

# PC14 Questions | 19 August 2025

## Workshop

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Date Requested: 19 August 2025

Date Provided: 20 August 2025

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### Request

I was surprised to see so many additional areas in blue added.  
Could you forward me a copy of today's workshop.

Can you clarify

- 1 Is the previous number of 65,000 accommodated without adding the sections in blue?
  - 2 If so what does adding the extra blue areas add to the total?
  - 3 Why is Council trying to go above and beyond the Ministers target?
  - 4 Had Council been briefed on the blue areas.
  - 5 Why is Sockburn added?
  - 6 How far away is the MRI.
  - 7 Will MRI transportation be on its own tracks or are our current buses planned?
- I believe the current buses are not acceptable to the public.

## Council Response

- 1. Is the previous number of 65,000 accommodated without adding the sections in blue?**  
The required yield is about 65,600 commercially feasible dwellings. We estimate this can be accommodated without the blue 'prospective additions'.
- 2. If so what does adding the extra blue areas add to the total?**  
Please refer to the slides.
- 3. Why is Council trying to go above and beyond the Ministers target?**  
The blue areas represent what some Councillors have promoted as they feel further medium density in these areas has merit.
- 4. Had Council been briefed on the blue areas.**  
The MRT-based blue areas came out of the drop-in session from 12 Aug. The Ilam blue area came out of a meeting with you, Cllr Harrison-Hunt, and Luke Chandler, but is no longer being promoted.
- 5. Why is Sockburn added?**  
This is based on the 5-minute walking catchment from the preferred MRT route in this area, from Main South Road, and is being promoted by Cllr Moore.
- 6. How far away is the MRI.**  
We assume you mean MRT – Mass Rapid Transit. As above, it is based on a 5-minute walking catchment, being 400m.
- 7. Will MRI transportation be on its own tracks or are our current buses planned?**  
We assume you mean MRT . The mode is yet to be determined.

# Opting out of PC14

19 August 2025


Ike Kleynbos – Principal Advisor, Planning

# Purpose of today


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- Final draft proposal
- Feasibility results
- Decision making
- Legal considerations

# Proposed opt out option

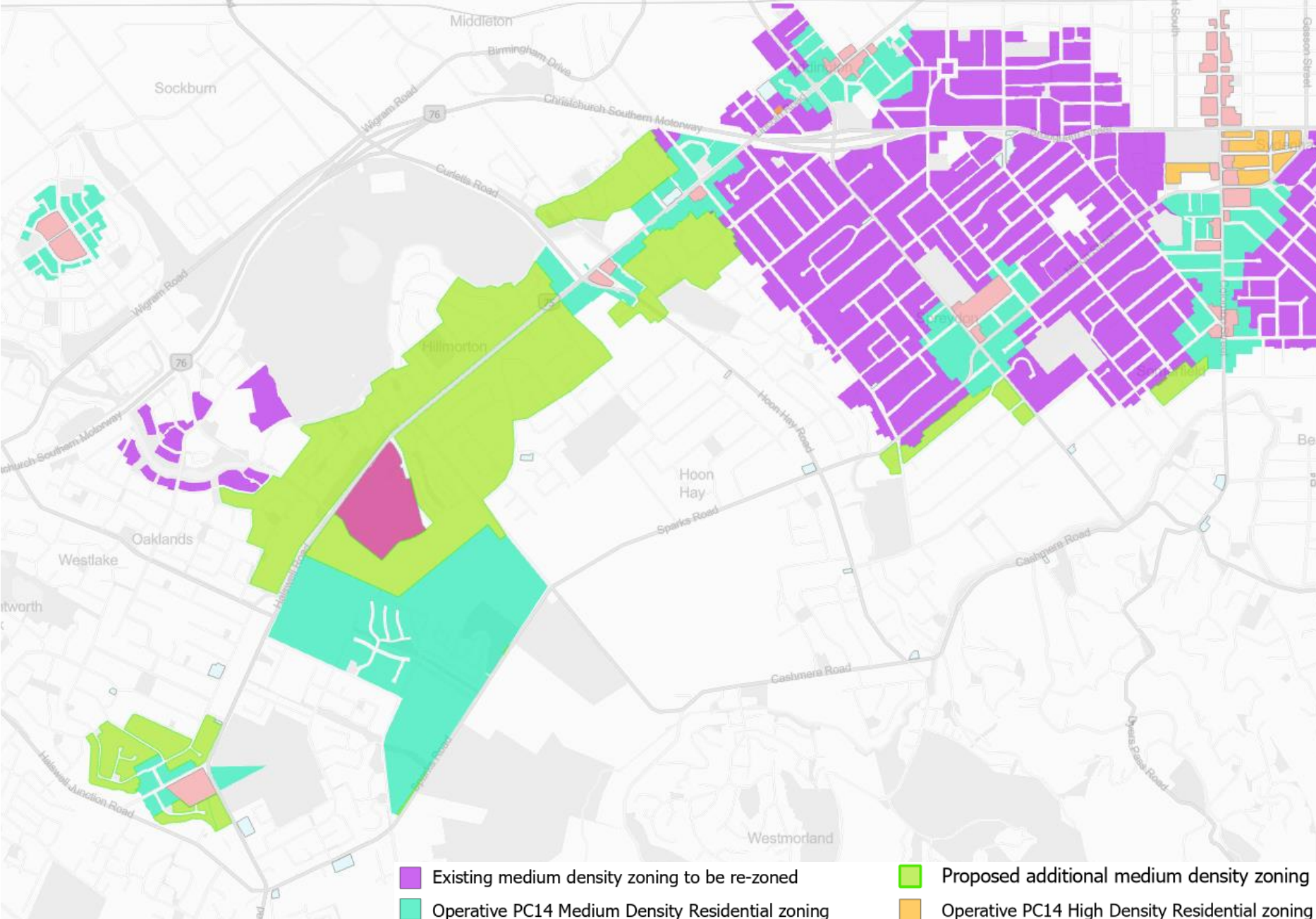
 Operative PC14 Medium Density Residential zoning

