertainty in the prediction of future relative sea level at a particular location. This means that different combinations of absolute sea level rise and local land subsidence can be explored, to give a better understanding of the range of possible future conditions.

The incremental analysis approach is preferred over selection of a specific combination of timeframe, sea level and vertical land movement as it provides a more nuanced understanding of potential effects over a range of future conditions, which is more useful for adaptation planning purposes. An additional high-end scenario has been included in each series of erosion and inundation analyses to provide sufficient "headroom" for the most unfavourable combinations of absolute sea level rise and vertical land movement estimates to be considered.

3.6 Mapping methodology

3.6.1 Regional hazard screening maps

For the regional hazard screening sites, where there is a single ASCE distance for each assessment scenario, the ASCE have been mapped as a polygon, offset horizontally from the baseline. The width of the polygon represents the calculated ASCE distance. For the cliff shorelines, the ASCE has been mapped based on the method described in Section 4.6.5. An example of the mapping for the regional hazard screening ASCE is provided in Figure 3.13.

[1] Relative sea level is measured relative to a fixed surface point on land (e.g. a tide gauge), whereas absolute sea level is measured relative to the centre of the earth. Any changes in relative sea level at a particular location represent the combined effect of vertical land movement and changes in absolute sea level. It is this relative sea level rise which is most relevant for community adaptation planning.

4 Coastal erosion analysis

4.1 Christchurch open coast

The Christchurch open coast is located at the southern end of Pegasus Bay on the eastern edge of extensive gravel outwash plains derived from the Southern Alps. At the northern extent, is the mouth of the wide, braided, Waimakariri River and at the southern extent is the inlet to the Avon-Heathcote Estuary. The shoreline predominately faces east and is sheltered from southerly swell due to the presence of Banks Peninsula to the south.

At the end of the last glaciation period, sea level rose several meters until about 6000 years ago, when it reached approximately the present-day level. Since then, the sea level has been relatively static, however, the coastline has prograded seaward several kilometres as a result of fluvial and marine deposition (Brown and Weeber, 1992). Succession of beach deposits, sand dunes, estuaries and lagoons has since occurred, and the current eastern suburbs of Christchurch are located on extensive areas of sand dunes and old dune ridges.

Kirk (1987) suggests that this progradation material has been predominantly supplied by material from south of Banks Peninsula, which has moved northward around the peninsula and onto the Banner Bank before being reworked landward. Kirk considers that this reworking has now ceased, and that the coastline has reached equilibrium with sand supplied by the Waimakariri River replacing sand removed offshore and south of the open coast by current coastal processes.

The present-day shoreline generally has similar morphology with a dune backshore and a relatively flat, fine sand beach (Figure 4.1). There are several locations where the backshore has been modified including the Brighton Pier seawall and North New Brighton seawall.

Figure 4.1: Site photos along Christchurch open coast. (Top left) Erosion scarp on Southshore Spit, (top right) vegetated, accreting dunes near Waimairi, (bottom left) dune planting and fencing near Waimairi, (bottom right) seawall at New Brighton.

4.1.1 Cell splits

The Christchurch open coast has been divided into 14 coastal cells (1 to 14) based on the shoreline behaviour which can influence the resultant hazard (Figure 4.2). Cell 1 includes the northern tip of the Brooklands Spit which is influenced by the dynamics of the Waimakariri River mouth. Cell 14 includes the southern tip of the Southshore Spit which is influenced by dynamics of the Avon-Heathcote estuary mouth. Cells 7 and 9 have partially modified dunes due to the presence of the

North New Brighton and New Brighton seawalls. A key factor influencing the remaining cell splits is the variation in historic shoreline trends.

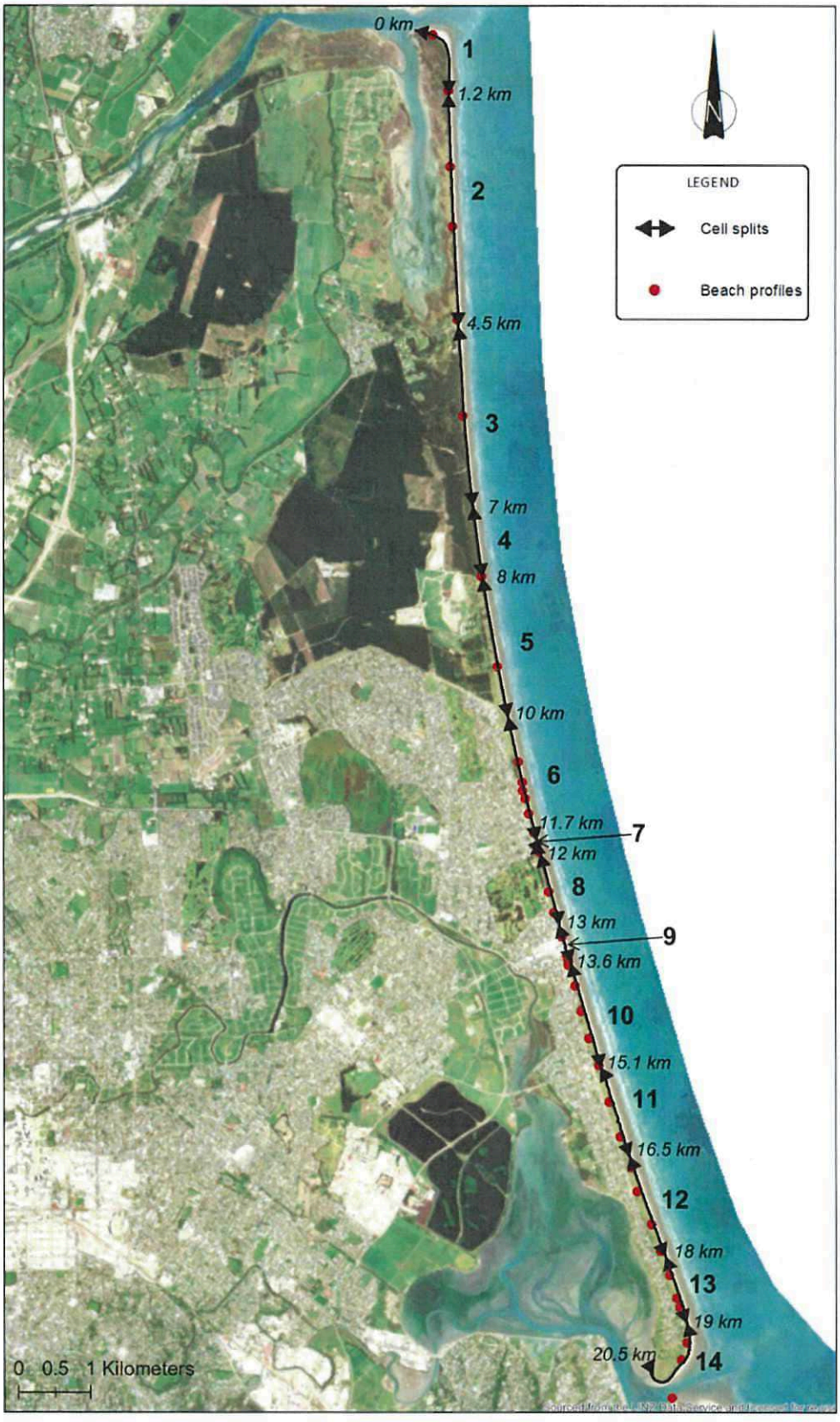

Figure 4.2: Overview of cell extents with cell numbers and chainages along the Christchurch open coast.

4.1.2 Short term component (ST)

Unconsolidated coastlines (beaches) undergo short-term cycles of storm-induced erosion (i.e. storm cut) due to single or clusters of storms followed by periods of re-building. The erosional component of these cycles (i.e. landward movements) needs to be accounted for in the coastal hazard assessment.

4.1.2.1 Approach

The short-term component along the Christchurch open coast has been assessed based on the beach profile datasets (see Appendix A). The profile data provides information on both the long-term movement of the dune toe (see Section 4.1.4) as well as the short-term storm fluctuations.

