

Christchurch City Council report for referred recommendations on Plan Change 14 (IPI) to the Minister for the Environment

24 February 2025

Minister of Housing, Hon Chris Bishop

C/- Rebecca Scannell
Rebecca.Scannell@mfe.govt.nz
C/- Sarah McCarthy
Sarah.McCarthy@mfe.govt.nz
C/- David Falconer
David.Falconer@mfe.govt.nz

03 941 8999
53 Hereford Street
Christchurch 8013
PO Box 73012
Christchurch 8154
ccc.govt.nz

Tēnā koe Minister,

On 2 December 2024, Christchurch City Council (Council) made decisions on part of its Intensification Planning Instrument (IPI), Plan Change 14 (PC14). The decision is in accordance with the Gazette Notice of 16 September 2024¹ and responds to your letter of 10 September 2024, which outlined an amended timeframe requiring Council to decide only on recommendations related to Policies 3 and 4 of the National Policy Statement on Urban Development (NPS-UD) by 20 December 2024.

The decisions mark the beginning of a significant shift for Christchurch. They accelerate development opportunities within the City Centre and enable high-density development in and around 10 commercial centres, with areas in and around approximately 40 additional commercial centres enabled for medium-density development. While Council adopted the majority of recommendations of the Independent Hearings Panel (IHP), 20 recommendations from the IHP have been rejected, with alternative recommendations proposed.

The following report outlines these alternatives and provides supporting materials. We are grateful to the Ministry's staff for their engagement and support to date and look forward to working collaboratively to explain these matters further, if necessary.

Summary of Plan Change 14 – Housing and Business Choice (IPI)

- PC14 is the IPI notified by the Council on 17 March 2023. PC14 sought to also amend or include related provisions under s80E and provisions relating to financial contributions (for tree canopy cover) under s77E of the Resource Management Act 1991 (RMA). An IHP was established in mid-2022, with members appointed taking into account the views of Te Rūnanga o Ngāi Tahu, and it first convened on 2 September 2022, with hearings beginning on 10 October 2023 and ending on 24 April 2024. The IHP issued its recommendation report on 29 July 2024 on all aspects of PC14 to implement both Schedule 3A of the RMA and give effect to Policies 3 and 4 of the NPS-UD. Council made decisions on only Policies 3 and 4 of

¹ <https://gazette.govt.nz/notice/id/2024-sl4625>

the NPS-UD and financial contributions on 18 September and 2 December 2024, accepting all recommendations of the IHP except for 20 matters which were rejected and for which alternative recommendations are made, as described below.

- Decisions on Policies 3 and 4 of the NPS-UD and other matters were publicly notified on 30 September² and 12 December³ 2024.
- The Council is not required to make a decision on the balance of PC14 (i.e. relevant residential zones outside of a Policy 3 area) until 12 December 2025 at the latest.

Referred alternative recommendations

- While the Council accepted the vast majority of the IHP's recommendations (as relevant to its decisions), the Council has rejected a number of the IHP's recommendations. In each case the Council has made an alternative recommendation for the Minister to consider.
- These matters are summarised below, either in table format or, in respect of one matter (concerning 'pathways' for development in certain residential zones), in a separate section of the report that follows the table.

| IHP provisions / recommendation rejected by the Council | Description of IHP recommendation | Reasons why the Council does not support this recommendation | Alternative recommendation | Why is the alternative recommendation preferred? |
|--|---|--|--|---|
| Riccarton Bush Interface Area qualifying matter (QM). <i>Please see Attachment 1.</i> | Reject the Riccarton Bush Interface Area QM and zoning of surrounding residential areas (which were proposed to be subject to the QM) as Medium or High Density Residential Zone (Part 5, section 20 (including Addendum 2 of Recommendation Report). Anticipated zoning: If accepted, the IHP recommendation would result in HRZ within the Policy 3 catchment, leaving the balance of the QM area outside of the Policy 3 area as per | Council supports the QM and considers it is necessary to recognise and provide for the matters set out sections 6(b), 6(e), and 6(f) of the RMA. | Council recommends that the QM is provided for, with Medium Density Residential Zoning (MRZ) applied accordingly (as per 14.5.3 provisions in Council Reply). Anticipated zoning: If accepted, this alternative would result in MRZ applying throughout the QM area, which is beyond the Policy 3 catchment. This zoning would be nuanced by the 'Riccarton Bush | This better protects the cultural and historic heritage of Christchurch and the significant value Pūtarikamotu [Riccarton Bush] has to Ngāi Tūāhūiri Rūnanga ⁵ . The Policy 4 / QM response is considered appropriate given the strong section 6 RMA directives and the agreement of experts at the conclusion of the hearing. |

² See the 30 September 2024 public notice on the CCC webpage here: <https://ccc.govt.nz/news-and-events/public-notices/show/1255>

³ See the 12 December 2024 public notice on the CCC webpage here: <https://ccc.govt.nz/news-and-events/public-notices/show/1275>

⁵ Mahaanui Kurataiao statement of Riccarton Bush cultural values, Appendix G (page 780 of s42A report PDF)

| IHP provisions / recommendation rejected by the Council | Description of IHP recommendation | Reasons why the Council does not support this recommendation | Alternative recommendation | Why is the alternative recommendation preferred? |
|--|---|--|--|--|
| | operative zoning until a decision is made on the balance of PC14. | | Interface Area' overlay, as indicated in Right of Reply mapping ⁴ . This leaves some of the QM area unaffected by the overlay, being MRZ instead of HRZ. See Attachment 2 for an overview map. | |
| <p>Papanui War Memorial Avenues.</p> <p><i>The s42A report of Suzanne Richmond considered this topic (see pages 121 to 131) with expert arboricultural evidence of Matthew Stobbart.</i></p> | <p>For jurisdictional (rather than merits) reasons, not accept the Papanui War Memorial Avenues as a new heritage item and therefore not include rules associated with the QM (Parts 4 (section 3) and 8 (Appendix H) of Recommendation Report).</p> <p>Anticipated zoning: this does not modify zoning.</p> | <p>Council accepts the limits of an IPI as explained by the High Court in <i>Waikanae</i>⁶, but believes that an IPI can validly provide for the heritage values of a site not previously listed in the District Plan to be considered as a part of a resource consent application via new matters of discretion. The Council considers this aligns with section 80E of the RMA, the restricted discretionary activity status required by Schedule 3A and the NPS-UD regulations.</p> | <p>The Papanui War Memorial Avenues are considered as a matter of discretion for breaches of building height, building setback, and building coverage rules.</p> <p>Anticipated zoning: this does not modify zoning.</p> <p><i>See the updated matters of discretion provisions 14A.11.</i></p> | <p>The alternative better recognises and provides for the heritage values of the Memorial Avenues (as required by section 6(f) of the RMA).</p> |
| <p>Policy 3(d) High Density Residential Zone (HRZ) catchment around the Town Centre Zone of Riccarton.</p> <p><i>Please see Attachment 3.</i></p> | <p>Use an 800-metre walking catchment as an input to the HRZ catchment around the Town Centre Zone of Riccarton as the Policy 3(d) response. This applies HRZ over parts of what would otherwise be subject to the Riccarton Bush Interface Area, rejected by the IHP – see previous page (Part</p> | <p>The HRZ catchment should exclude sites accessed via Matai Street West because of its unique character, and 25 Deans Avenue should be rezoned to Mixed Use Zone (MUZ) to enable a wider range of activities on the site.</p> | <p>The Policy 3(d) response surrounding the Town Centre Zone of Riccarton is modified to end where sites are accessed via Matai Street West, and HRZ does not apply within the Riccarton Bush Interface. Apply</p> | <p>The modified HRZ extent integrates with the Riccarton Bush Interface Area alternative (refer to previous page) and better reflects the suburban characteristics of the area, better achieving a high density response.</p> <p>25 Deans Avenue is mostly bordered by industrial or commercial MUZ zoning with a large transition area to the residential area to the</p> |

⁴ Note the ability to filter qualifying matter layers in the webmap so that specific layers are more easily seen.

⁶ *Waikanae Land Company Limited v Heritage New Zealand Pouhere Tāonga* [2023] NZEnvC 56.

| IHP provisions / recommendation rejected by the Council | Description of IHP recommendation | Reasons why the Council does not support this recommendation | Alternative recommendation | Why is the alternative recommendation preferred? |
|---|--|--|---|---|
| | <p>3, Section 5 of Recommendation Report).</p> <p>Anticipated zoning: if accepted, the IHP recommendation would result in HRZ being applied within the Policy 3 catchment specified. 25 Deans Avenue would retain operative zoning until a decision is made on the balance of PC14.</p> | | <p>MUZ over 25 Deans Avenue.</p> <p>Anticipated zoning: If accepted, this alternative recommendation would reduce the Policy 3 catchment north of the Riccarton Town Centre Zone, thereby retaining operative zoning in the area identified where sites are accessed via Matai Street West until a decision is made on the balance of PC14. 25 Deans Avenue would be rezoned MUZ. See Attachment 2 for an overview map of Riccarton.</p> <p><i>See mapping of the alternative recommendation on the CCC Policy 3 Decision webmap.</i></p> | <p>north where Blenheim Road was once located, better supporting a rezoning to MUZ.</p> |
| <p>25 Deans Avenue increased height precinct.</p> <p><i>Please see Attachment 3.</i></p> | <p>Zone the site Medium Density Residential Zone (MRZ) (Part 3, Section 5 of Recommendation Report).</p> <p>Anticipated zoning: if accepted, the IHP recommendation would result in 25 Deans Avenue retaining operative zoning until a decision is made on the balance of PC14.</p> | <p>Council considers that the site should be part of the Policy 3(d) response for the Town Centre Zone of Riccarton. MUZ with further increased building height best reflects the setting of the site and provides for the most development opportunities, given its vacant nature and the context of its surrounds.</p> | <p>25 Deans Avenue has a building height precinct applied that permits a building height of 36m.</p> <p>Anticipated zoning: if accepted, this alternative would apply an overlay over any operative or new zoning to permit a building height of 36m.</p> | <p>The Operative District Plan also contains a specific greater building height overlay for the site, reflecting the strong potential of the site for greater built form. The proposal seeks a continuation of this, expanding on this proportional to the greater building height direction PC14 proposes.</p> |