 Operative PC14 High Density Residential zoning

 Proposed additional medium density zoning

 Existing medium density zoning to be re-zoned

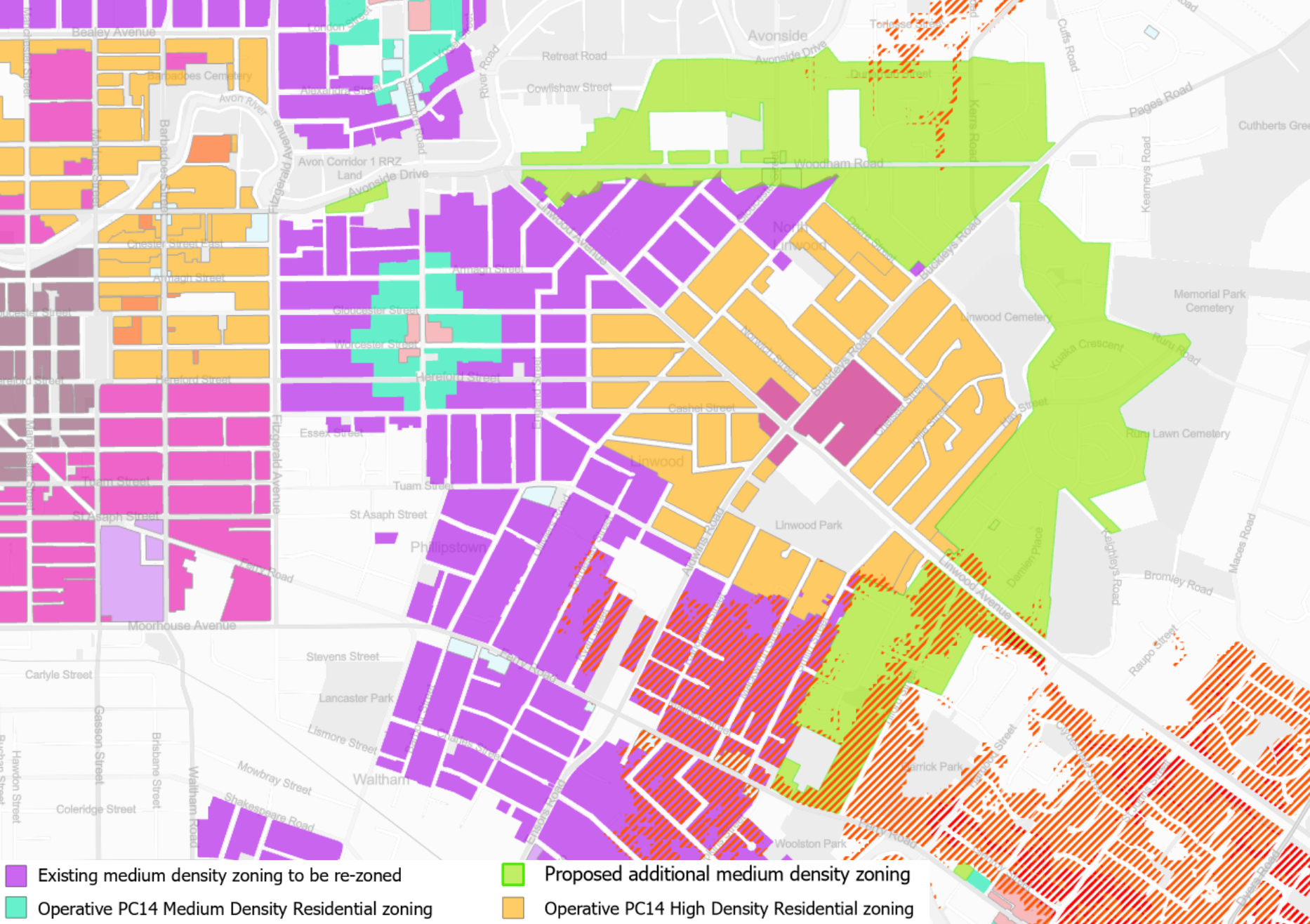




## South-west: No change from 5 Aug

Additional medium density around:

- Halswell commercial centre
- Bus corridor within 5 minute catchment zoned – as per GCSP
- Minor additions in Spreydon and Somerfield
- Consolidation of North Halswell