Based on visual inspection of the beach profiles the dune toe level (i.e. the baseline to which ASCE is offset from) was estimated to be around 2.5 m RL. The short-term component has been quantified using statistical analysis of the inter-survey storm cut distances. The inter-survey storm cut distance is the horizontal landward retreat distance measured between two consecutive surveys (Figure 4.3). We note that due to the relatively long period between surveys the distances may not represent the maximum excursion that may have occurred between the time periods. However, the data set provides the best source of information to analyse.

Figure 4.4 shows that while there has been net accretion at the dune toe, the dune toe position fluctuates over time with periods of erosion and accretion. The profile data shows several stormy periods where the dune toe has retreated a significant distance landward (i.e. up to 15 m retreat at profile CCC1041 during the 1992 storms) (Figure 4.5). Following the storm events, the dune tends to show gradual recovery and accretion (Figure 4.4).

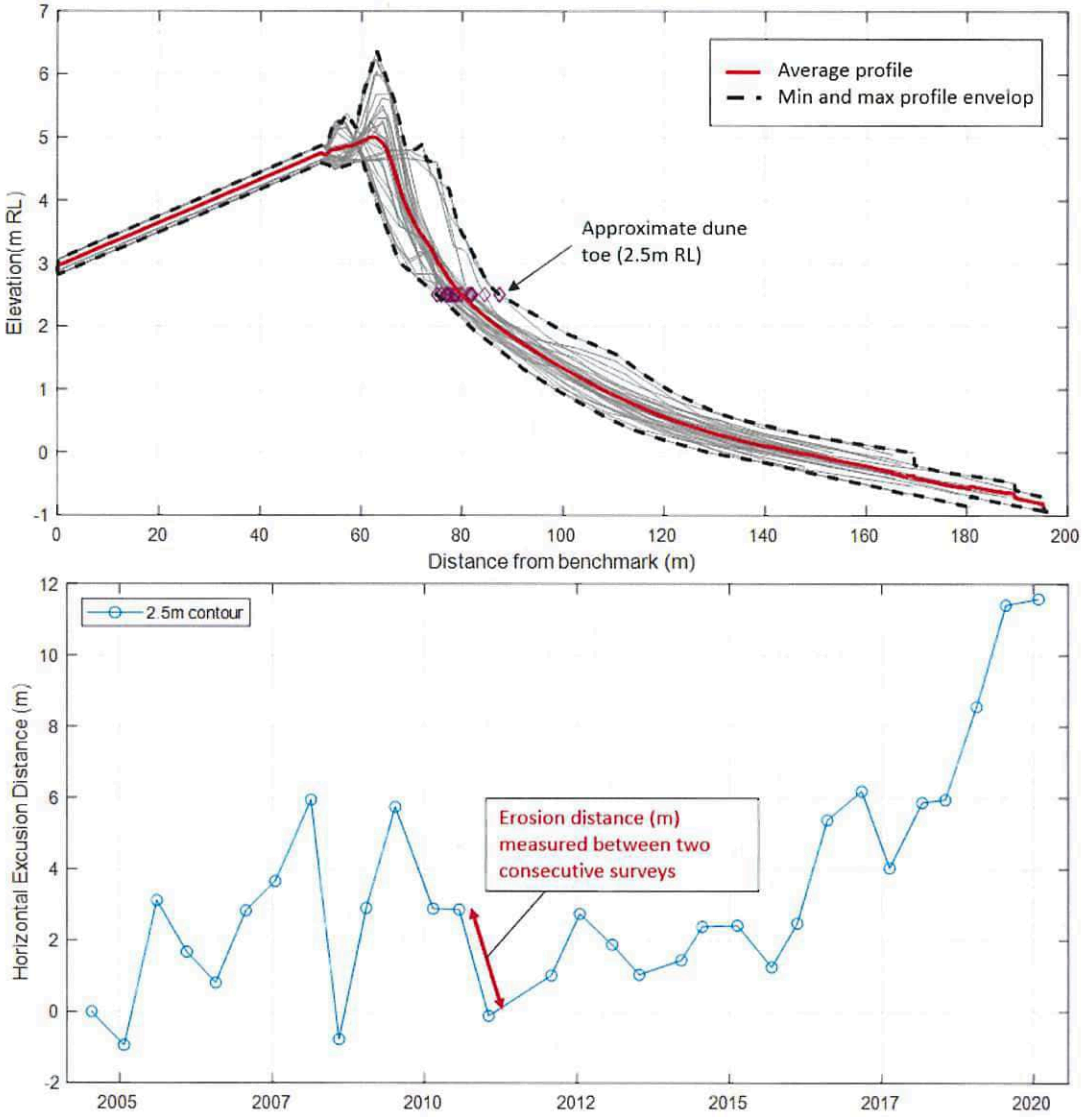

Figure 4.3: Example of beach profile data (CCC0856) used to assess the short term component. (Top) Beach profiles showing the average profile and envelop of change. The dune toe position (2.5 m RL) contour is marked with a purple diamond on each profile. (Bottom) horizontal excursion distance measured at the 2.5 m RL contour.

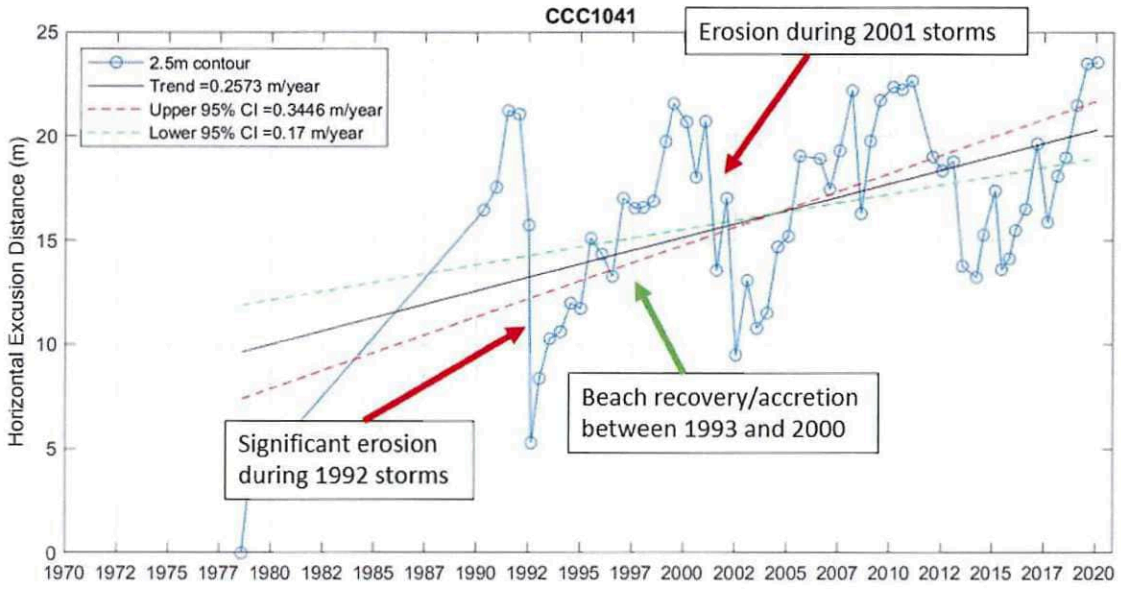

Figure 4.4: Horizontal excursion plot for profile CCC1041 showing significant retreat during stormy years followed by periods of gradual beach recovery and accretion.

Figure 4.5: Photograph taken in vicinity of CCC1041 in August 1992, showing the post-storm dune (source: Justin Cope, ECan).

The mean and maximum inter-survey storm cut distances for all profiles along the open coast have been derived and are shown in Table 4.1. A full set of excursion distances and profile plots for all profiles is presented in Appendix A. Figure 4.6 shows a temporal-spatial plot of the dune toe movements for each alongshore beach profile and for each survey date. The dune toe movements measured at profile CCC0889 are likely influenced by the backshore seawall and has therefore been omitted from the analysis. The matrix shows 4 major storm events/periods (1992, 2001, 2008 and 2014) where erosion was measured at almost each profile along the coast (Figure 4.6). There are two events (2015 and 2017) where only the northern end of the coast has shown erosion with minimal movement at the southern end. While the beach generally has similar exposure, the response to storms may differ slightly at the northern and southern ends.