| IHP provisions / recommendation rejected by the Council | Description of IHP recommendation | Reasons why the Council does not support this recommendation | Alternative recommendation | Why is the alternative recommendation preferred? |
|--|---|--|--|---|
| <p>Policy 3(d) catchment for Peer Street Local Centre Zone.</p> <p><i>Please see Attachment 3.</i></p> | <p>Use a 200 metre walking catchment measured from a central point of Local Centre Zones to define the Policy 3(d) residential response, being Medium Density Residential Zone (Part 3, Section 6 of Recommendation Report).</p> <p>Anticipated zoning: if accepted, the IHP recommendation would result in MRZ within the identified Policy 3 catchment surrounding the centre.</p> | <p>Council does not consider the centre is of a sufficient scale to warrant the IHP Recommended Policy 3(d) response. No change to the operative zoning is required to enable building heights and densities of urban form commensurate with the level of commercial activity and community services in this location.</p> | <p>No decision is made – i.e. retain pre-PC14 operative zoning for surrounding residential areas.</p> <p>Anticipated zoning: if accepted, this alternative would retain operative zoning surrounding the commercial centre until a decision has been made on the balance of PC14.</p> | <p>Excluding a walking catchment around the Peer Street Local Centre Zone from the Policy 3 decision better reflects (and is commensurate with) the scale of the commercial centre.</p> |
| <p>City Spine QM.</p> <p><i>The s42A report of Sarah Oliver considered this matter on pages 112 to 116, with supporting evidence of William Field (including in the Hearing Statement).</i></p> | <p>Reject the City Spine QM; apply applicable MDRS density standard (Part 5, Section 17 of Recommendation Report).</p> <p>Anticipated zoning: this does not modify zoning.</p> | <p>Council seeks the protection of this highly significant public transport corridor for future investment, and not foreclosing the future expansion into the road reserve to accommodate the expansion of public transport infrastructure and development as a sub-regional greenway.</p> | <p>Retain the City Spine QM, but only controls which seek to retain pre-PC14 residential road boundary setbacks along the corridor.</p> <p>Anticipated zoning: this does not modify zoning, only associated rules.</p> <p><i>See mapping⁷ of the alternative recommendation on the CCC Policy 3 Decision webmap. Alternative recommendation provisions are included under 14A.5.3.2.2 (page 38).</i></p> | <p>The alternative recommendation addresses the <i>Waikanae</i> issues with the QM as notified, only restricting development to a degree that is no more restrictive than prior to PC14. These controls better protect the corridor from any future expansion to more adequately provide for public transport along this highly strategic corridor.</p> |

⁷ Mapping was also detailed in the [Hearing Statement](#) of Sarah Oliver and in [Appendix J](#) (from page 10) of the s42A report.

| IHP provisions / recommendation rejected by the Council | Description of IHP recommendation | Reasons why the Council does not support this recommendation | Alternative recommendation | Why is the alternative recommendation preferred? |
|---|--|---|--|---|
| <p>Sunlight Access QM.</p> <p><i>Please see Attachment 4.</i></p> | <p>Reject the Sunlight Access QM; apply applicable MDRS density standard for height in relation to boundary (Part 4 (section 4) of Recommendation Report, including Addendum).</p> <p>Anticipated zoning: this does not modify zoning.</p> | <p>Council seeks that the height in relation to boundary provisions associated with MDRS developments reflect the fact that Christchurch has latitudinal and climatic characteristics that are different (in some cases, markedly) than where the vast majority of areas (70%, by population) where the MDRS applies.</p> | <p>Apply the Sunlight Access QM as per the Council Reply: reducing the angle origin to 3m and modifying the recession plane angle to between 50-60° depending on orientation. All height in relation to boundary exemptions are retained.</p> <p>Anticipated zoning: this does not modify zoning, only associated rules.</p> <p><i>See updated provisions of MRZ (14A.5.2.6) and HRZ (14A.6.2.2).</i></p> | <p>Applying the MDRS unmodified across Christchurch would result in reduced sunlight access for residents who are subject to the MDRS when compared to any district in the North Island. Put simply, the effects of the MDRS would be unequal (i.e. allow less sunlight access) in Christchurch due to the latitudinal variance between northern and southern New Zealand.</p> <p>Exemptions that apply along with the QM are also highly enabling and, in many cases, provide for a building form that is more enabling than the MDRS height in relation to boundary standard (see the Hearings Statement of Ike Kleynbos, pages 16-19). The QM is therefore a pragmatic response within an IPI context, as opposed to a means to retain pre-PC14 levels of sunlight, which it does not provide for.</p> |
| <p>Policy 3(d) catchment around the Town Centre Zone of Hornby.</p> <p><i>Please see Attachment 3.</i></p> | <p>Use an 800-metre walking catchment as an input to the High Density Residential Zone (HRZ) catchment around the Town Centre Zone of Hornby as the Policy 3(d) response (Part 3, Section 5 of Recommendation Report).</p> <p>Anticipated zoning: if accepted, the IHP recommendation would result in HRZ within the identified Policy 3 catchment.</p> | <p>Council considers the modified HRZ extent as per the alternative recommendation better reflects the scale of the Hornby commercial centre, which also reflects the current location of the pre-PC14 operative Residential Medium Density Zone.</p> | <p>Reducing the catchment to reflect the reduced walking catchment around Hornby Town Centre, removing HRZ between Neill and Oakhampton streets, and aligning the HRZ boundary with the operative Residential Medium Density Zone boundary between Blankney and Trevor streets</p> | <p>This small modification better ensures the HRZ is established in areas already enabled for intensification prior to PC14.</p> |

| IHP provisions / recommendation rejected by the Council | Description of IHP recommendation | Reasons why the Council does not support this recommendation | Alternative recommendation | Why is the alternative recommendation preferred? |
|--|---|---|---|--|
| | | | <p>(along Trevor Reserve).</p> <p>Anticipated zoning: if accepted, the alternative recommendation would apply a reduced Policy 3 catchment, with HRZ within the catchment and the operative zone being retained outside of the catchment until a decision is made on the balance of PC14.</p> <p><i>See mapping of the alternative recommendation on the CCC Policy 3 Decision webmap.</i></p> | |
| <p>Permitted building height within Hornby High Density Residential zoned areas.</p> <p><i>Please see Attachment 3.</i></p> | <p>Permit a building height of 14 metres in HRZ (Part 4, Section 3 of Recommendation Report).</p> <p>Anticipated zoning: this does not modify zoning.</p> | <p>Council considers the alternative better reflects a commensurate response under Policy 3(d) for the centre, while better aligning with pre-PC14 operative building height limits, and the alternative proposed Town Centre zone building height limit (see below).</p> | <p>The permitted building height (14.6.2.1.a) within HRZ surrounding the Town Centre Zone of Hornby is 12 metres.</p> <p>Anticipated zoning: this does not modify zoning, only associated rules.</p> <p><i>See updated provisions of HRZ (14A.6.2.1).</i></p> | <p>Applying a 12-metre building height limit provides a more commensurate response for the area and aligns with the reduced building height limit that Council has alternatively recommended for the Town Centre Zone of Hornby.</p> |
| <p>Policy 3(d) Town Centre Zone (TCZ) building height for Hornby.</p> <p><i>Please see Attachment 3.</i></p> | <p>Permit a building height of 32 metres for TCZ for Hornby (Part 3, Section 5 of Recommendations Report).</p> <p>Anticipated zoning: this does not modify zoning.</p> | <p>Council considers that the recommended 32 metre building height limit is not commensurate with the commercial centre of Hornby or its surrounds.</p> | <p>A building height standard (15.4.2.2.a.ii) for the Town Centre Zone of Hornby of 22 metres.</p> <p>Anticipated zoning: this does not modify zoning, only associated rules.</p> | <p>The alternative building height aligns with the building height limit of other similar Town Centres.</p> |

| IHP provisions / recommendation rejected by the Council | Description of IHP recommendation | Reasons why the Council does not support this recommendation | Alternative recommendation | Why is the alternative recommendation preferred? |
|---|--|--|--|--|
| | | | See updated provisions for TCZ in 15.4. | |
| <p>Policy 3(d) Town Centre Zone (TCZ) building height and form for Linwood.</p> <p><i>Please see Attachment 3.</i></p> | <p>Permit a building height of 22 metres for the TCZ at Linwood and apply the MDRS height in relation to boundary control along the boundary with residential zones (Part 3, Section 5 of Recommendations Report).</p> <p>Anticipated zoning: this does not modify zoning.</p> | <p>The pre-PC14 building height limit of 20 metres is sufficient to enable building heights and densities of urban form commensurate with the level of commercial activity and community services in this location. Moreover, retaining a recession plane angle that applies the Sunlight Access QM better supports the wellbeing of neighbouring residents.</p> | <p>A building height limit of 20 metres and a recession plane control along residentially-zoned boundaries that applies the Sunlight Access qualifying matter.</p> <p>Anticipated zoning: this does not modify zoning, only associated rules.</p> <p>See updated provisions for TCZ in 15.4.</p> | <p>The alternative approach better reflects the residential context that the TCZ area lies within.</p> |
| <p>Policy 3(d) catchment around the Town Centre Zone of Linwood.</p> <p><i>Please see Attachment 3.</i></p> | <p>Use an 600-metre walking catchment as an input (the Council Reply position) to the High Density Residential Zone (HRZ) catchment around the Town Centre Zone of Linwood as the Policy 3(d) response (Part 3, Section 5 of Recommendation Report).</p> <p>Anticipated zoning: if accepted, the IHP recommendation would result in HRZ within the identified Policy 3 catchment.</p> | <p>The Council notified position (400-metre catchment) better reflects a commensurate response under Policy 3(d) for the centre and reduces the negative social impacts of local intensification.</p> | <p>Reducing the HRZ catchment to the notified position, using a 400-metre walking catchment as an input.</p> <p>Anticipated zoning: if accepted, the alternative recommendation would apply a reduced Policy 3 catchment, with HRZ within the catchment and the operative zone being retained outside of the catchment until a decision is made on the balance of PC14.</p> <p>See mapping of the alternative recommendation on the CCC Policy 3 Decision webmap.</p> | <p>The IHP recommendation only increases commercial building height in the TCZ to a minor degree, and the alternative recommendation best reflects the pre-PC14 intensification extent and represents a consistent and proportionate response. The 400-metre walking catchment provides for this by aligning with the pre-PC14 extent for intensification (Residential Medium Density Zone).</p> |