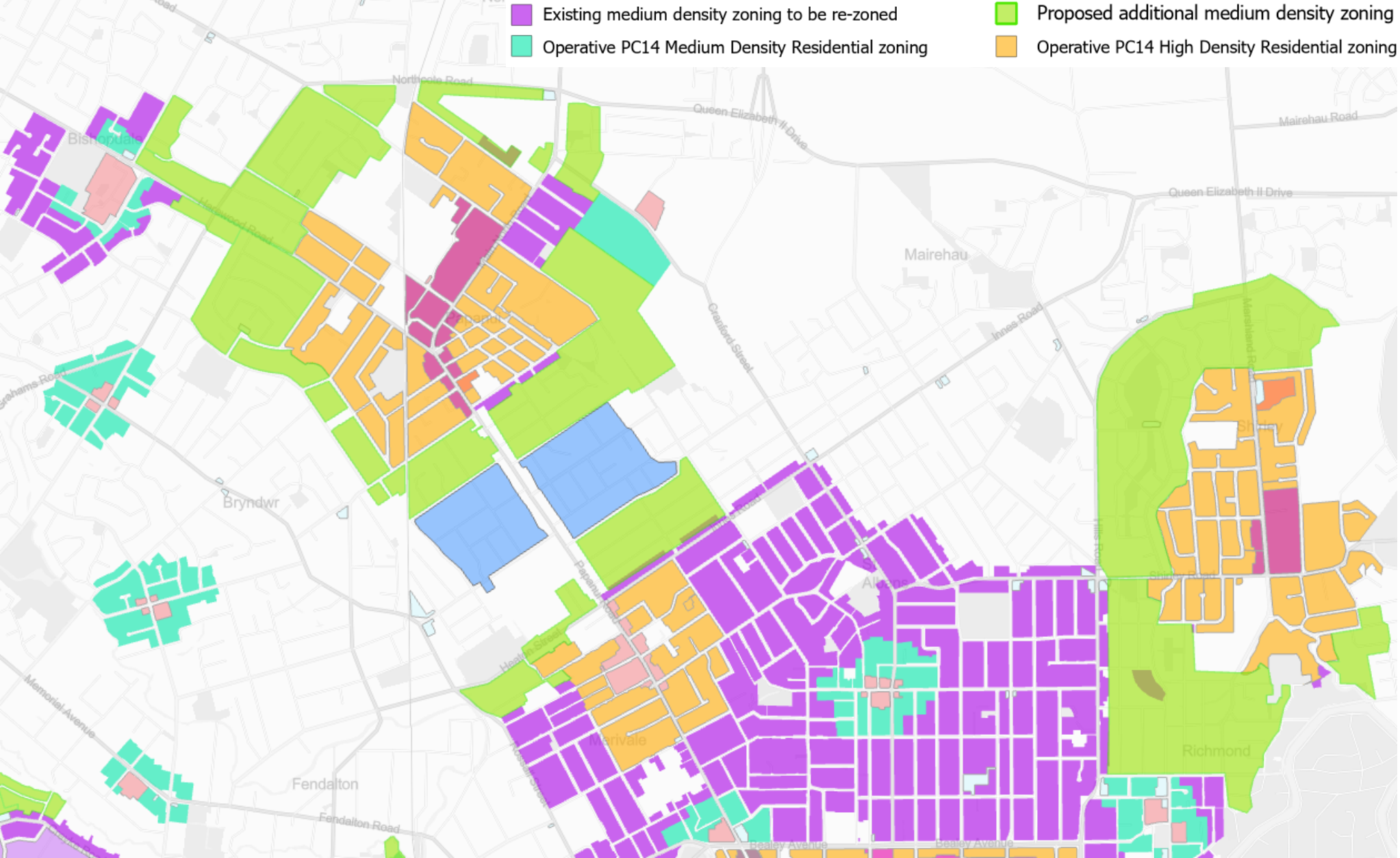


## East: No change from 