Based on spatial variation in inter-survey distances, the coast can be broadly divided into four areas: the northern end (Cells 2 to 4), the southern end (Cells 5 to 13) and the distal ends of the Brooklands spit (Cell 1) and the Southshore spit (Cell 14). Average storm cut distances appear to be slightly larger at the northern end of the shoreline compared to the southern end. The distal ends of the two

spits (profiles C2200 and C0271) show large fluctuations, with up to -19.4 m inter-survey storm cut at the Brooklands Spit and -38.4 m inter-survey storm cut at the end of Southshore Spit (Table 4.1).

Table 4.1: Mean and maximum inter-survey storm cut distances for each beach profile

Cell	Profile	Chainage (km)	Mean inter-survey storm cut (m)	Maximum inter-survey storm cut (m)
1	C2200	0.25	-4.9	-19.4
2	C2070	1.15	-5.1	-17.8
	C1972	2.2	-4.9	-13.1
	C1891	3.06	-3.7	-10.4
	C1755	4.4	-4.0	-15.8
3	C1565	5.75	-3.4	-10.5
4	C1400	8.0	-3.2	-13.8
5	C1273	9.3	-3.3	-12.2
6	C1130	10.65	-2.9	-11.2
	C1111	10.95	-2.2	-4.3
	C1100	11.05	-2.4	-9.6
	C1086	11.18	-2.8	-9.8
	C1065	11.4	-2.1	-10.7
	C1041	11.67	-2.9	-10.4
7	C1011	11.95	-3.7	-11.3
8	C0952	12.53	-2.4	-10.6
	C0924	12.83	-2.2	-8.8
9	C0889	13.2	-5.6	-22.2
	C0863	13.48	-3.3	-8.0
	C0856	13.55	-2.1	-6.1
	C0853	13.58	-1.9	-6.7
10	C0848	13.63	-2.7	-9.0
	C0815	13.93	-2.7	-13.5
	C0748	14.68	-2.3	-10.2
	C0703	15.08	-3.1	-10.7
11	C0650	15.6	-2.0	-12.9
	C0600	16.14	-2.5	-9.9
12	C0531	16.6	-2.1	-8.3
	C0513	16.94	-1.9	-9.4
	C0471	17.44	-2.4	-8.9
	C0431	17.83	-2.5	-8.0
13	C0396	18.18	-2.3	-15.4
	C0362	18.52	-2.3	-12.4
	C0350	18.65	-2.5	-9.8
14	C0300	19.15	-4.1	-11.6
	C0271	19.45	-6.1	-38.4

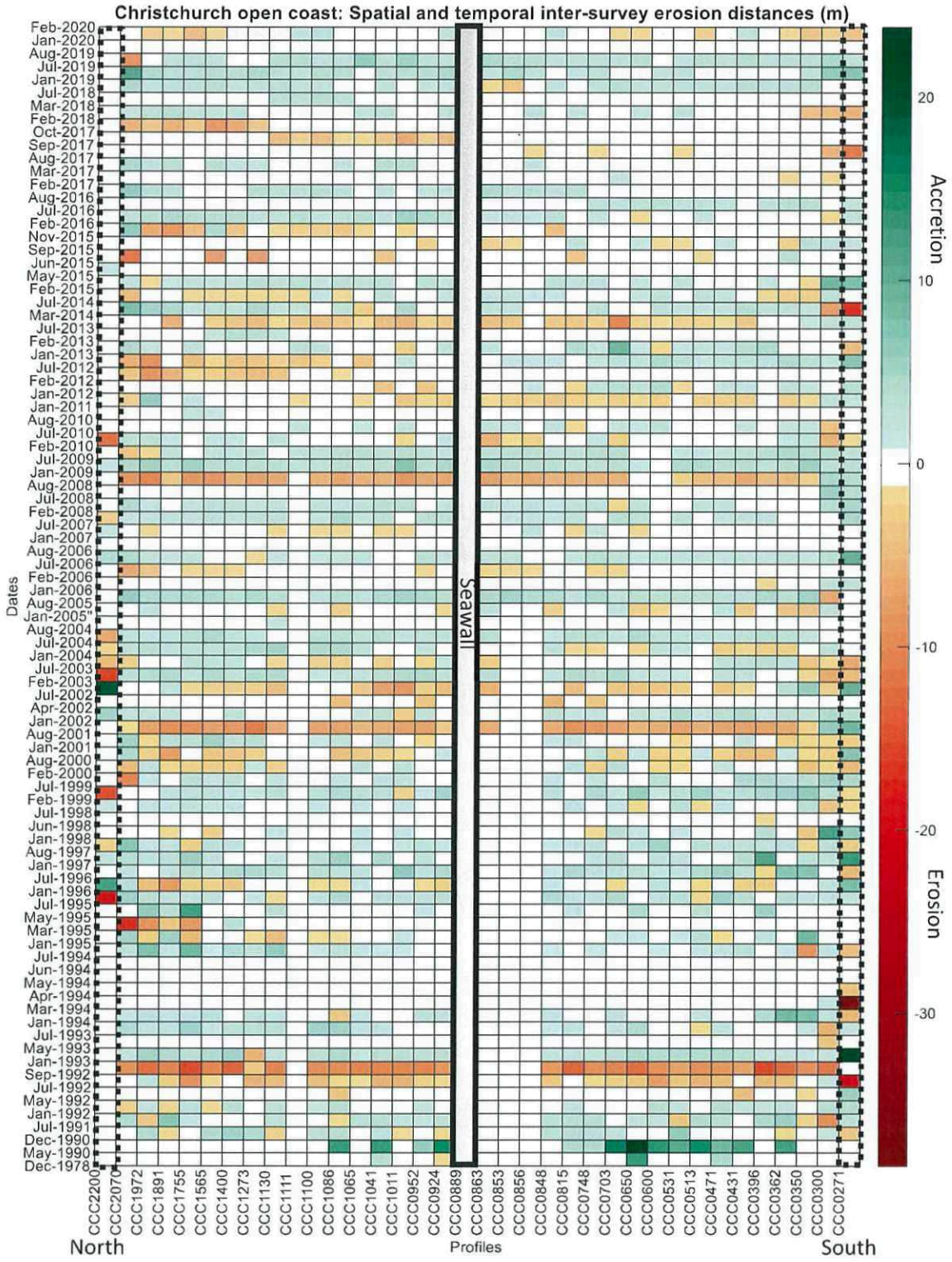

Figure 4.6: Matrix showing inter-survey changes in dune toe position for each profile through time. Dashed lines show the profiles influenced by spit dynamics at either end of the coast. Profile CCC0889 is influenced by the New Brighton seawall and therefore has been excluded from the analysis.

4.1.2.2 Adopted values and distribution

The inter-survey storm cut distances are based on a 30-year dataset of 6-monthly surveys, with maximum possible/extreme distance possibly not measured. In order to derive extreme values from a limited number of observations (i.e. 30 years of 6-monthly surveys), an extreme value analysis has been undertaken.

T+T (2017) reviewed a range of data selection methods including Peaks Over Threshold (POT) and Annual Maximum (AM) approaches. The POT method includes a threshold level (i.e. minimum storm cut distance) that can be used to increase the population size of shorter datasets and/or omit smaller events which may not belong to the same statistical population. The AM method selects the maximum inter-survey erosion distances for each year (i.e. if two surveys are carried out within a year, the largest inter-survey erosion distance is selected) within a time series and for a particular coastal cell. Note that as a result of inter-survey erosion distances the largest cumulative erosion across a series of storms (for example the 1992 storms) may not always be captured and therefore the resulting erosion may potentially be less than possible on an annual basis. The AM method was previously adopted in T+T (2017) and was agreed with the peer review panel and therefore has been adopted within this assessment.