| IHP provisions / recommendation rejected by the Council | Description of IHP recommendation | Reasons why the Council does not support this recommendation | Alternative recommendation | Why is the alternative recommendation preferred? |
|--|---|--|---|---|
| <p>Permitted building height within Linwood High Density Residential zoned areas.</p> <p><i>Please see Attachment 3.</i></p> | <p>Permit a building height of 14 metres in HRZ (Part 4, Section 3 of Recommendation Report).</p> <p>Anticipated zoning: this does not modify zoning.</p> | <p>The alternative better aligns with pre-PC14 operative building heights and reduces the negative social impacts of local intensification.</p> | <p>The permitted building height (14.6.2.1.a) within the High Density Residential Zone surrounding the Town Centre Zone of Linwood is 12 metres.</p> <p>Anticipated zoning: this does not modify zoning, only associated rules.</p> <p><i>See updated provisions of HRZ (14A.6.2.1).</i></p> | <p>As above, the overarching response in Linwood is not dissimilar in nature to pre-PC14 enablement, and this alternative seeks to ensure that the permitted building height better aligns with the 11 metre permitted building height of pre-PC14 Residential Medium Density zoning.</p> |
| <p>Airport Noise Influence Area QM.</p> <p><i>Please see Attachment 5. Note that the Hearings Statement of Sarah Oliver provides an overview of the QM, with the evidence of Laural Smith detailing the acoustic contours and the evidence from Marshall Day reporting on updated noise contours.</i></p> | <p>Apply a QM response to reflect both the operative airport noise contours (as annual average) and the 2023 remodelled noise contours (as outer envelope) (Part 4, Section 6 of Recommendation Report). Within the 50 dB noise contour (both operative and remodelled extents), apply a restricted discretionary activity rule for any development of four units or more (instead of a threshold of three units, as per the operative Plan), specifically requiring consideration of effects on Christchurch International Airport and limited notification to Christchurch International Airport Limited (CIAL), absent its written approval.</p> | <p>The threshold of the number of permitted units does not align with the pre-PC14 operative residential controls within medium density areas (despite adopting operative contours), and Council considers it more appropriate to leave the notification decision for only Council to consider under the RMA. Stating a party for limited notification within the Plan presupposes that the relevant effects threshold is met, which may or may not be the case.</p> | <p>The restricted discretionary activity trigger is modified to instead apply from three or more residential units (i.e. 2 units are permitted rather than 3), with the same matter of discretion applying as recommended by the IHP (reverse sensitivity).</p> <p>The limited notification clause requiring approval from CIAL within any 50 dB air noise contour is removed.</p> <p>Anticipated zoning: this does not modify zoning.</p> <p><i>See updated provisions of MRZ (14A.5.1.3 RD33) and HRZ (14A.6.1.3 RD 30).</i></p> | <p>The alternative provides an approach which is more consistent with the pre-PC14 operative threshold and with the application of notification decisions under s95 of the Act. It is unclear why the IHP recommended increasing the consent threshold from 3 to 4 or more units in the IHP recommendation, notwithstanding its acceptance of the QM. Further, Council questions the appropriateness of applying a more restrictive notification regime over an area where none existed prior to PC14 (i.e. within the new 2023 remodelled extent and outside the operative contour), considering the High Court's decision on <i>Waikanae</i>.</p> |

| IHP provisions / recommendation rejected by the Council | Description of IHP recommendation | Reasons why the Council does not support this recommendation | Alternative recommendation | Why is the alternative recommendation preferred? |
|--|---|--|---|--|
| | Anticipated zoning: this does not modify zoning. | | | |
| <p>High Density Residential zoning (HRZ) for 231 Milton Street and 12 Johnson Street.</p> <p><i>The s42A report of Ike Kleynbos considered this matter on page 718 of PDF (noted as 2 Barnett Ave and 14 Johnston Street).</i></p> | <p>Apply HRZ in accordance with the notified position, which reflects parcel boundaries prior to the boundary adjustment between lots (Part 3, Section 5 of Recommendation Report and Minute 51, Item #27 in Appendix A).</p> <p>Anticipated zoning: if accepted, the IHP recommendation would result in a split zone for 31 Milton Street and 12 Johnson Street, where each of these parcels have both HRZ and IG (industrial general) zoning on some of each parcel.</p> | <p>The HRZ extent no longer reflects the parcel boundary between lots, given the boundary adjustment that occurred after notification and was addressed in the submission from the site owner, ChristchurchNZ.</p> | <p>Modify the HRZ extent to a minor degree to reflect the current parcel configuration.</p> <p>Anticipated zoning: if accepted, the alternative recommendation would retain HRZ solely to the 12 Johnstone Street Site and IG zoning solely to the 231 Milton Street site. Zoning would conform to current parcel boundaries.</p> <p><i>See mapping of the alternative recommendation on the CCC Policy 3 Decision webmap.</i></p> | <p>This applies best practice to apply a zoning extent along a legal parcel boundary. The approach delivers a far more effective application of HRZ, rather than triggering the need for additional consents as two zones would be in effect for any development along the parcel boundary.</p> |
| <p>Local Centre Intensification Precinct (LCIP).</p> <p><i>Please see Attachment 3.</i></p> | <p>Remove the LCIP from Medium Density Residential zones around select Local Centre Zones (Part 4, Section 3 of Recommendation Report).</p> <p>Anticipated zoning: this does not modify zoning.</p> | <p>The recommendation is not responsive to the scale of respective commercial centres under NPS-UD Policy 3(d).</p> | <p>The LCIP is applied to Medium Density Residential zones surrounding the centres of Bishopdale, Barrington, Northwest Belfast, Halswell, Prestons, Wigram, Sydenham South, Richmond, but aligned to the 200m NPS-UD Policy 3 catchment recommended by the IHP for Local Centres. It is recommended that Council Reply provisions are adopted while being altered to align with the 12-</p> | <p>LCIP better enables perimeter block development around centres as a commensurate response under Policy 3(d), whilst reflecting the reduced height limit as recommended by the IHP. This weighting under Policy 3(d) is actively considered in the s42A report of Ike Kleynbos (pages 40 to 46).</p> |

| IHP provisions / recommendation rejected by the Council | Description of IHP recommendation | Reasons why the Council does not support this recommendation | Alternative recommendation | Why is the alternative recommendation preferred? |
|---|---|--|--|--|
| | | | <p>metre building height control of the zone (for both permitted height standards and height in relation to boundary exemption).</p> <p>Anticipated zoning: this does not modify zoning, only associated rules.</p> <p><i>See mapping of the alternative recommendation on the CCC Policy 3 Decision webmap. See updated provisions of MRZ (14A.5.2.3.a.vii [building height] and 14A.5.2.6.b.v [recession plane exemption]).</i></p> | |
| <p>Daresbury heritage listing QM⁸.</p> <p><i>Please see Attachment 6.</i></p> | <p>Retain the heritage item and associated heritage setting for Daresbury (9 Daresbury Lane, Fendalton).</p> <p>Anticipated zoning: if accepted, the IHP recommendation would result in MRZ being applied to the relevant site as a consequence of deciding on the QM.</p> | <p>Council considers that the house has been damaged to an extent where it is uneconomic to repair, as reflected in the evidence of the landowner.</p> | <p>Daresbury heritage listing (Item 185) and associated heritage setting (Item 602) are removed.</p> <p>Anticipated zoning: if accepted, the alternative recommendation would retain operative zoning as this lies outside of an identified Policy 3 area. The zoning would be subject to</p> | <p>As per column 3.</p> |

⁸ Council's position in evidence for the retention of Daresbury on the heritage schedule, which was accepted by the IHP, was that the "unreasonable" costs test in the heritage scheduling policy was not met and relied on [quantity surveyor evidence](#) that repair costs were similar or less than combined costs of demolition and construction of a new building to equivalent floor area. [Conservation architect evidence](#) for Council noted that the repair cost was proportionate to the scale of the project and the level of heritage significance of the building. [Council's planning evidence](#) also argued that the owner had recently subdivided the heritage setting and suggested that the return from this could assist in funding repairs. See [Policy 9.3.2.2.1 c.ii](#) for the 'reasonableness' direction provided for delisting a heritage item or setting.

| IHP provisions / recommendation rejected by the Council | Description of IHP recommendation | Reasons why the Council does not support this recommendation | Alternative recommendation | Why is the alternative recommendation preferred? |
|--|---|--|---|--|
| | | | the decision on the balance of PC14. | |
| <p>Antonio Hall heritage listing QM.</p> <p><i>Please see Attachment 7.</i></p> | <p>Retain the heritage item and associated heritage setting (with modification) of 265 Riccarton Road [Antonio Hall], Upper Riccarton.</p> <p>Anticipated zoning: if accepted, the IHP recommendation would result in MRZ being applied to the relevant site as a consequence of deciding on the QM.</p> | <p>Council considers that the building is significantly compromised and the site is better placed to deliver housing given its highly accessible location.</p> | <p>Antonio Hall heritage listing (Item 463) and associated heritage setting (Item 203) is removed.</p> <p>Anticipated zoning: if accepted, the alternative recommendation would retain operative zoning as this lies outside of an identified Policy 3 area. The zoning would be subject to the decision on the balance of PC14.</p> | <p>As per column 3.</p> |
| <p>Piko Residential Character Area QM.</p> <p><i>The s42A report of Liz White considered Residential Character Areas (see pages 24 to 36).</i></p> | <p>Retain the Residential Character Area (with modification) as a QM.</p> <p>Anticipated zoning: if accepted, the IHP recommendation would retain operative zoning as this lies outside of an identified Policy 3 area. The zoning would be subject to the decision on the balance of PC14.</p> | <p>Council considers that housing has deteriorated in this area and is better placed to deliver new housing given its highly accessible location.</p> | <p>Remove the Piko Residential Character Area.</p> <p>Anticipated zoning: if accepted, the alternative recommendation would result in MRZ being applied to the relevant site as a consequence of deciding on the QM.</p> <p><i>See mapping of the alternative recommendation on the CCC Policy 3 Decision webmap.</i></p> | <p>As per column 3.</p> |

Residential Pathways Alternative Recommendations

In PC14 as notified, the Council sought to introduce the MDRS into all relevant residential zones by adapting the existing Residential Medium Density Zone (RMD) provisions in the operative Plan to create a new Medium Density Residential Zone (MRZ) and extending that zoning across relevant residential zones. The existing Residential Central City Zone (RCC) was used as the base to apply both the MDRS and the Policy 3 response to create the High Density Residential Zone (HRZ).

While this had the effect of incorporating the MDRS and significantly increasing development capacity across the relevant residential zones, this standardisation process of replacing existing zoning with MRZ/HRZ gave rise to some instances where it might be somewhat more onerous to obtain resource consent for a specific activity under the new provisions, compared with the old (lower-density) zoning. This is because of the naturally wide variety of provisions in the various operative residential zones being standardised into one set of MRZ provisions.

This situation is markedly different from the facts in Waikanae, involving the introduction of a new site-specific protection, removing permitted activity status for a residential activity.

Nonetheless, the IHP's recommendations reflect its desire to ensure that all existing 'enablements' are preserved through PC14.

This led the IHP to recommend that multiple development 'pathways' be provided through the District Plan, one being based on the (pre-PC14) operative rules applying in any particular location, and one based on the MDRS and new MRZ zoning.

In its decisions, the Council has largely accepted the IHP's 'pathways' approach but has rejected a number of specific provisions that would have allowed development to be undertaken on a site under both pathways. The Council considers it important to ensure that the residential pathways in the Plan are independent from one another, to avoid the adverse consequences of mis-matched development.

The Council has made an alternative recommendation accordingly.

These matters are explained in more detail below.