5 Aug

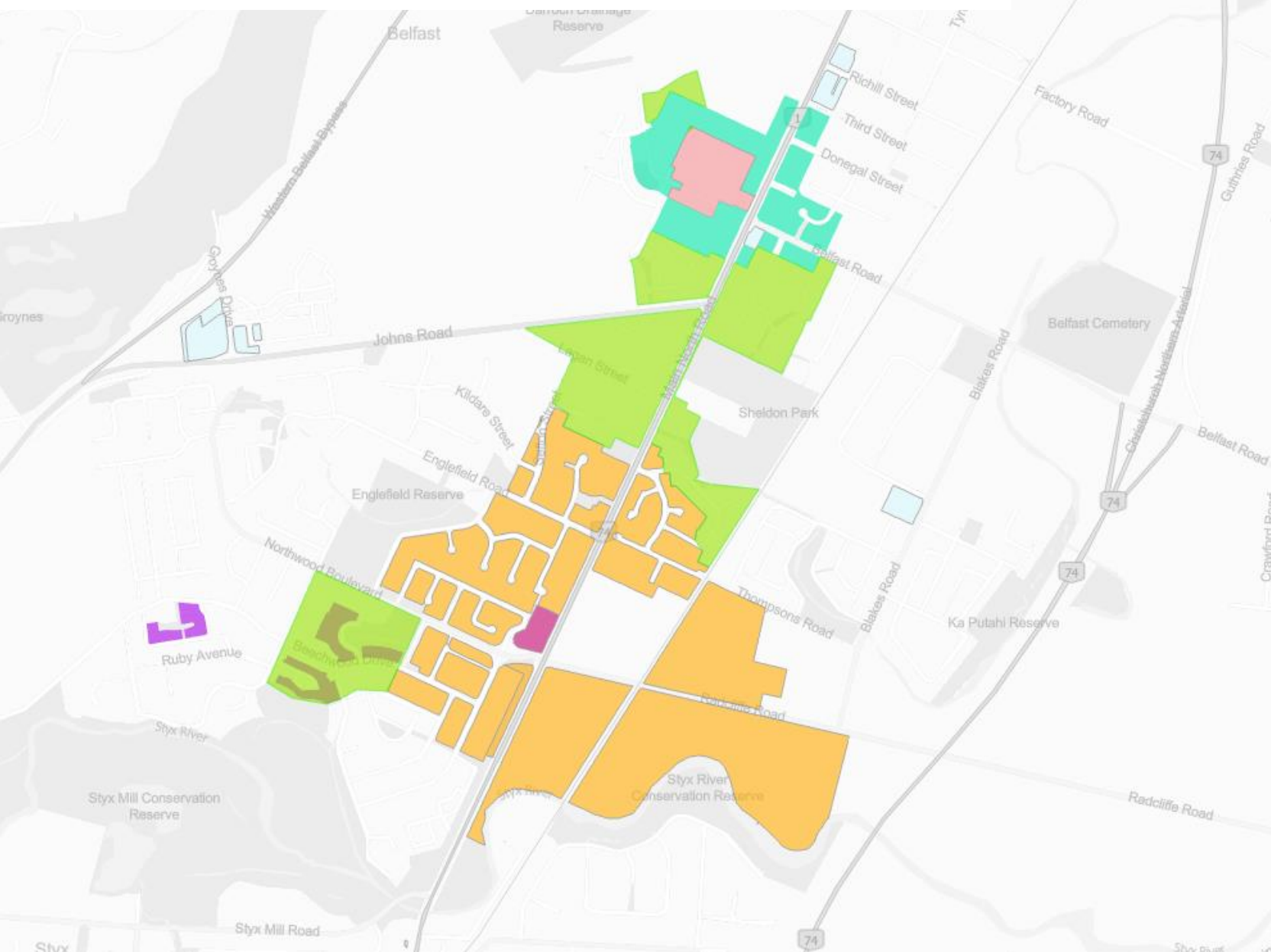
### Medium Density:

- Surrounding high density around Linwood Commercial Centre
- Tsunami areas not zoned, as per IHP
- Small addition near Woolston commercial centre
- Consolidation north of Richmond, connecting to Shirley
- Limited in east Shirley due to tsunami hazard and vacuum sewer restrictions





- Existing medium density zoning to be re-zoned
- Proposed additional medium density zoning
- Operative PC14 Medium Density Residential zoning
- Operative PC14 High Density Residential zoning



## Northwood / Belfast: No change from 5 Aug

### Medium density:

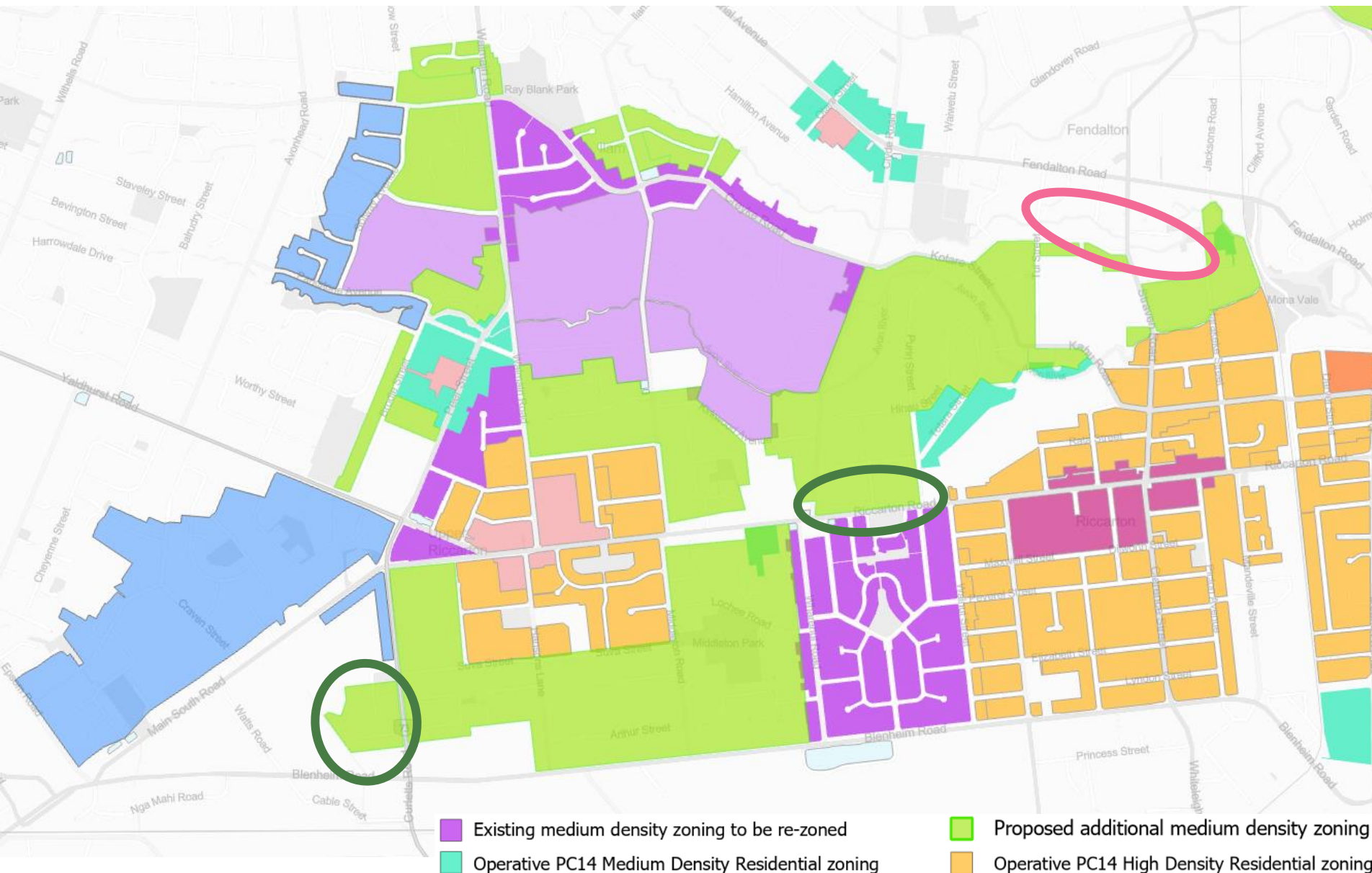
- Additions focused on better delivering existing medium and high density areas
- Connect along corridor between Northwood and Belfast
- Current Northwood medium density
- Small addition to Belfast to avoid split zoning, reflecting consented subdivision layout