At the distal end of the spits (Cells 1 and 14) there is limited profile data (i.e. one to two profiles). Due to the limited data points within these cells, the AM method is less appropriate as the resulting extreme value curve becomes skewed to the small, normal fluctuations that occur in beach position at the distal end of the spit and results in unrealistic storm cut values. Subsequently for Cells 1 and 14 the POT approach has been adopted for selecting storm cut distances. A threshold of -4 m was adopted for the spits, which is equivalent to approximately the average standard deviation of the open coast and represents the day-to-day fluctuations. Therefore, this approach would filter out the small day-to-day fluctuations and would result in a more realistic extreme value distribution of storm cut.

T+T (2017) tested a range of distributions and found a Generalized Extreme Value (GEV) Type 1 (Gumbel) distribution to have the best fit to the observed data. Therefore, for this assessment the Gumbel distribution has been adopted.

An example of the extreme value distribution for the inter-survey storm cut along the southern profiles is shown in Figure 4.7. Based on the distribution the 5 year ARI storm cut equates to -8 m and the 100 year ARI storm cut equates to -29 m (Figure 4.7). A summary of the extreme value distributions which have been adopted for the cells along the open coast is provided in Table 4.2. The 100 year ARI storm cut distance is also included for context.

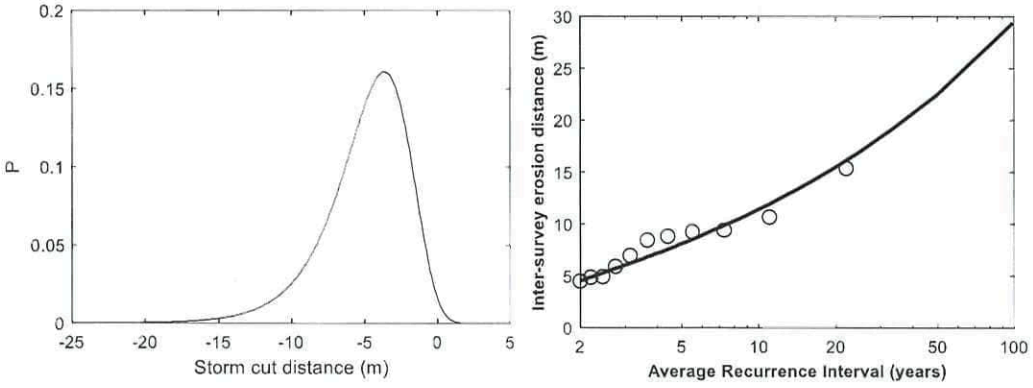

Figure 4.7: Example of extreme value distribution and curve for the profiles along the southern section of shoreline (Cells 9 to 13).

Table 4.2: Summary of extreme value distributions for inter-survey storm cut distances along the Christchurch open coast

Cells	Profiles	Mean alongshore inter-survey storm cut (μ) (m)	Shape parameter (σ)[1]	Resultant 100 year ARI storm cut (m)
1	Brooklands Spit (CCC200)	-11	7	-22
2 to 4	Northern profiles (CCC2070 to CCC1273)	-5.9	4.7	-22
5 to 13	Southern profiles (CCC1130 to CCC0300)	-3.6	2.3	-29
14	Southshore Spit (CC0271)	-5.5	1.9	-41

[1] Shape parameter describes the shape of the distribution (e.g., a larger shape parameter results in a wider distribution).

4.1.3 Dune stability (DS)

The dune stability factor delineates the area potentially susceptible to erosion landward of the erosion scarp. The parameter assumes that storm erosion results in an over-steepened scarp which must adjust to a stable angle of response for loose sand. The dune stability width is dependent on the height of the existing dune and the angle of repose for loose sand. The dune stability factor is outlined in Equation 4.1.

$$DS = \frac{H}{2(tan\alpha_{sand})} \quad (4.1)$$

Where H is the dune height from the eroded base to the crest and α_{sand} is the stable angle of repose for beach sand (ranging from 30 to 34 degrees). In reality, the formation of a talus slope at the toe will allow the scarp to stand at steeper slopes (unless subsequently removed), hence the dune height is divided by 2.

Dune heights were obtained from 2018-2019 LiDAR and checked against beach profile data. Dune crest elevations were extracted at 100 m intervals along the coast. The average dune toe elevation (2.5 m RL) was subtracted from the dune crest elevations, resulting in the dune height. Parameter bounds have been defined based on the variation in dune height within the coastal cell and potential range in stable angle of repose (Table 4.3 and Table 4.4).

Table 4.3: Dune stability component values

Cell	Dune stability component values		
	Lower (degrees)	Mode (degrees)	Upper (degrees)
1 to 14	30	32	34

Table 4.4: Dune height component values

Cell	Dune height component values		
	Lower (m)	Mode (m)	Upper (m)
1	1	2	3
2	4	5	7.5
3	3.5	4	5
4	3	4	5
5	4.5	5.5	6.5
6	4	5	7
7[1]	0.5	0.8	1
8	4	5	6
9[2]	1	1.5	2
10	4	5	6
11	3	3.5	4.5
12	2.5	3	5
13	1.8	2	3
14	2	3	4

[1] North New Brighton seawall.

[2] New Brighton seawall.

4.1.4 Long-term trends (LT)

The long-term rate of horizontal coastline movement includes both ongoing trends and long-term cyclical fluctuations. These may be due to changes in sea level, fluctuations in coastal sediment supply or associated with long-term climatic cycles such as IPO (Interdecadal Pacific Oscillation).

4.1.4.1 Methodology

Long-term trends have been evaluated by the analysis of historic shoreline positions. Beach profile data has also been assessed; however the profile datasets are shorter than historic shorelines (i.e. 1990 to 2020) and subsequently are less suitable for interring long-term rates.

Shoreline data has been derived from geo-referenced historical aerial photographs. Software developed by T+T has been used to measure the distance to each shoreline from an assumed baseline at 50 m increments alongshore. A weighted linear regression analysis has then been undertaken on each set of shoreline measurements to estimate long-term rates between 1941 and 2019. In weighted linear regression, more reliable data (lower error values) are given greater emphasis or weight towards determining a best-fit line. Weighting of the shoreline data was estimated based on the Root Mean Square (RMS) Error associated with georeferencing and digitising. The older shorelines are typically weighted lower than the more recent shorelines. By calculating trends along the entire shoreline, rather than at a low number of discrete points (i.e. beach profile surveys), alongshore variation in long-term trends can be determined more accurately and either be used to inform parameter bounds or to separate the site into coastal behaviour cells.

Regression rates have been calculated both including and excluding the 1941 and 1955 shorelines (Figure 4.8). The 1941 and 1955 shorelines were excluded due to the significant changes in the Waimakariri River mouth and development of the Brooklands spit during this period. The average long-term rates measured from the beach profiles have also been plotted for comparison with the historic shoreline trends (Figure 4.8).

The data shows that majority of the shoreline has experienced net accretion between 1941 and 2019. Since 1974, the shoreline has generally shown a trend of increased accretion from north to south, with largest fluctuations around the spits. Based on the 95% confidence intervals, the uncertainty in long-term trends is largest near the spits and smallest near New Brighton (Cells 6 to 9). It should be noted that while the shoreline has shown historic accretion, significant storm cuts have also been experienced during this time. For example, up to 15 m retreat near North New Brighton during 1992 and approximately 10 m retreat near South New Brighton during 2013 (see Section 4.1.2)

Brooklands Spit to Bottle Lake Forest (cells 1 to 5)

There are no digitised shorelines along the Brooklands Spit for 1941 and 1955 as the Spit was only partially formed and there was minimal vegetation established (Figure 4.9).

Prior to 1940, the Waimakariri River mouth opened to the sea approximately 3 km south from its current position. During a flood event in 1940 the river mouth shifted north to its present position and the old river channel infilled. By the 1970s the Brooklands Spit had formed, and marram grass and pine trees were planted to stabilise the shifting dune sands. Between 1973 and 1977 a series of storms washed away 15 to 18 m of dune and in 1978 storm waves breached the spit resulting in a 250 m wide gap approximately 3 km south of the river mouth (cell 2).