IHP provisions / recommendation rejected by Christchurch City Council

The Council has rejected a number of provisions recommended by the IHP relating to the Residential Pathways controls within Chapter 14, which the Council considers would remove the independence of each pathway. The rejected provisions, by reference to the chapter version in [Minute 58](#), are as follows:

Page 21 (of the PDF linked above):

- Advice note #7 (from the introduction to the Definitions List in the Plan) – that is, the IHP recommended that the advice note be included, and the Council has rejected that provision.

From page 106 of the PDF:

- 14.2.d (the last sentence).
- Additions to 14.2.e, to add i. and ii. that allow for resource consent to be applied against both pathways.
- 14.2.g.v (the last line following "Chapter 14B Pathway").
- Consequential changes to numbering throughout.

Page 117:

- Rule reference of 14A.5.1.a to apply consequential rule reference changes to 14.2.

Page 152:

- The rule reference of 14A.6.1.a (consequential rule reference changes to 14.2).

Page 195:

- Rule reference of 14B.4.1.a (apply consequential rule reference changes to 14.2).
 - a. As noted in Minute 58, this change would apply to the beginning of all Activity status tables for the other overlay chapters in 14B.

Description of IHP recommendation

The Residential Pathways are the IHP's response to the High Court's determination on *Waikanae*, in the context of Chapter 14: Residential of the District Plan.

As briefly summarised above, in developing PC14 the Council sought to apply MRZ zoning to relevant residential zones across the city, in order to incorporate the MDRS. Section 80E of the RMA envisages zoning as a valid mechanism for introducing MDRS (section 80E(1)(b)(iii): an IPI may also amend or include related provisions, including zones, that support the MDRS).

Specific to the *Waikanae* decision, Council's case throughout PC14 was that the Environment Court had erred in its decision regarding s80E and accordingly did not seek to specifically modify the proposal, however, did seek to illustrate to the IHP throughout the hearing where controls removed pre-PC14 status quo enablements.

The High Court decision was issued after Council submitted its Council Reply, with Council noting the decision via memo to the IHP⁹. However, the IHP did not seek to invite further legal submissions on interpretation "given that the interpretation was squarely on the table throughout the hearing" and had therefore already concluded their interpretation¹⁰.

The IHP considered that the 'residential pathways' summarised above were the simplest means, in the time available, of retaining pre-existing development enablements while also introducing the MDRS. However, the specific issue the IHP had with PC14 as it was recommended by Council officers, requiring (in the IHP's view) the retention of the operative 'pathway', is unclear to Council. For example:

- [Part 1](#) [173] states: "...the Council's approach to drafting PC14, which essentially took the opposite direction to *Waikanae*, has left the Panel with considerable difficulty in separating out matters that are related to the mandatory requirements of the MDRS and Policy 3 response, and those which remove existing enablements."
- [Part 4](#) [6] states: "...the Panel found that the Council approached the drafting of changes to the notified PC 14 version and Reply version of Chapter 14, from the starting position that *Waikanae* was wrongly decided, and that the Council was entitled "without limitation" to amend provisions in Chapter 14 so as to achieve a well-functioning urban environment. This included amendments that affected the consenting status and matters of control and discretion for existing land uses. This has resulted in a set of provisions that the Panel is unable to unpick so that they meet the legal requirements of s80E and s77G, as we have interpreted them to be in Part 1 of the Report, and as they have been interpreted by the High Court in *Waikanae*."

⁹ Council Memorandum 26 June 2024, paragraph 7.

¹⁰ See [IHP Recommendation Report Part 1](#) [158] page 49.

- **Part 4 [59]** states: “...an amended or new restriction of discretion giving the Council greater opportunities to refuse consent than it previously held could be seen as a reduction in enablement to the extent that the Council could now take into account matters that it had previously excluded itself from. We find that this would only be the case if the relevant underlying ODP enablements in terms of activity status and applicable standards had also not changed. However, PC 14 does change, in both the MRZ and HRZ, the status quo in all instances so as to allow more development including as a permitted activity than previously.”
- **Part 4 [60]** states: We are satisfied that where a permitted level of development has been increased from the status quo, amended or additional restrictions of discretion (or assessment matters) may be able to be added in a manner that still satisfies the boundary of not removing status-quo levels of enablement.
- **Part 4 [65]** states: “...we prefer the Council’s assessment of foreseeable development issues, relevant effects to be managed, and extent and depth of s32 analysis (and s32AA analysis) of the overall package of zone provisions in each of the MRZ and HRZ.”

The above does not clarify which specific parts of Chapter 14 (as recommended by officers) the IHP considered would breach *Waikanae*, with the only direction in Part 4 [6] being “the consenting status and matters of control and discretion for existing land uses”. As above, Council was not offered the opportunity to state its position on the High Court’s determination on *Waikanae*, and therefore provides the following commentary for the assistance of the Ministry:

- **Consenting status:** both the Act¹¹ and the NPS-UD¹² specifically limit what is deemed to be enabled to activities that are permitted, controlled and restricted discretionary under these respective instruments. This has been applied throughout. In doing so, this has meant that in select instances, a less stringent activity status (such as controlled) provided by the operative Plan has increased, through PC14 (as recommended by officers), to a restricted discretionary activity, i.e. it has become more stringent. In Council’s view, this still seeks to reflect the direction of Schedule 3A for residential activities, however there may be some instances where the activity status change relates to non-Schedule 3A matter, such as ancillary controls that are consequential on the application of the MDRS and Policy 3.
- **Matters of control and discretion:** the matters to be considered for any non-compliance were reviewed and modified in accordance with the new permitted level of activity enabled through the MDRS and Policy 3 of the NPS-UD. This resulted in several matters being expanded or modified in a way that requires greater evaluation from applicants subject to these matters, proportionate to the increase in enablements. However, the wholesale application of matters of discretion across the Chapter means that some of these modified matters are linked to standards that are out of scope for the IPI, such as non-residential activities or residential zone standards associated with zones not considered ‘relevant residential zones’ under the Act.
- **Ancillary standards:** while not specifically discussed by the IHP, it is worth noting that PC14 has introduced a number of ancillary standards that are consequential on the application of the MDRS and Policy 3 of the NPS-UD. This includes, for example, the location of mechanical ventilation, indoor storage volumetric requirements, location of parking / garaging, building length, and minimum floor area. Existing controls such as fencing have also been modified to respond to the street-engagement direction of the MDRS density standards, with front boundary fencing controls being more prescriptive. These ancillary controls are, in Councils view, the application of s80E(1)(b)(iii) that are consequential on the application of the MDRS and Policy 3 of the NPS-UD.

In conclusion, it remains unclear to Council how the IHP specifically considers that Chapter 14 does not conform with its interpretation of *Waikanae*.

¹¹ Clause 4, Schedule 3A.

¹² Clause 3.4(2) of the NPS-UD (updated May 2022).

[Part 4](#) [7] of the IHP Recommendation report recommended that Council redraft Chapter 14 Residential to provide for the 'pathways' described above – ie under the operative Plan provisions, and by reference to MDRS. The following memos from Council and subsequent Minutes detail the clarification sought on how the pathways should apply and their drafting into the Chapter:

- Council Memorandum [2 August 2024](#) – Initial clarification on Residential Pathways
- IHP Minute 50 on [6 August 2024](#) – Response to 2 August memo
- Council Memorandum [19 August 2024](#) – Clarification on IHP's interpretation of Waikanae
- IHP Minute 52 on [27 August 2024](#) – Response to 19 August memo
- Council Memorandum [18 October 2024](#) – First memo detailing drafting of residential redraft to apply Residential Pathways, including the criteria used and limitations of the framework.
- IHP Minute 56 on [31 October 2024](#) – Responding to first redraft (18 October memo)
- Council Memorandum [11 November 2024](#) – Final residential redraft applying Residential Pathways
- IHP Minute 58 on [30 November 2024](#) – Response to 11 November memo
- Council Memorandum [3 December 2024](#) – Recording correspondence received from the IHP regarding the Council Decision Report's summation of the Residential Redraft

Of critical importance are the changes recommended by the IHP in **Minute 58**, aspects of which the Council has rejected and which are the subject of this alternative recommendation. Council details in its Decision Report¹³ how these changes would compromise the independence of the Residential Pathways and how the final Minute from the IHP contradicts earlier recommendations, as well as other provisions that changes are intended to work alongside with. Reference should be made to Council's 18 October 2024 memo, which details the importance of retaining the independence of the pathways.

Council notes that the IHP was critical of the conclusions reached by Council in the Decision report relating to the recommendations made by the IHP in Minute 58. Please see the linked memo above from 3 December 2024.

Do the IHP's Residential Pathways align with the requirements of the Act?

One specific consideration is whether what the IHP has recommended is supported by the Act, specifically, whether it conflicts with the requirements of Clause 2(2) of Schedule 3A. This reads:

There must be no other density standards included in a district plan additional to those set out in [Part 2](#) of this schedule relating to a permitted activity for a residential unit or building.

Council considers that providing two 'pathways' in the Plan – one based on MDRS and the other on the operative Plan provisions (including density standards) – complies with clause 2(2) of Schedule 3A because the operative provisions are an *alternative* development pathway, rather than providing an *additional* set of density standards to regulate development. Taking a purposive and contextual approach to interpretation (consistent with section 10 of the Legislation Act 2019 and related case law), clause 2(2) is concerned to ensure that permitted activities are not constrained by density standards other than MDRS. Clause 2(2) is fulfilled as the MDRS applies by default with no "additional" standards. The pathways provide *alternative* standards that only apply if an applicant chooses not to

¹³ [Council 2 December 2024 Decision on Plan Change 14](#) (see from paragraph 4.9).

apply the MDRS-derived controls of PC14, i.e. it is only if an applicant elects to follow an operative pathway different to MDRS.

Reasons why the Council does not support aspects of the IHP's recommendation regarding pathways

As noted above, Council's 18 October 2024 memo¹⁴ details the importance of retaining the independence of the pathways and the criteria used when completing the redraft. This was as follows:

- **Hybridisation:** in a number of important respects, the built form and other environmental outcomes anticipated by new MRZ / HRZ are at odds with those anticipated by the previous residential zones. As such, allowing a developer to use, interchangeably, those two permitted activity or consent pathways would likely lead to disjointed, mismatched developments and poor outcomes. The provisions form a package to manage the effects of development in an integrated way and to 'pick and choose' runs the risk of a lack of integrated planning.
- **Project Information Memoranda:** section 37 of the Building Act 2004 requires the Council to issue a certificate if a resource consent is required that materially affects certain building work. Determining this may require an understanding of which permitted pathway is relied upon by the developer.
- **Permitted baseline:** given that two different forms of permitted development would be enabled, the permitted baseline may be difficult to identify and apply. For example, if a person applies for consent under Chapter 14B (Pathway A) for a dwelling exceeding the permitted height in the operative Plan (say, a 9m building in the RS zone), would the permitted building height under Chapter 14A (Pathway B), of 11m plus 1m in MRZ, be relevant to consider?
- **Notification tests:** rules associated with each pathway contain various notification exemptions that apply under specific conditions. The Council must otherwise apply the standard notification tests, considering effects thresholds in light of what is enabled by the Plan. As with the permitted baseline, this exercise would be made more complex and ambiguous if the two permitted pathways are not made fully independent of each other.