## Riccarton / Ilam

Medium density:

- Around University and around high frequency bus routes
- Majority of sites north of Riccarton Road affected by the Airport Noise qualifying matter
- **Daresbury Medium Density built upon, but Weka St used as boundary (not Waimairi Stream)**
- **Addition south of Riccarton High**
- **Two Prospective Additions identified (to be separately voted on)**



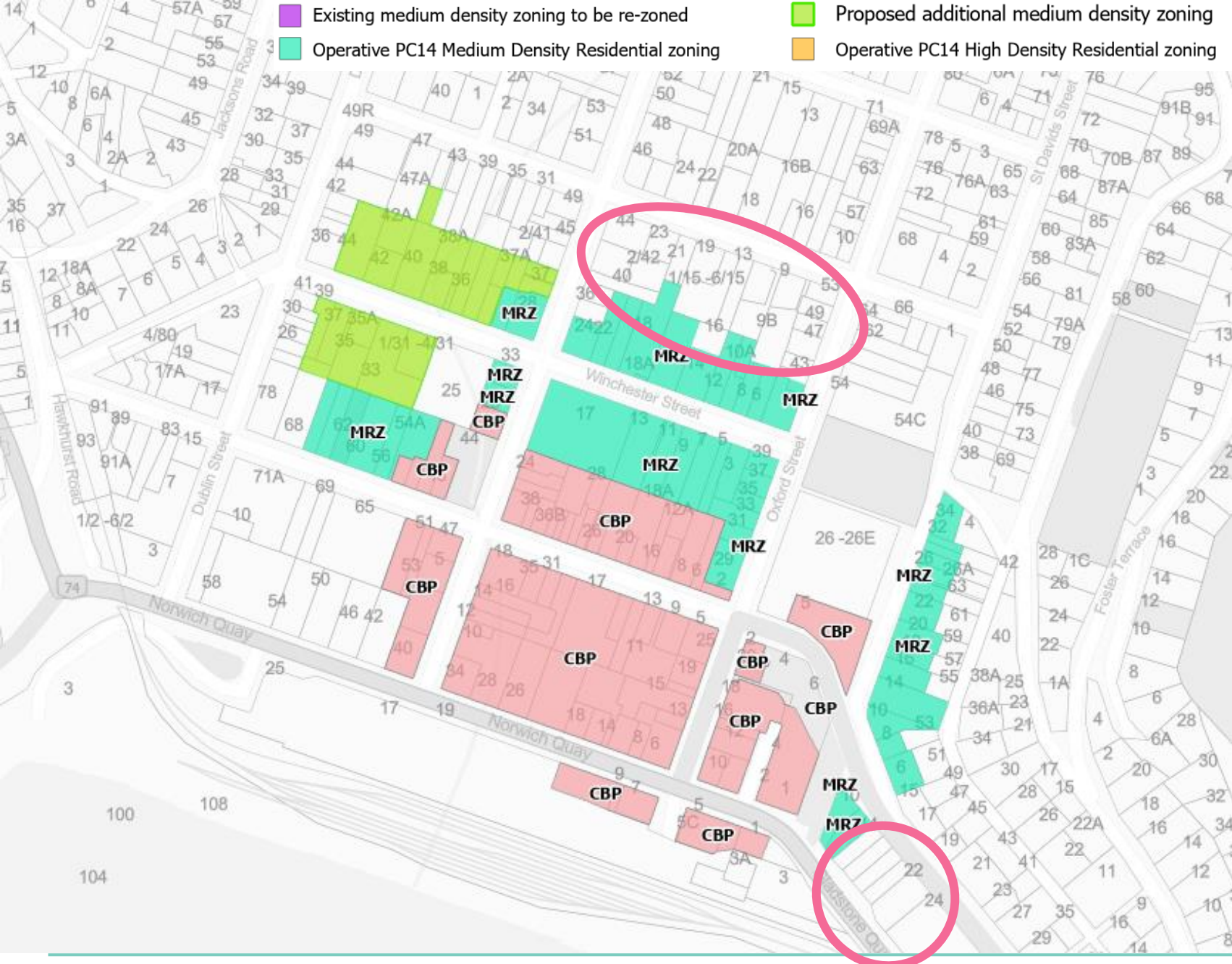
## Hornby: No change from 5 Aug

Medium density:

- All existing medium density zones re-zoned to PC14 Medium Density Residential Zone