The rock bank on the northern side of the river mouth was constructed to help keep the mouth in its current position. The historic shorelines show that between 1979 and 2011 there was significant erosion at the tip of the spit. Boyle (2017) also report that in 2012 there was concern around rapid erosion at the tip of Brooklands Spit. Continued monitoring and analysis completed by Boyle (2017) found the erosion ceased in 2013 and the Spit has since started migrating northwards.

From 1940s to 1970s the significant river mouth changes and formation of the spit appeared to have impact on the adjacent shoreline. For example, through Bottle Lake Forest (cells 3 to 5) there was rapid shoreline accretion between 1941 and 1974 as the shoreline re-adjusted (Figure 4.10). Since the 1970s the river mouth and spit have been 'relatively' stable. Therefore, long-term rates post 1970s are likely to be a more accurate representation of future rates and subsequently have been adopted (Table 4.5).

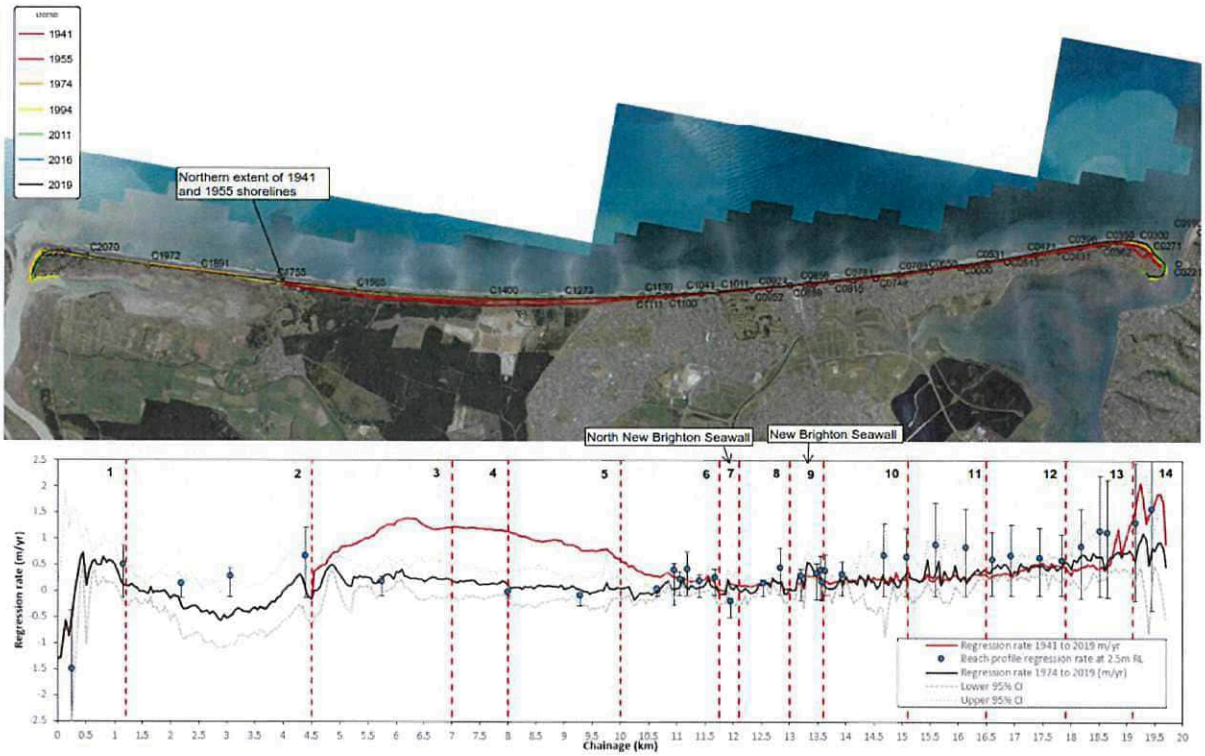

Figure 4.8: Regression analysis of historic shorelines. 95% confidence intervals included for regression rates between 1941 and 2019 (red) and 1974 and 2019 (black). Profile regression rates overlaid with error bars based on 95% confidence intervals. Refer to Table 4.1 for profile chainage locations.

Figure 4.9: Historic aerials showing growth of the Brooklands Spit.

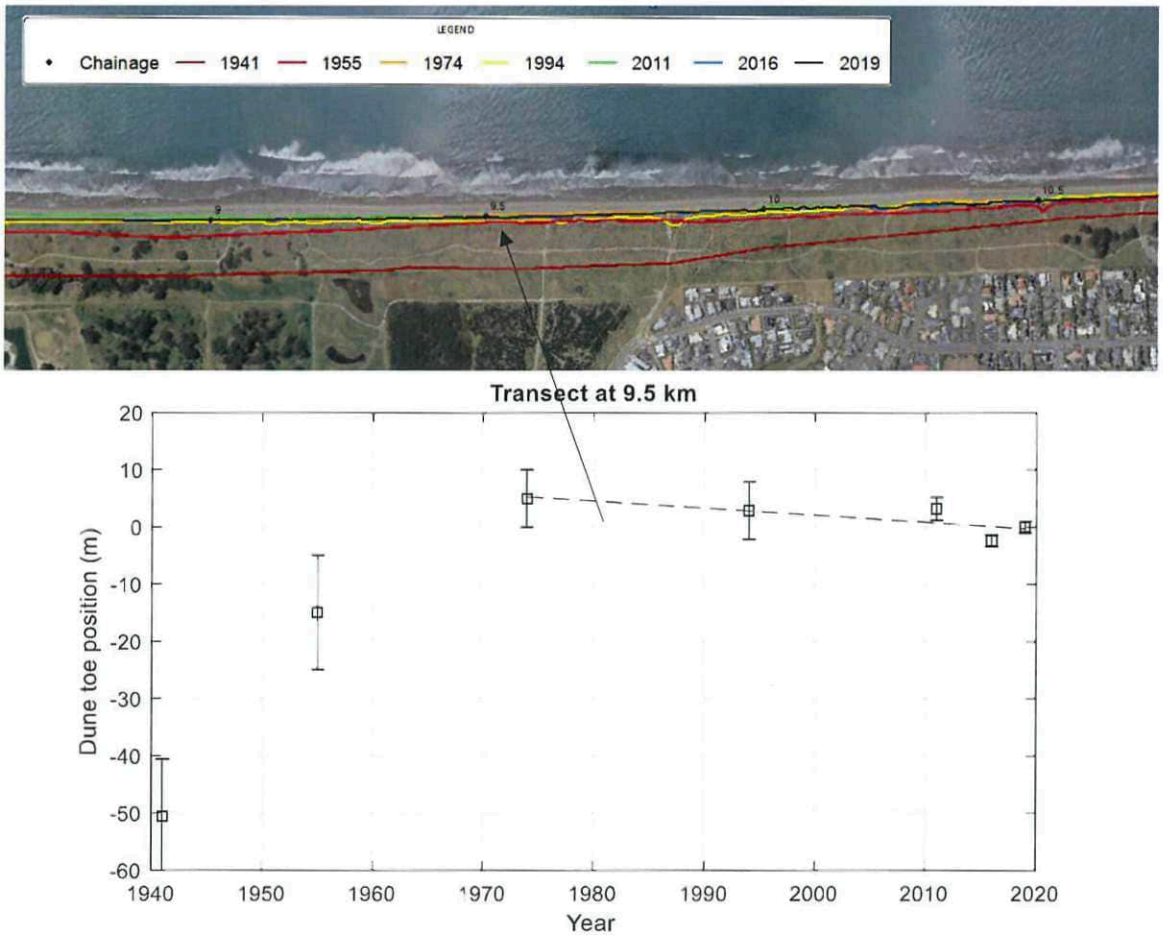

Figure 4.10: Historic shorelines and regression plot at chainage 9.5 km (Bottle Lake Forest, Cell 5). Distances are relative to 2019 shoreline position.