The 'How to' section of the Chapter in 14.2 (as per pages 10-12 in Council's 11 November 2024 memo) provides the framework for how the Residential Pathways are intended to be administered. The provisions are summarised as follows:

- a. Chapter 14A represents what is enabled by Plan Change 14 and Chapter 14B represents the pathway to apply pre-PC14 enablements (defined as the 'Chapter 14B Pathway').
- b. Chapter 14B details all pre-PC14 residential zones that are relevant residential zones, though these are expressed as overlays that sit over MRZ and HRZ areas.
- c. All objectives, policies and methods contained in each sub-chapter are considered independently.
- d. The alternative Chapter 14B Pathway only applies if an applicant states their intention to apply it - failure to do so means that the 'standard' Chapter 14A zone approach enabled via PC14 applies.
- e. Given the permitted status of some activities, regulations state that applicants must also elect to state which rules are intended to apply for building consent applications.
- f. Enacting whichever pathway means that the opportunity to use the alternative pathway is foreclosed – i.e. if an applicant elects to use the Chapter 14B Pathway, then Chapter 14A is not available at a later date.
- g. The above 'in perpetuity principle' does not apply if a new vacant allotment is created. This acts as a reset, whereby an applicant can decide whichever pathway to apply.

¹⁴ See paragraphs 9 to 14.

- h. The independence of pathways is further protected, by stating the confined limitations of applying a permitted baseline, assessment of effects, and evaluation for the purposes of notification is confined to each pathway in isolation.

Council has found the exercise of creating the Residential Pathways framework in a way that avoids applying a pathway 'in perpetuity' challenging. Its sole purpose is to ensure that the so called 'pick and mix' scenario of provisions is avoided. As reiterated in Council's 11 November 2024 memo, there are a number of perverse outcomes that could arise if a hybrid of pre-PC14 provisions and PC14-enabled provisions operate together.

A simple example is what is currently enabled in the Residential Suburban Density Transition Zone (RSDT). This permits up to four residential units per site at 8m, or at about two storeys. If rules were to be blended, an applicant could use this to establish four units as a permitted activity, and subsequently seek to apply the MDRS-derived rules to add a third storey due to the 11+1m building height control in MRZ, or double the number of storeys if HRZ applies. Staged in this way, each of these activities could be achieved without resource consent as each stage compartmentalises the proposal to match the most enabling parts of each framework. The key issue being that such an approach circumnavigates any resource consent requirement, which would otherwise be required if applied for comprehensively through either pathway. This would not achieve the objectives of each respective zone. The example described could occur in quick succession or over a longer period of time and would permanently apply successive development rights.

Council's memorandum [18 October 2024](#) further details additional examples of the adverse outcomes of hybridisation of Residential Pathways (see paragraph 13).

Alternative recommendation

The Council alternative is not a rejection of the Pathways themselves, but rather a rejection of the recommendations made in Minute 58 to further modify how these are governed. As such, the following changes have been recommended (with *italicised text* adding commentary, as needed):

Chapter 2 – Definitions:

- Remove advice note #7, stating that all previously operative definitions apply.
 - *This increases complexity and confusion of the framework. Definitions themselves have already been annotated accordingly.*

Chapter 14.2 – How to interpret and apply the rules:

- 14.2.c.xi – to be reinstated as the operative overlay must apply as part of the Chapter 14B approach, as noted by the IHP in subsequent sections.
- 14.2.d – reinstate the Council proposed text:
 - The Chapter 14B pathway only applies if eligible applicants state their intention to apply the Chapter 14B pathway, otherwise the provisions of sub-chapter 14A shall apply.
- 14.2.e – remove all IHP recommended changes, except the change from “sub-chapter” to “Chapter” at the start of the clause.
 - *This is critical to retaining independence, as reflected by subsequent sub-clauses in g., h., and i.*

- 14.2.g.v – reinstate the latter of the clause as per Council recommendation, with modification:
 - “..., with any such decision subject to the conditions under **g.i** to **g.iv.** above and **h.** and **i.** below.”

Chapter 14A.5 – Medium Density Residential Zone

- 14A.5.1.a – Reinstate the IHP amended text at the latter of the provision to read:
 - “...Chapter 14B Pathway, **as per Rules 14.2 d. to i.**”

Chapter 14A.6 – High Density Residential Zone

- 14A.6.1.a – Reinstate the IHP amended text at the latter of the provision to read:
 - “...Chapter 14B Pathway, **as per Rules 14.2 d. to i.**”

Chapter 14B.4 – Residential Suburban Overlay and Residential Suburban Density Transition Overlay

- 14B.4.1.a – Reinstate the IHP amended text at the latter of the provision to read:
 - “...Chapter 14B Pathway, **as per Rules 14.2 d. to i.**”
 - *As noted in Minute 58, this change would apply to the beginning of all Activity status tables for all other overlay chapters in 14B.*

Council staff have discussed the administration of the Residential Pathways, given their current operative effect and the number of applicants who are choosing to apply the Chapter 14B Pathway. Council is currently choosing to annotate this on internal property records, however this annotation would be shown on any LIM purchased for the property or any other public enquiry for the property. There is no consent notice or annotation on a record of title.

Why is the alternative recommendation preferred?

The alternative recommendation is preferred, as Council considers the framework recommended by the IHP to be unworkable. As outlined in this report, the IHP’s recommendation appears contradictory—both in relation to previous recommendations and within its most recent recommendations in Minute 58. This inconsistency is evident in the amendments to section 14.2, which allow an applicant to seek consent under both pathways. However, provisions inserted before the activity rule tables in relevant zone chapters still state that rules should be applied independently. Council considers this omission a critical flaw that must be addressed for the Residential Pathways to remain functional.

It is important to reiterate that, given Council’s inability to state its position on the High Court’s determination regarding *Waikanae*, and the IHP’s approach in directing the Residential Pathways, Council has had little choice but to determine the best way to implement the IHP’s direction. An alternative approach that specifically addresses any restriction of status quo enablements is likely to result in a more effective, less administratively burdensome, and less litigious outcome for both Council and the community.

Relevant information to support alternative recommendations

- Relevant s42A material and evidence associated with specific matters has been referenced and linked to for each alternative, as applicable.
- Decision material has also been referenced within specific matters, including links to mapping of the 2 December 2024 Policy 3 Decision, which includes Alternative Recommendations that are spatial in nature.
- A table showing the acceptance and rejection of specific submission points relative to the Council Alternative Recommendations was prepared as part of the [Decision Report to Council](#) (see Attachment B).
- The following summaries of evidence via referenced links have also been attached:
 - **Attachment 1** – Summary of IHP Information on the Riccarton Bush Interface Area
 - **Attachment 2** – Overview maps of zoning outcome of Riccarton alternative recommendations.
 - **Attachment 3** – Summary of IHP Information on walking catchments and residential intensification under Policy 3(d)
 - **Attachment 4** – Summary of IHP Information on Sunlight Access qualifying matter
 - **Attachment 5** – Summary of IHP Information on Airport Noise qualifying matter
 - **Attachment 6** – Summary of IHP Information on Daresbury heritage listing
 - **Attachment 7** – Summary of IHP Information on Heritage Items and Settings

Please contact the underwriter for any further information, or contact the Christchurch City Council City Planning unit directly at planchange@ccc.govt.nz.

Ngā mihi nui,

A handwritten signature in blue ink, reading "Mark Stevenson".

Mark Stevenson, Acting Head of Planning and Consents
Christchurch City Council
Mark.Stevenson@ccc.govt.nz

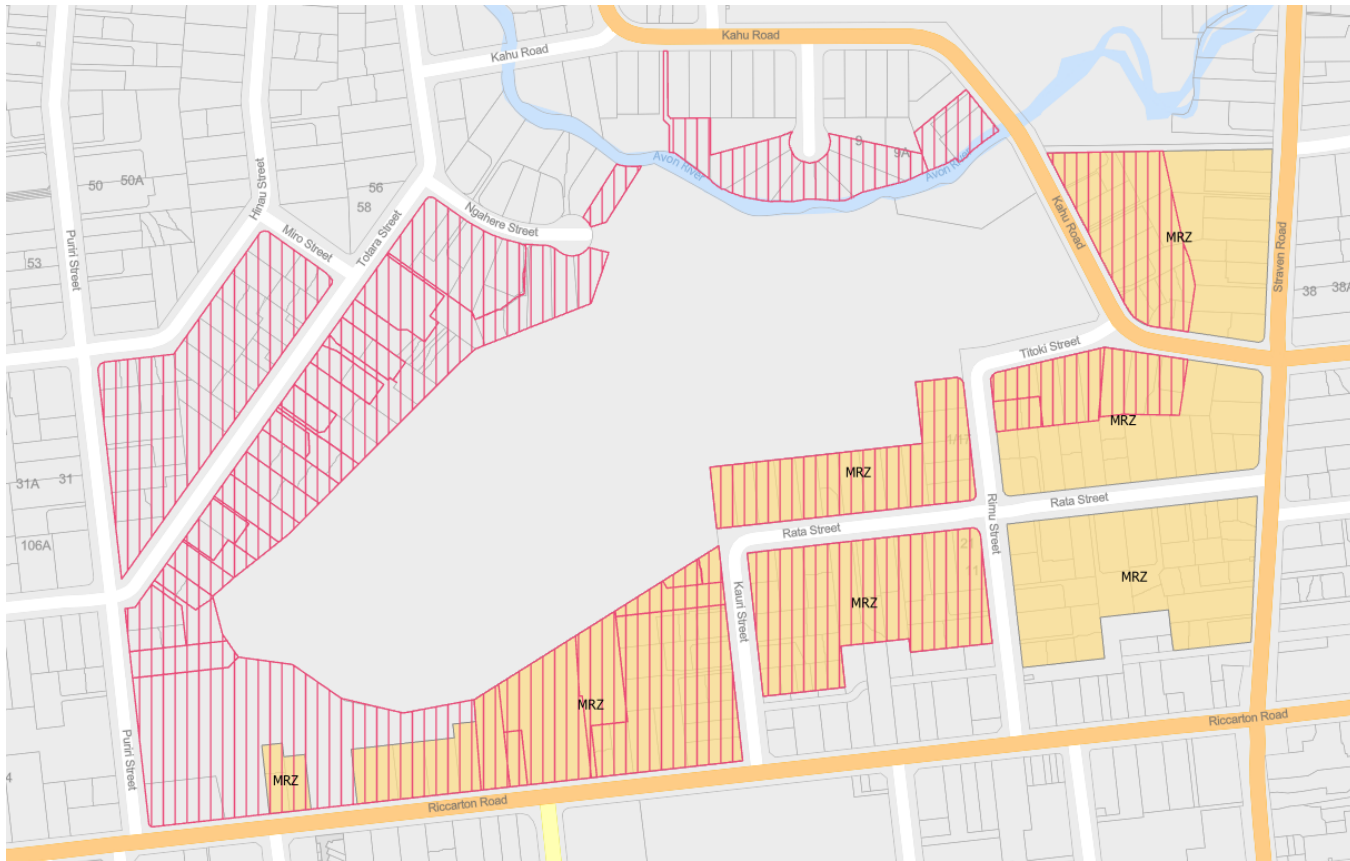
Attachment 1 – PC14 evidence summary – Riccarton Bush Interface QM