- Focuses on the interface with suburban areas is addressed
- Lesser medium density reflects lesser degree of accessibility across Hornby
- **Prospective Addition shown for MRT Corridor – Sockburn (to be separately voted on)**





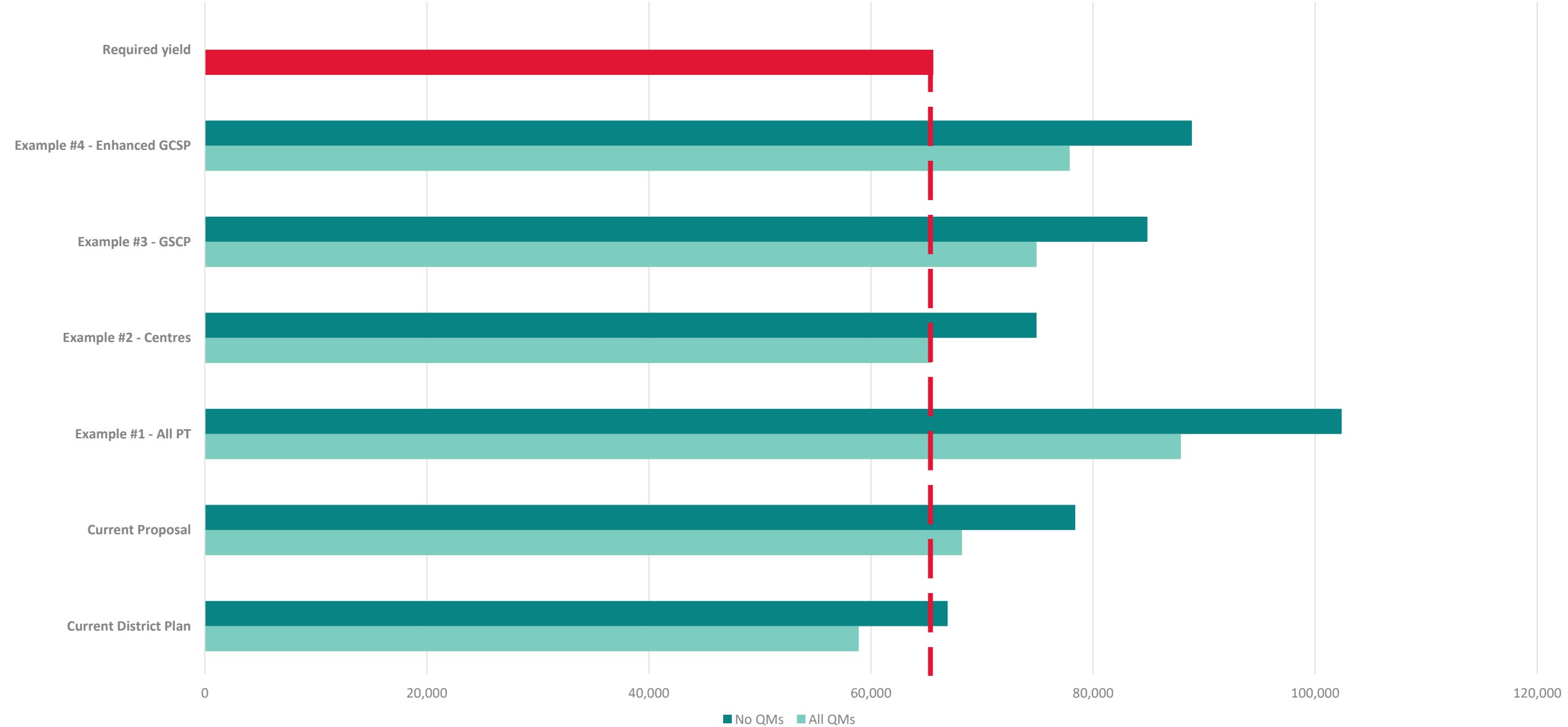


## Lyttelton

- Small changes made to better deliver existing medium density zone
- **Some affected city blocks expanded to provide a more uniform density along streets**
- Character area still recommended across all current and proposed medium density areas – resource consent required for any construction or extensions (not demolition)