Waimairi to Southshore (city shoreline)

The city shoreline (i.e. Cells 6 to 13) shows average accretion rates ranging from 0.1 m/yr near Waimairi and up to 0.7 m/yr along Southshore. Recent accretion rates have been high near New Brighton and Southshore (Cells 10 to 13) and hence the regression rates from the beach profile dataset (1990 to 2020) are higher compared to the regression rates from the historic shorelines (Figure 4.8). Figure 4.11 shows how the shoreline near South New Brighton (Cell 10) experienced accretion between 1941 and 1974, followed by erosion until 1994 and then accretion until 2019. Profile data indicates that the erosion between 1974 and 1994 shorelines is likely the result of the 1992 storm event.

Hicks et al (2018a) noted that the phase of accretion since 2011, along Cells 10 to 13, may be associated with effects from the earthquakes. Following the earthquake there was a reduction in the tidal prism of the Avon-Heathcote estuary and subsequently a reduced volume on both the ebb and flood tidal deltas at the inlet entrance. This reduction in delta size has potentially resulted in a surplus of sand being supplied to the adjacent shoreline and hence the period of increased accretion following 2011.

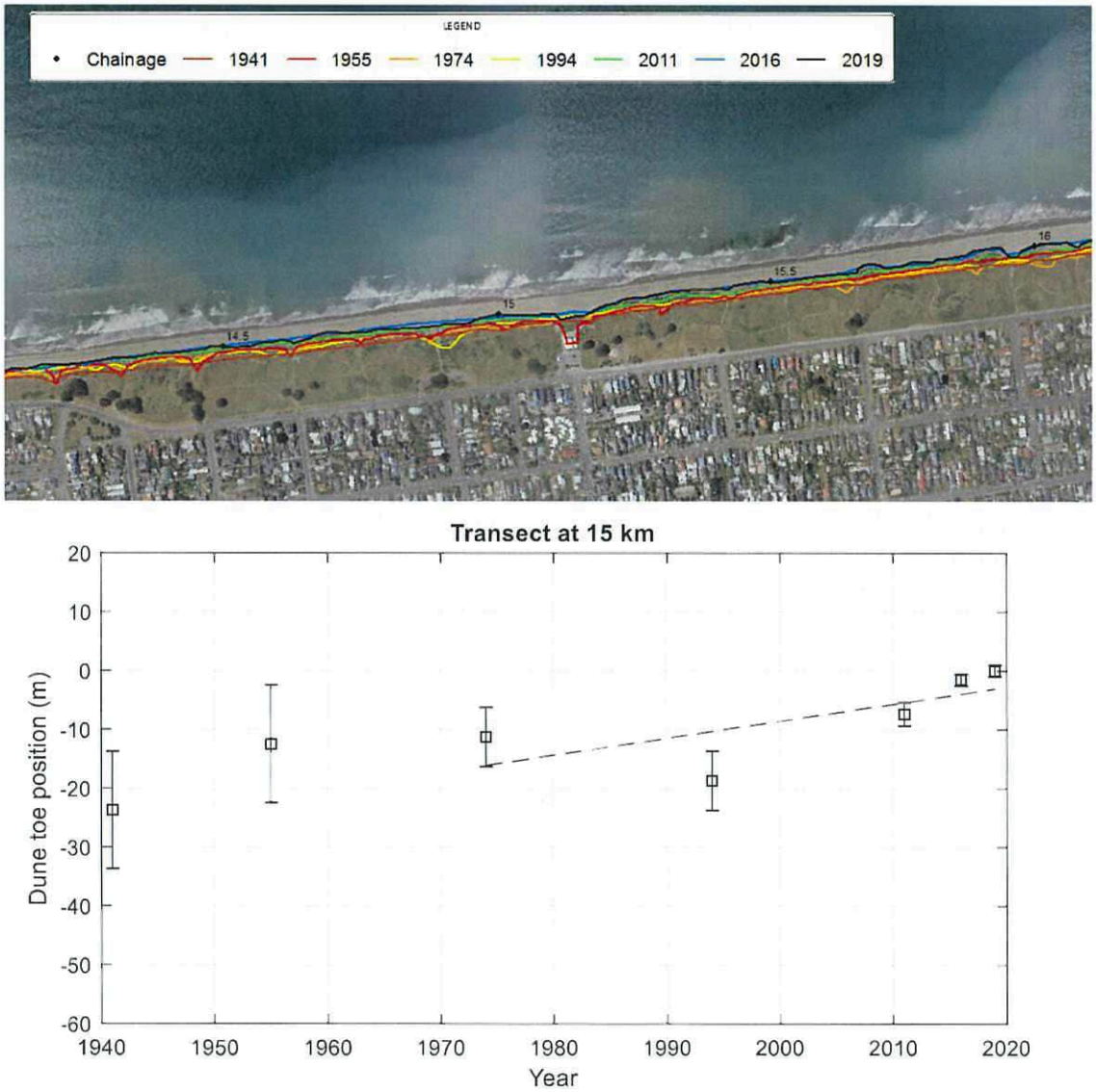

Figure 4.11: Historic shorelines and regression plot at chainage 15 km (South New Brighton, Cell 10). Distances are relative to 2019 shoreline position.

Distal end of Southshore Spit (Cell 14)

The distal end of the Southshore Spit is very dynamic and is largely influenced by changes in the adjacent inlet delta system.

Historic shorelines mapped from aerial photographs indicates the spit has shown net accretion since 1941 (Figure 4.12). However, previous studies indicate that there were three periods of erosion along the spit between 1918 and 1949. Findlay and Kirk (1988) reported an erosional phase occurred between 1918 and 1922 and then again between 1930 and 1937. The most significant erosion occurred between 1940 and 1949 where the spit eroded up to 500 m. This erosion is evident in the shoreline data shown in Figure 4.12. Following this significant erosion, a sandbag groyne was constructed and later upgraded in the 1950s. The period from 1950s to 1974 was generally dominated by accretion and then followed by a small period of erosion from the 1980s to 1994. Between 1994 and 2016 the shoreline continued to accrete and then between 2016 to 2019 there has been erosion (Figure 4.12).

Findlay and Kirk (1988) note that the main ebb channel from the Avon-Heathcote estuary historically flowed south-east past Shag Rock to an outlet near Cave Rock (Sumner). The channel shifted to its current position during 1938 and it is understood that this shift was an important factor contributing to the extensive erosion of the spit during the 1940s.

Due to the dynamic interactions with the inlet delta system, there is uncertainty in the future long-term rates around the spit. For example, an increased tidal prism within the Avon-Heathcote is likely to result in an enlarged ebb tidal delta, widening of the inlet and subsequently erosion of the spit.

The Canterbury Earthquake Sequence (CES) resulted in 0 to 0.4 m uplift across the estuary which reduced the tidal prism by ~12 to 18% (Measures et al 2011). This reduced tidal prism may have contributed to the flux of sediment which was observed on the adjacent spit following 2011.

Prior to CES, Rodgers et al (2020) state that there was a theorized 400-year period of gradual subsidence and tidal prism increase. Rodgers et al., (2020) concluded that while the long-term increase in tidal prism was interrupted with the earthquake uplift, it appears to have resumed.

Future changes in relative sea level are likely to affect the tidal prism of the estuary and subsequently the volume of sand stored in the ebb tidal delta and the adjacent spit. Hicks et al., (2018b) suggest that the tidal inlet is likely to enlarge in the future, resulting in an increased tidal prism and potentially increased erosion on the spit. Quantification of this is, however, beyond the scope of this assessment.