| Source | Links / Detail |
|---|--|
| Notified provisions | <ul style="list-style-type: none"> • RS/RSDT Rules: Building height – 14.4.2.3 • MRZ Rules: Building height and maximum number of storeys – 14.5.2.3 |
| S32 Evaluation Report | <p>Qualifying Matters – Part 2, section 6.11 (page 95, or 31 of PDF):</p> <ul style="list-style-type: none"> • Appendix 43 – Pūtaringamotu Riccarton Bush Heritage Landscape Review |
| Submission search | <p>Search submissions and further submissions on the Consult24 webpage.</p> <p><i>Please refer to relevant submitters detailed in s42A reporting, as per below.</i></p> |
| S42A Officer Recommendations report | <p>S42A Report of Ike Kleynbos, 11 August 2023:</p> <ul style="list-style-type: none"> • Pages 67-75 – Overall consideration • Pages 238-241 – Submission consideration • Page 780 – Appendix G <p>Themes of submissions considered:</p> <ul style="list-style-type: none"> • Seek modification • Support with modification • General support for QM • Oppose, remove QM <p>S42A Updated Residential Provisions:</p> <ul style="list-style-type: none"> • RS/RSDT Rules: Building height – 14.4.2.3 • MRZ Rules: Building height and maximum number of storeys – 14.5.2.3, Area-specific Discretionary Activities – 14.5.3.1.4 D3, Area-specific built form standards – 14.5.3.2, Building height – 14.5.3.2.3, Setbacks – 14.5.3.2.8.d, Building coverage – 14.5.3.2.9.e, Site density – 14.5.3.2.15.b |
| Council pre-hearing evidence (incl. Rebuttal) | <p>Rebuttal Evidence – Ike Kleynbos, 16 October 2023 (paras 13-20, 72-74)</p> <p>Riccarton Bush Heritage Landscape Evidence – Wendy Hoddinott, 11 August 2023</p> |
| Submitter pre-hearing evidence | <p>Expert evidence on behalf of Riccarton Bush Trust (#44, #2085) – David Norton, 20 September 2023</p> <p>Planning evidence on behalf of Kāinga Ora (#834, FS2082) – Tim Joll, 20 September 2023 (paras 6.1 and 6.2)</p> |

| Source | Links / Detail |
|--|---|
| | Landscape evidence on behalf of Kāinga Ora (#834, FS2082) – Sophie Strachan , 20 September 2023 (paras 1.2, 3.1 – 3.14, and Appendix A) |
| Council legal submission(s) | Dave Randal / Cedric Carranceja (paras 4.19-4.23, 6.14), 26 October 2023 |
| Submitter legal submission(s) | Riccarton Bush Trust (#44, #2085) – Andrew Schulte , 15 November 2023 Kāinga Ora (#834, FS2082) – Bal Matheson (paras 8.1 and 8.2), 22 November 2023 |
| Council hearing summary statement(s) & associated material | Ike Kleynbos – Hearing Summary Statement (page 10), 1 November 2023 Wendy Hoddinott – Hearing Summary Statement, 1 November 2023 (IHP took this as read) |
| Submitter hearing summary statement(s) & associated material | Shona Willis , Riccarton Bush Trust (#44, #2085), 22 November 2023 Helen Broughton , Waipuna Halswell - Hornby - Riccarton Community Board (#902 #1090 #2027), 18 October 2023 Helen Broughton , Waipuna Halswell - Hornby - Riccarton Community Board (#902 #1090 #2027), 8 November 2023 Helen Broughton (#886 #2046), 22 November 2023 (including attachment) Tony Simons , Riccarton Bush Kilmarnock Residents' Association (#188 #2062), 8 November 2023 (pages 3-4) Brendon Liggett , Kāinga Ora - Homes and Communities (#834 #2082 #2099) (pages 9-10), 29 November 2023 Tim Joll , Kāinga Ora - Homes and Communities (#834 #2082 #2099) (pages 6, 15-16), 29 November 2023 Sophie Strachan , Kāinga Ora - Homes and Communities (#834 #2082 #2099), 29 November 2023 Marcus Langman , Christchurch City Council Submission (#751), 2 November 2023 |
| Hearing appearances | <i>Please see the following relevant schedules:</i> |

| Source | Links / Detail |
|---|---|
| | <p>Hearing Proceedings – Week 1 (10-12 Oct 2023) Hearing Proceedings – Week 4 (31 Oct, 1-2 Nov 2023) Hearing Proceedings – Week 7 (21-23 Nov 2023) Hearing Proceedings – Week 8 (28-30 Nov 2023)</p> <p><i>Please see all hearing recording links on the IHP webpage (right-hand column):</i> https://chch2023.ihp.govt.nz/hearings/</p> |
| IHP information request(s) & response(s) | <p>On 1 November 2023, during the Council hearing presentation, the IHP requested a table showing all submitters and whether they were located within the proposed overlay.</p> <ul style="list-style-type: none"> • Council Memo to IHP, 23 November 2023 (outlines that the response is provided in Appendix G) • Appendix G, separately provided on IHP webpage |
| Any relevant Council or IHP Memos not otherwise covered above | N/A |
| Council Right of Reply | <p>Reply by CCC to matters arising during the hearing of submissions on proposed plan change 14 (Pages 105 and 106), 17 May 2024</p> <p>Right of Reply Updated Residential Provisions:</p> <ul style="list-style-type: none"> • RS/RSDT Rules: Discretionary Activities – 14.4.1.4 D11, Building height – 14.4.2.3. • MRZ Rules: Building height and maximum number of storeys – 14.5.2.3, Area-specific Discretionary Activities – 14.5.3.1.4 D3, Area-specific built form standards – 14.5.3.2, Building height – 14.5.3.2.3, Setbacks – 14.5.3.2.8.d, Building coverage – 14.5.3.2.9.e, Site density – 14.5.3.2.15.b |
| IHP Recommendation(s) reference | <p>Part 5 – City wide qualifying matters (pages 107 – 116)</p> <p>Addendum to Part 5 (page 5) Addendum 2 to Part 5 (pages 5-6)</p> |

Attachment 2 – Overview maps of zoning outcome pf Riccarton alternative recommendations

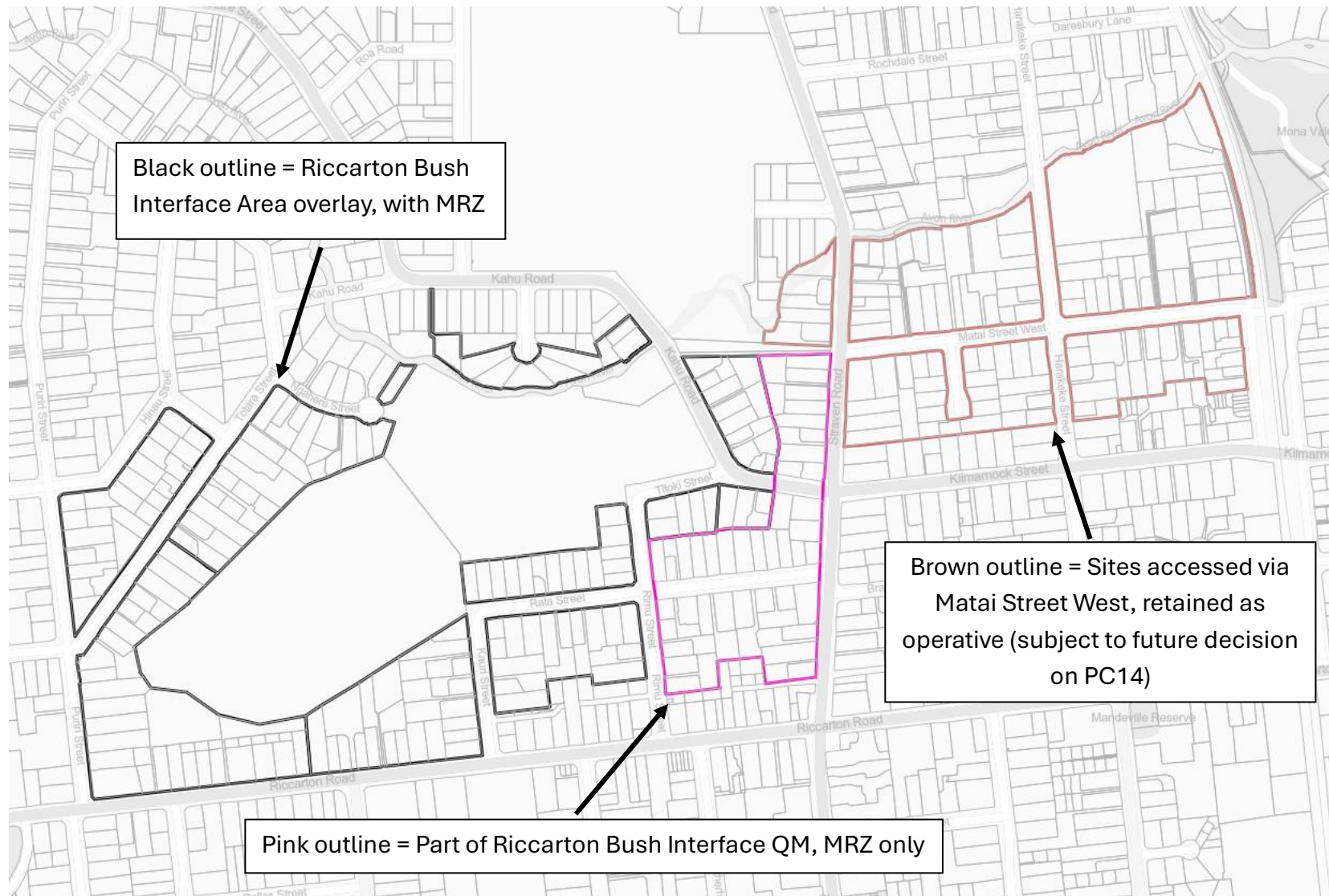


In the above:

Red hatch: represents the Riccarton Bush Interface Area, which represents the area where housing would be limited to two storeys (with associated built form controls), except for those areas that were Residential Medium Density Zone prior to PC14 (see MRZ area-specific rules under 14A.5.3). In the scenario where the Minister supports the alternative recommendation, he would be making a decision on both the zone and the restrictions to it (the qualifying matter), and therefore all of the hatched area would be zoned MRZ.