# Feasibility and decision making

# Overall Commerical Feasibility Results



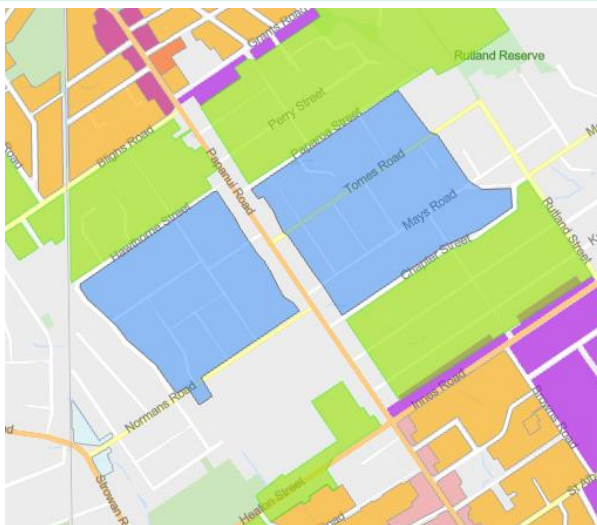
# Commercial feasibility results

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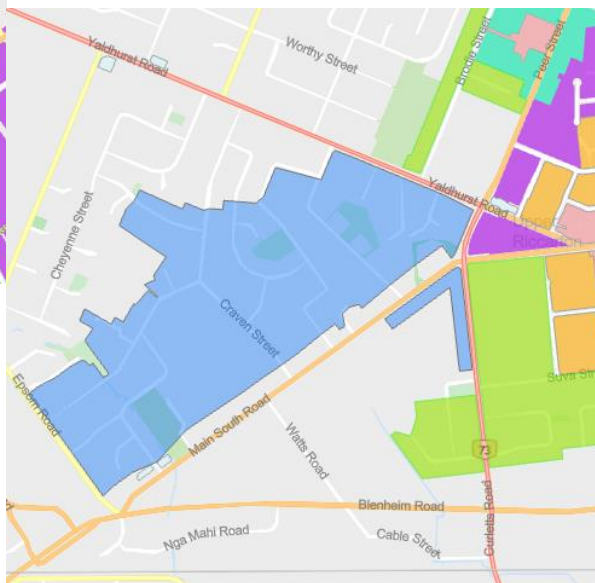
- Feasibility range (low and high counts) depends on qualifying matters
  - “**All QMs**” approach means 100% reduction based on QMs
  - “**No QMs**” approach means no reduction based on QMs
- Consent can be obtained within QMs, so this represents the range of what could be feasible
- Must ensure that the minimum figure is **above** required 65.6k figure



# Feasible yields of Prospective Additions



**MRT Corridor – Merivale**  
About 900 feasible residential units



**MRT Corridor – Sockburn**  
About 700 feasible residential units



**Ilam / Former Teacher College**  
About 300 feasible residential units

# Recap: Required decisions

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- Council should accept IHP Recommendations to zone medium density by **mid-September**
- Earlier means more time for the Minister's decision on whether to approve Council opting out of PC14
- Formally this means:
  - Accepting recommendations on Medium Density Residential Zone
  - Accepting recommendations on associated qualifying matters
- Increased risk of missing December 2025 PC14 deadline if Council proceeds with any 'alternative recommendations'
- Delegate authority to staff to apply to withdraw PC14

# Decision making considerations

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- (a) On PC14 decisions on IHP recommendations:
  - Confined to what is in the IHP record
  - Cannot consider public views outside of the IHP records.
- (b) On what geographic areas to make those PC14 decisions for:
  - Are not confined to the IHP record
  - Can consider other relevant matters
  - Can consider public views outside of the IHP record

# Next steps

- Finalise any changes
- Answer any questions
- Decision report set for 3 September