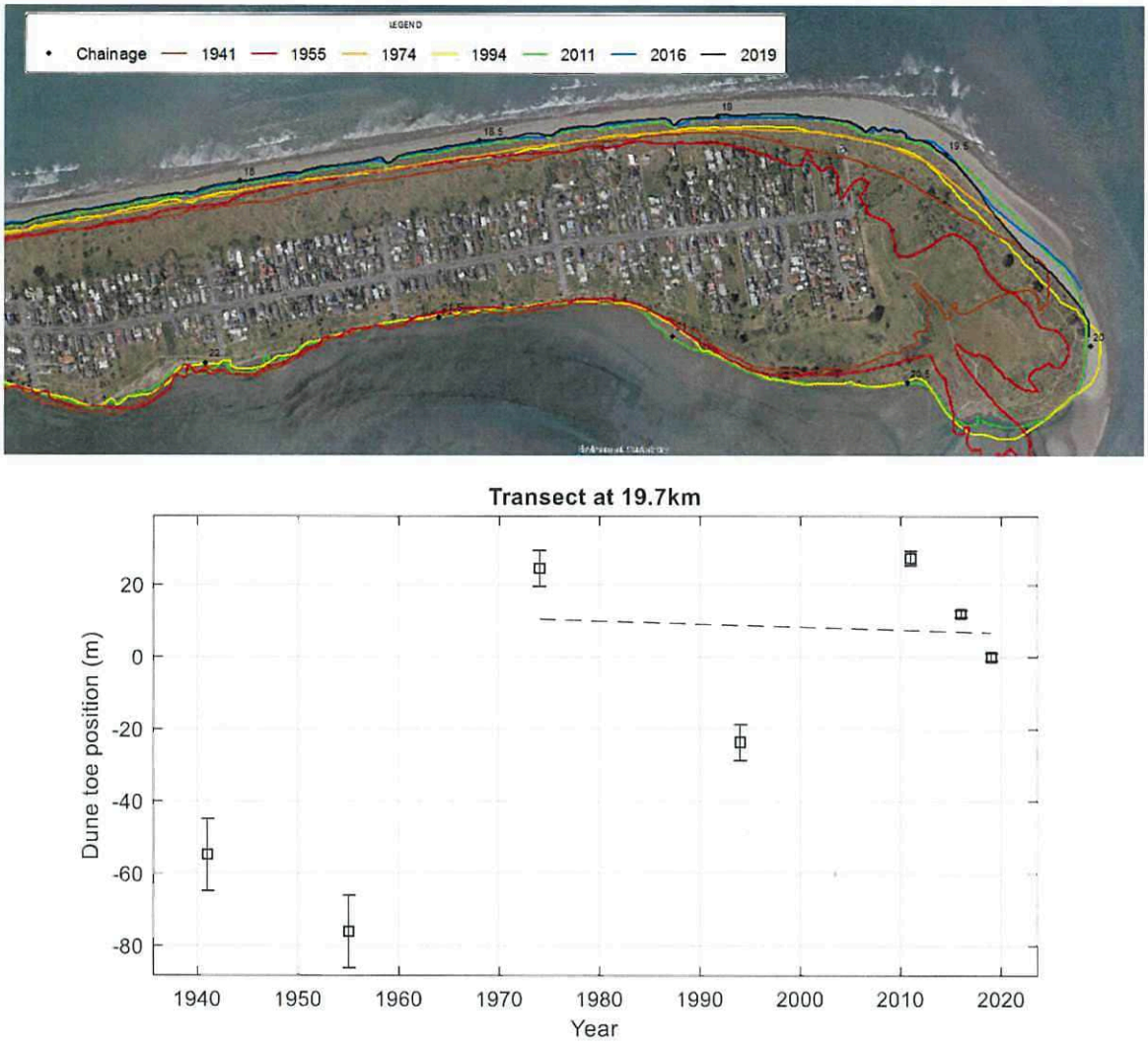

Figure 4.12: Historic shorelines and regression plot at chainage 19.7 km (distal end of Southshore Spit).

4.1.4.2 Adopted values and distribution

For this assessment a triangular distribution has been adopted for the LT component, with minimum, maximum and modal values defined within each cell. The parameter bounds have been rationalised based on the variation in the mean regression rate within each cell. For example, the upper bound is based on the maximum mean regression trend within each cell and the lower bound is based on the minimum mean regression trend within each cell. This is used in preference to a 95% confidence interval due to the often very wide range in confidence intervals due to the limited data points. LT trends within Cells 7 and 9 (seawalls) are based on the trends measured within the adjacent cells. Adopted LT parameter bounds for each cell along the Christchurch open coast are shown in Table 4.5.

Table 4.5: Adopted long-term component values for current sediment budget scenario

Cell	Long-term rate (m/yr)[1]		
	Upper	Mode	Lower
1	0.60	0	-0.60
2	0.30	0.25	0.18
3	0.30	0.25	0.18
4	0.18	0.16	0.14
5	0.12	0.08	0.00
6	0.20	0.10	-0.04
7	0.20	0.10	-0.04
8	0.20	0.10	-0.04
9	0.40	0.25	0.10
10	0.30	0.20	0.10
11	0.40	0.30	0.20
12	0.47	0.45	0.40
13	0.70	0.65	0.60
14	0.7	0.2	-0.10

[1] +ve values are accretion and -ve values are erosion.

4.1.4.3 Potential climate change effects on sediment supply

The key contributor to long-term accretion along the Christchurch open coast is the sediment supply from the Waimakariri River. Hicks et al (2018a) investigated the present day and future sediment budget for the Waimakariri River and concluded that the river contributes 182, 000 m^3/yr to the sediment budget along the Christchurch open coast shoreline, south of the river mouth.

Under future climate change conditions, the sediment supply to the Christchurch open coast may change. Based on the findings from Hicks (2018b) three future sediment supply scenarios have been assessed:

- Scenario 1: Current sediment budget. Assume current long-term rates continue.
- Scenario 2: 11% reduction in sediment supply to the coast due to climate change effects upstream.
- Scenario 3: 28% increase in sediment supply to the coast due to climate change effects upstream.

Hicks (2018b) conclude that the increase in sediment supply is a likely scenario. The long-term rates have been adjusted based on Equation 6 within Hicks (2018b)[2] (excluding the sea level rise component as this is accounted for separately within this study, see Section 0). A summary of the adjusted long-term rates accounting for the future sediment budget scenarios is shown in Table 4.6.

[2] $\Delta y = (\frac{Q_s T_e P_s}{BH} - \frac{SL}{H})$ where Q_s is the total river sand supply to the coast, T_e is the proportion of this river sand retained on the beach profile, and P_s is the proportion of the retained sand that is transported south from the river mouth to the city shore, H is the profile height above the closure point, B is the length of shoreline, S is the sea level rise and L is sum of the beach width above MSL.

Table 4.6: Adopted long-term rates (m/yr)[1] for sediment budget climate change scenarios

Cell	11% reduction in sediment supply			28% increase in sediment supply		
	Upper	Mode	Lower	Upper	Mode	Lower
1	0.48	-0.12	-0.72	0.82	0.22	-0.38
2	0.24	0.20	0.14	0.41	0.34	0.25
3	0.24	0.20	0.14	0.41	0.34	0.25
4	0.14	0.13	0.11	0.25	0.22	0.19
5	0.10	0.06	-0.02	0.16	0.11	0.02
6	0.16	0.08	-0.05	0.27	0.14	-0.03
7	0.16	0.08	-0.05	0.27	0.14	-0.03
8	0.16	0.08	-0.05	0.27	0.14	-0.03
9	0.32	0.20	0.08	0.55	0.34	0.14
10	0.24	0.16	0.08	0.41	0.27	0.14
11	0.32	0.24	0.16	0.55	0.41	0.27
12	0.38	0.36	0.32	0.64	0.62	0.55
13	0.56	0.52	0.48	0.96	0.89	0.82
14	0.56	0.16	-0.12	0.96	0.27	-0.06

[1] +ve values are accretion and -ve values are erosion.

4.1.5 Response to sea level rise (SLR)

Geometric response models propose that as sea level is raised, the equilibrium profile is moved upward and landward conserving mass and original shape. The most well-known of these geometric response models is that of Bruun (Bruun, 1962, 1988) which proposes that with increased sea level, material is eroded from the upper beach and deposited offshore to a maximum depth, termed closure depth. The increase in seabed level is equivalent to the rise in sea level and results in landward recession of the shoreline (Figure 4.13).