MRZ area (Shaded brown fill): represents the zoning response due to the Riccarton Bush Interface Area, within the Policy 3 catchment area. While most of this is covered by the overlay, a large part near Straven Road is not subject to the overlay. Here, the qualifying matter response is simply to limit zoning to MRZ (unencumbered), rather than the HRZ response that would otherwise apply within the Policy 3 catchment. If the Minister supports the alternative recommendation, both this MRZ area and all of the area beneath the red hatch would be MRZ. If the Minister supports the IHP recommendation, then only the displayed MRZ would change to HRZ.

Overview of Riccarton zoning via alternative recommendations:



Attachment 3 – PC14 evidence summary – Walking catchments and residential intensification

| Source | Links / Detail |
|-------------------------------------|---|
| Notified provisions | <ul style="list-style-type: none"> • Interactive PC13/PC14 planning map • MRZ Rules, Building height and maximum number of storeys (14.5.2.3, pages 23-25) • HRZ Rules, Building height (14.6.2.1, pages 16-17) |
| S32 Evaluation Report | <p>Residential S32 Evaluation Report:</p> <ul style="list-style-type: none"> • Pages 13-14 – Issue 2 • Page 14 – Issue 3 • Pages 49-64 – Issues 2 costs and benefits • Pages 65-72 – Issues 3 costs and benefits • Pages 98-102 – Evaluation of provisions • Pages 109-112 – Costs and benefits of provisions • Appendix 7 – A Summary of a National Survey on Living Locally in Aotearoa, New Zealand - University of Waikato • Appendix 9 – Economic cost benefit assessment of Christchurch City residential zones & intensification precincts • Appendix 10 – Aotearoa Urban Street Planning & Design Guide, Waka Kotahi • Appendix 11 – Understanding and implementing intensification provisions for the National Policy Statement on Urban Development, MfE & MHUD • Appendix 12 – Spatial overview of walking catchments and accessibility |
| Submission search | <p>Search submissions and further submissions on the Consult24 webpage.</p> <p><i>Please refer to relevant submitters detailed in s42A reporting, as per below.</i></p> |
| S42A Officer Recommendations report | <p>S42A Report of Ike Kleynbos, 11 August 2023:</p> <ul style="list-style-type: none"> • Pages 37-40 – Policy 3(c) • Pages 40-57 – Policy 3(d) • Pages 57-64 – General mapping themes (incl. walking catchment mapping) • Page 108 – Out of scope submissions, Re Policy 3(c) • Pages 193-196 – Submission on: HRZ spatial application of walking catchment • Pages 146-179 – Submissions on: Level of enablement under NPS-UD |

| Source | Links / Detail |
|---|--|
| | <ul style="list-style-type: none"> • Appendix C – Recommended mapping changes to around Commercial Centres (pages 524-535). <p>Updated mapping:</p> <ul style="list-style-type: none"> • Interactive PC14 planning map of s42A recommendations • Interactive map – Commercial Centre Walking Catchments s42A Recommendations <p>Updated provisions:</p> <ul style="list-style-type: none"> • MRZ Rules, Building height and maximum number of storeys (14.5.2.3, pages 25-27) • HRZ Rules, Building height (14.6.2.1, pages 19-20) |
| Council pre-hearing evidence (incl. Rebuttal) | <p>Rebuttal Evidence – Ike Kleynbos, 16 October 2023:</p> <ul style="list-style-type: none"> • Accommodation and Community facilities Overlay – Scenic Hotels Group (#809) – page 14 • North Halswell HRZ – Danne Mora Limited (#903) & Milns Park Limited (#916) – page 17 • Kāinga Ora (#334) – pages 18-23 <p>Brian Norton – Stormwater Engineering Evidence (paras 21-40, 83-89), dated 11 August 2023</p> <p>Michele McDonald – Water and Wastewater Engineering Evidence (paras 16-33, Appendix A), dated 11 August 2023</p> |
| Submitter pre-hearing evidence | <p>Planning Evidence for Christchurch Casinos Limited (#2077) – Anita Collie, 20 September 2023</p> <p>Planning Evidence for Danne Mora Limited (#903) and Milns Park Limited (#916) – Andrew Mactier, 20 September 2023</p> <p>Civil Engineering Evidence for Danne Mora Limited (#903) and Milns Park Limited (#916) – Jamie Verstappen, 20 September 2023</p> <p>Planning Evidence for Canterbury Regional Council (#689) – Meg Buddle (para 21, 22, 89-110), 20 September 2023</p> <ul style="list-style-type: none"> • Appendix 1 and 2, 20 September 2023 |

| Source | Links / Detail |
|-------------------------------|---|
| | <p>Stormwater Engineering Evidence for Canterbury Regional Council (#689) – Mathew Surman, 20 September 2023</p> <p>Planning Evidence for Glenara Family Trust (#91) – David Mountford (paras 25-35), 20 September 2023</p> <p>Planning Evidence (Centre Hierarchy and Commercial Zone Rules) for Kāinga Ora (#834) – Jonathan Clease (paras 3.1-3.107, 3.136-3.214, section 6, Appendix 1, Appendix 3-6), 20 September 2023</p> <p>Planning Evidence (Residential Zones) for Kāinga Ora (#834) – Jonathan Clease, 20 September 2023</p> <p>Economic Evidence for Kāinga Ora (#834) – Fraser Colegrave, (sections 1, 3, 4, 5 (Items 1-3), 15 September 2023</p> <p>Corporate Evidence for Kāinga Ora (#834) – Brendan Liggett, (Sections 7, 8), 20 September 2023</p> <p>Corporate Evidence (Residential Matters) for Kāinga Ora (#834) – Brendan Liggett, (Section 2), 20 September 2023</p> <p>Planning Evidence for Lendlease New Zealand Limited (#855) – Mark Arbuthnot (paras 4.19-4.32), 20 September 2023</p> <p>Planning Evidence for University of Canterbury (#184) – Caroline Hutchison (paras 5.6-5.8, 8.1-9.3), 20 September 2024 [note updated evidence presented]</p> <p>Planning Evidence for Winton land Limited (#556) – Clare Dale, 20 September 2023</p> |
| Council legal submission(s) | <p>Dave Randal / Cedric Carranceja – Residential Zones (para 1.3-3.14), 26 October 2023</p> <p>Dave Randal / Cedric Carranceja – Central City and Commercial Zones (sections 4-5), 17 October 2023</p> <p>Dave Randal / Cedric Carranceja – Opening Legal Submission (para 2.26-2.33, 3.22-3.29), 3 October 2023</p> |
| Submitter legal submission(s) | <p>Canterbury Regional Council (#689) – Michelle Mehlhopt (paras 29-48, Appendix 3), 17 April 2024</p> |

| Source | Links / Detail |
|--|--|
| | <p>Kāinga Ora (#834) – Bal Matheson (section 3), 22 November 2023</p> <p>Kāinga Ora (#834) – Bal Matheson (section 8), 6 October 2023</p> <p>Christchurch Casinos Limited (#2077) / NHL Developments Limited (#706) – J Appleyard / A Hawkins / A Lee, 27 October 2023</p> <p>Lendlease Management Limited (#855) – Bianca Tree / Amy Colebourn, 24 October 2023</p> <p>Glenara Family Trust (#91) – David Caldwell (para 10), 12 October 2023</p> |
| Council hearing summary statement(s) & associated material | <p>Ike Kleynbos – Hearing Summary Statement (pages 1-7), 1 November 2023</p> <p>Brian Norton – Hearing Summary Statement, 18 October 2023</p> <p>Brian Norton – Hearing Summary Statement, 2 November 2023</p> <p>Michele McDonald – Hearing Summary Statement, 2 November 2023</p> |
| Submitter hearing summary statement(s) & associated material | <p>Kāinga Ora (#834) – Jonathan Cleese, 26 October 2023</p> <p>Christchurch Casinos Limited (#2077) / NHL Developments Limited (#706) – Anita Collie, 30 October 2023</p> <p>Lendlease Management Limited (#855) – Mark Arbuthnot, 31 October 2023</p> <p>Victoria Residents Association (VNZ) – Geoff Banks (pages 13-14), 7 November 2023</p> <p>Deans Avenue Precinct Society Incorporated (#222) – Claire Mulcock and Grant Read, 8 November 2023</p> <ul style="list-style-type: none"> Powerpoint Presentation, 8 November 2023 <p>Waipuna Halswell-Hornby-Riccarton Community Board (#902) – Helen Broughton, 8 November 2023</p> <p>Bruce Taylor and Diana Taylor (#328), 8 November 2023</p> |

| Source | Links / Detail |
|---|--|
| | <p>Ilam and Upper Riccarton Residents' Association (#39) - Lynette Hardie Willis, 8 November 2023</p> <p>Riccarton Bush Kilburn Residents' Association (#188) – Tony Simons (page 6-11), 8 November 2023</p> <ul style="list-style-type: none"> • Associated hearing presentation material, 8 November 2023 • Member Ray Sleeman, 8 November 2023 • Member Tim Preston, 8 November 2023 <p>Winton Land Limited (#556) – Clare Dale, 14 November 2023</p> <p>Marjorie Manthei (pages 3-4, 6-12) (#237), 14 November 2023</p> <p>Dr Christina Stachurski (#763), 15 November 2023</p> <p>Tim Priddy and John Hudson (#895), 22 November 2023</p> <p>Geoff Banks (#918), 22 November 2023</p> <p>Kāinga Ora - Homes and Communities (#834) – Jonathan Cleave, 29 November 2023</p> <p>Architecture Designers New Zealand (ADNZ) (#685) – Glen Murdoch (presentation material), 17 April 2024</p> <p>Central Riccarton Residents' Association (#638) – Joscelyne Silcock and Kay Risdon, 18 April 2024</p> <p>Canterbury Regional Council (#689) – Matthew Surman, 24 April 2024</p> <p>Riccarton Bush Kilburn Residents' Association (#188) - Catherine Shipton, 24 April 2024</p> |
| Hearing appearances (please detail if there is any cross-examination and include links to video(s)) | <p><i>Please see the following relevant schedules:</i></p> <p>Hearing Proceedings – Week 3 (24-26 Oct 2023)</p> <p>Hearing Proceedings – Week 4 (31 Oct, 1-2 Nov 2023)</p> <p>Hearing Proceedings – Week 5 (7-9 Nov 2023)</p> <p>Hearing Proceedings – Week 6 (14-16 Nov 2023)</p> <p>Hearing Proceedings – Week 7 (21-23 Nov 2023)</p> <p>Hearing Proceedings – Week 8 (28-30 Nov 2023)</p> <p>Hearing Proceedings – Week 9 (15-18 Apr 2024)</p> <p>Hearing Proceedings – Week 10 (23-24 Apr 2024)</p> |