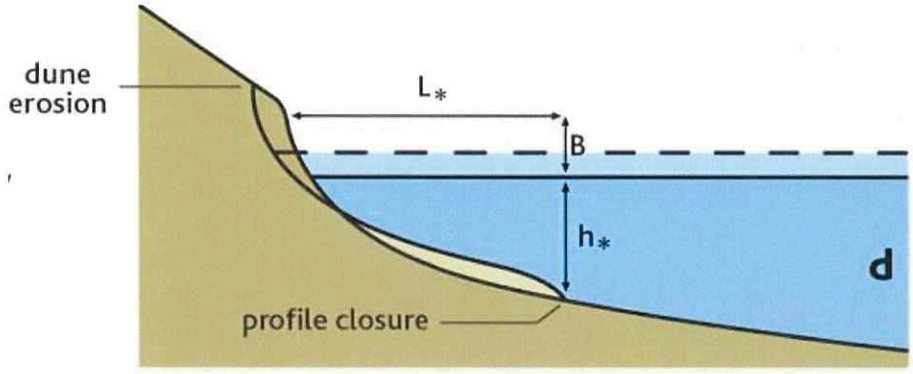

Figure 4.13: Schematic diagrams of the Bruun model for shoreline response (after Cowell and Kench, 2001).

The inner parts of the profile exposed to higher wave energy are likely to respond more rapidly to changes in sea level. For example, Komar (1999) proposes that the beach face slope is used to predict coastal erosion due to individual storms. Deeper definitions of closure including extreme wave height-based definitions (Hallermeier, 1983), sediment characteristics and profile adjustment records (Nicholls et al., 1998) are only affected during infrequent large-wave events and therefore may exhibit response-lag.

To define parameter distributions, the Bruun rule has been used to assess the landward retreat of three different active beach slope profiles (Figure 4.14):

1 Active beach face, average dune toe position to low water mark (lower bound).

2 Inner closure slope, average dune crest to inner Hallermeier closure depth (modal value).

3 Outer closure slope, average dune crest to outer Hallermeier closure depth (upper bound).

The Hallermeier closure definitions are defined as follows (Nicholls et al., 1998):

$$d_l = 2.28\,H_{s,t} - 68.5\,(H_{s,t}^2/gT_s^2) \cong 2\,x\,H_{s,t} \quad (4.2)$$

$$d_i = 1.5 \times d_l \quad (4.3)$$

Where d_i is the closure depth below mean low water spring, H_s is non-breaking significant wave height exceeded for 12 hours in a defined time period, nominally one year, and T_s is the associated period. For this study the deep water (non-breaking) wave climate parameters of H_s and T_p were based on the MetOcean wave hindcast data (1979 to 2019) from the 10 m depth contour (Table 4.7). Adopted slopes are based on average beach profiles and LINZ bathymetric contour data within each cell. A summary of the representative profiles and closure depths is presented in Table 4.8.

Table 4.7: Inner and outer profile closure depth estimates derived from Hallermeier's definitions with wave parameters sourced from the MetOcean wave hindcast

Location	Profile[1]	Significant wave height[2], $H_{s,12hr}$ (m)	Wave period[3], $T_{p,12hr}$ (s	Inner closure depth, dI (m)	Outer closure depth, di (m)
Southshore	CCC0396	2.99	7.75	7.1	10.7
Southshore	CCC0431	2.99	7.75	6.8	10.2
Brighton	CCC748	2.99	7.75	6.7	10.0
Parklands	CC1086	2.6	8.57	6.7	10.0
Waimairi	CC1273	2.6	8.57	6.7	10.0
Spencerville	CC1565	2.89	9.33	6.2	9.2
Brooklands	CC1972	2.89	9.33	6.2	9.2

[1] Average profile based on beach profile dataset. Offshore profile interpolated based on LINZ contour data.

[2] Non-breaking significant wave height exceeded for 12 hours over a year.

[3] Wave period corresponding to the non-breaking significant wave height exceeded for 12 hours over a year.

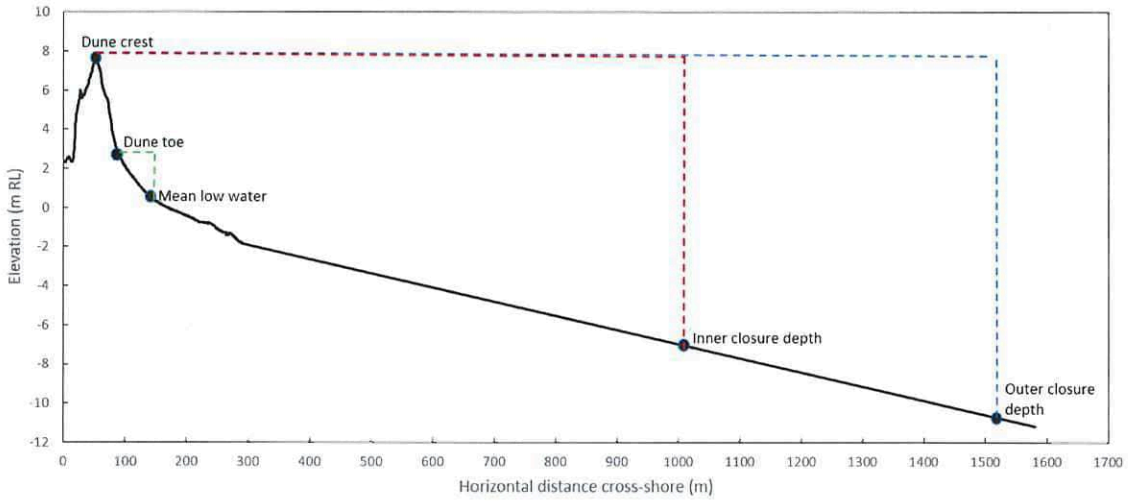

Figure 4.14: Extents of active profiles for the Christchurch Open Coast shoreline.

Table 4.8: Adopted slopes for each cell based on the profiles summarised in Table 2.7

Cells	Slope[1]		
	Lower	Mode	Upper
1 to 2	0.019	0.020	0.061
3	0.024	0.029	0.043
4 to 5	0.021	0.025	0.050
6 to 7	0.017	0.019	0.034
8	0.017	0.019	0.061
9	0.014	0.015	0.055
10	0.014	0.015	0.068
11 to 12	0.012	0.015	0.046
13 to 14	0.014	0.016	0.046

[1] Average profile based on beach profile dataset. Offshore profile interpolated based on LINZ bathymetric contour data.

4.1.6 Summary of components

Adopted component values for the Christchurch open coast are summarised in Table 4.9. Overall, the erosion susceptibility is slightly higher at the northern end of the shoreline (i.e. Cells 1 to 4) where the accretion rates are lower and the short-term storm cut potential is higher.

The assessed component values for this assessment are generally similar to the T+T (2017) assessment. The previous T+T (2017) assessment only included the open coast shoreline south of Waimairi Beach and therefore is only comparable with the updated Cells 6 to 14. For the short term component, the revised extreme value distribution is a similar shape with a slightly larger mean storm cut value compared with the previous assessment. The revised assessment includes additional data and hence there is a slight difference in values.

The long-term component is generally similar to the T+T (2017), where the average long-term rates ranged from 0.14 to 0.44 m/year. The modal values adopted in the updated assessment range from 0.1 to 0.45 m/yr through Cells 6 to 12. The updated accretion rates are slightly larger than the T+T (2017) values within Cells 13 and 14, which is likely the result of increased accretion over the recent years.

For the SLR response, T+T (2017) based the closure depths on data from the ECan wave buoy, offshore from Banks Peninsula. The adopted significant wave height was 4.2 m with a period of 10.8 s. The updated assessment has based the closure depths on the MetOcean wave hindcast data from the 10 m depth contour and subsequently the significant wave heights have been reduced, resulting in shallower closure depths and reduced closure slopes for the minimum and mode parameter bounds.

4.1.7 Uncertainties

Key uncertainties in the erosion hazard assessment along the Christchurch open coast shoreline include:

- Tidal inlet response to SLR and the subsequent effects on the long term shoreline trends at the distal end of the Southshore Spit.
- Future sediment supply from the Waimakariri River and subsequently the long term accretion rates.