| Source | Links / Detail |
|---|--|
| | <p>Please see all hearing recording links on the IHP webpage (right-hand column):</p> <p>https://chch2023.ihp.govt.nz/hearings/</p> |
| IHP information request response(s) | <p>IHP Minute 4 – 1 August 2023:</p> <p>[para 50]:</p> <p>“On behalf of the Panel, at the hearing Commissioner McMahon set out a range of ‘strategic’ and ‘mechanics of how PC 14 works’ [Appendix 3] information matters that he requested Council provide and speak to at the commencement of the hearing in order that all parties have a common bundle of information that can be readily referenced (and potentially added to).”</p> <ul style="list-style-type: none"> • Council Memo, 1 August 2023, noting that the information was provided in the 28 July 2023 memo to the IHP: • Supplementary response: Council Memo, 31 October 2023 (pages 9 and 10) <p>IHP Minute 39 – 9 April 2024:</p> <p>“The Council is to provide an update on the legal status of the Spatial Plan by way of a memorandum by 3pm on Monday 15 April 2024”</p> <ul style="list-style-type: none"> • Council Memo, 15 April 2024 |
| Any relevant Council or IHP Memos not otherwise covered above | - |
| Council Right of Reply | <p>Reply by CCC to matters arising during the hearing of submissions on proposed plan change 14 (Pages 84-94), 17 May 2024</p> <p>Right of Reply Updated Residential Provisions:</p> <ul style="list-style-type: none"> • MRZ Rules, Building height and maximum number of storeys (14.5.2.3, pages 25-27) • HRZ Rules, Building height (14.6.2.1, pages 22-23) • Interactive Planning Maps for Right of Reply |
| IHP Recommendation(s) reference | <p>Part 3 – Part 3 – Central city, Commercial, Mixed Use and Industrial Zones (page 93 – 101)</p> <p>Part 4 – Relevant residential zones including medium density residential zone and high density residential zone [and associated QMs] (page 9 – 35)</p> |

Attachment 4 – PC14 evidence summary – Sunlight Access QM

| Source | Links / Detail |
|-------------------------------------|---|
| Notified provisions | <ul style="list-style-type: none"> • MRZ Rules, Height in relation to boundary – 14.5.2.6 • HRZ Rules, Height in relation to boundary – 14.6.2.2 • Residential Appendices, Recession planes – 14.16.2 |
| S32 Evaluation Report | <p>Qualifying Matters – Part 3, section 6.30 (page 354, or 163 of PDF):</p> <ul style="list-style-type: none"> • Appendix 35 – Technical Report – Recession Planes in Christchurch |
| Submission search | <p>Search submissions and further submissions on the Consult24 webpage.</p> <p><i>Please refer to relevant submitters detailed in s42A reporting, as per below.</i></p> |
| S42A Officer Recommendations report | <p>S42A Report of Ike Kleynbos, 11 August 2023:</p> <ul style="list-style-type: none"> • Pages 75-83 – Overall consideration • Pages 203-216 – Submission consideration • Pages 299-305 – MRZ Height in Relation to Boundary rule submissions (Sunlight Access QM approach) • Pages 348-353 – HRZ Height in Relation to Boundary rule submissions (Sunlight Access QM approach) <p>Themes of submissions considered:</p> <ul style="list-style-type: none"> • Support Sunlight Access approach • Support the approach, with greater restrictions • Support, with use of alternate metric • Support, with interface transition • Further MDRS modification • Modification of proposed rule • MRZ exemptions • Oppose, remove the qualifying matter • General opposition to intensification <p>S42A Updated Residential Provisions:</p> <ul style="list-style-type: none"> • MRZ Rules, Height in relation to boundary – 14.5.2.6 • HRZ Rules, Height in relation to boundary – 14.6.2.2 • Residential Appendices, Recession planes – 14.16.2 |

| Source | Links / Detail |
|--|--|
| Council pre-hearing evidence (incl. Rebuttal) | <p>David Anthony Hattam – Urban Design Evidence (pages 11-17, 47-55) – 11 August 2023</p> <p>John Benjamin (Ben) Liley – Atmospheric Science Evidence – 11 August 2023</p> <p>Supplementary Evidence – Ike Kleynbos, 15 September 2023 (pages 2-4, 6, Appendix 1)</p> <ul style="list-style-type: none"> Appendix 1 – List of Submissions and Further Submissions on Sunlight Access QM <p>Rebuttal Evidence – Ike Kleynbos, 16 October 2023 (para 138-139)</p> |
| Submitter pre-hearing evidence | <p>Planning Evidence for Andrew McCarthy (#681, FS2081) – Helen Bealey (page 10), 20 September 2023</p> <p>Corporate Evidence for Kāinga Ora (#834, FS2082) – Brendon Liggett (pages 16-17), 22 September 2023</p> <p>Corporate Evidence for Kāinga Ora (#834, FS2082) – Brendon Liggett (pages 8-9), 29 November 2023</p> |
| Council legal submission(s) | Dave Randal / Cedric Carranceja (pages 9 & 21), 26 October 2023 |
| Submitter legal submission(s) | Kāinga Ora (#834, FS2082) – Bal Matheson (pages 14-16), 22 November 2023 |
| Council hearing summary statement(s) & associated material | <p>Ike Kleynbos – Hearing Summary Statement (pages 9-10, 16-19), 1 November 2023</p> <p>David Anthony Hattam – Hearing Summary Statement (pages 1-2), 2 November 2023</p> <p>John Benjamin (Ben) Liley – Hearing Summary Statement, 2 November 2023</p> |
| Submitter hearing summary statement(s) & associated material | <p>Victoria Residents Association (VNA) (#61) – Geoff Banks Hearings Statement (Pages 5-9), 7 November 2023</p> <p>Victoria Residents Association (VNA) (#61) – Tabled documents (Pages 15-18), 7 November 2023</p> <p>Deans Avenue Precinct Society Inc. (#222) – Claire Mulcock and Grant Read Hearing Statement (page 4), Presentation Material, 8 November 2023</p> |

| Source | Links / Detail |
|--|--|
| | <p>Waipuna Halswell, Hornby, Riccarton Community Board (#902) – Helen Broughton Hearing Statement (page 4), 8 November 2023</p> <p>Marjorie Manthei (#237) – Hearing Statement (page 5), 14 November 2023</p> <p>David Townshend (#599) – Lay evidence statement, 31 October 2023</p> <p>Andrew McCarthy (#681, FS2081) – Hearing statement (pages 2-3), 16 November 2023</p> <p>Terry Sissons (#636) – Hearings statement, 29 November 2023</p> <p>Philippa Rutledge (#875) – Lay evidence statement (page 1), 30 November 2023</p> <p>Christian Paul Jordan (#737) – Hearing statement (pages 4, 12, 22-23 [of PDF]), 15 April 2024</p> <p>Tony Dale (#679) – Hearing statement (page 2), 24 April 2024.</p> |
| Hearing appearances | <p><i>Please see the following relevant schedules:</i></p> <p>Hearing Proceedings – Week 4 (31 Oct, 1-2 Nov 2023) Hearing Proceedings – Week 5 (7-9 Nov 2023) Hearing Proceedings – Week 6 (14-16 Nov 2023) Hearing Proceedings – Week 8 (28-30 Nov 2023) Hearing Proceedings – Week 9 (15-18 Apr 2024) Hearing Proceedings – Week 10 (23-24 Apr 2024)</p> <p><i>Please see all hearing recording links on the IHP webpage (right-hand column):</i> https://chch2023.ihp.govt.nz/hearings/</p> |
| IHP information request(s) & response(s) | <p>IHP Minute 4 – 1 August 2023:</p> <p>[para 50]: “On behalf of the Panel, at the hearing Commissioner McMahon set out a range of ‘strategic’ and ‘mechanics of how PC 14 works’ [Appendix 3] information matters that he requested Council provide and speak to at the commencement of the hearing in order that all parties have a common bundle of information that can be readily referenced (and potentially added to).”</p> |

| Source | Links / Detail |
|---|--|
| | <ul style="list-style-type: none"> • Council Memo, 1 August 2023, noting that the information was provided in the 28 July 2023 memo to the IHP: <ul style="list-style-type: none"> ○ Paras 44-50 and Appendix 2. • Supplementary response: Council Memo, 31 October 2023 <p>IHP Minute 7 – 28 August 2023: <i>IHP acknowledges concern raised by submitter David Townshend (#599) regarding s42A reporting of Ike Kleynbos concerning the Sunlight Access QM and requesting the disclosure of Council legal advice on the matter. IHP invited Council to respond by 4 September 2023.</i></p> <ul style="list-style-type: none"> • Council Memo, 4 September 2023 <p>IHP Minute 9 – 11 September 2023:</p> <p>[para 10] “...It would, however, assist the IHP if the s42A Reporting Officer Mr Kleynbos could extract a list of all submissions and further submissions summaries on the sunlight access Qualifying Matter and identify these by submitter name and submission point number and group them into those supportive of the sunlight access qualifying matter, those opposed to it and those seeking an alternative outcome.”</p> <ul style="list-style-type: none"> • Response provided within Supplementary Evidence of Ike Kleynbos, dated 15 September 2023 (see above under ‘Council pre-hearing evidence’). <p>IHP Request #49:</p> <p>“Provide updated sunlight access modelling demonstrating the effect of the proposed qualifying matter planes (compared to MDRS) during lower sun angles in the early morning and late afternoon/evening.”</p> <ul style="list-style-type: none"> • Initial Council response – Memorandum of Counsel, 29 November 2023 (Appendix M) • Final Council response – Memorandum of Counsel, 11 April 2024 (Appendix E, pages 81-103 [of PDF]) |
| Any relevant Council or IHP Memos not otherwise covered above | <p>IHP Minute 4 – 11 August 2023:</p> <ul style="list-style-type: none"> • Preliminary legal issues – para 9 • Access to sunlight qualifying matter – paras 12-15 |

| Source | Links / Detail |
|---------------------------------|--|
| | <p>Council Memo – 15 September 2023:</p> <ul style="list-style-type: none"> Regarding Minute 9 (page 3) <p>IHP Minute 19 – 19 October 2023:</p> <ul style="list-style-type: none"> Regarding submission of evidence by Ike Kleynbos (page 2) <p>IHP Minute 29 – 14 December 2023:</p> <ul style="list-style-type: none"> Recommendation for submitter #762 to speak to Mr Kleynbos regarding whether s42A report addresses outstanding matters (page 9). <p><i>See Minute 51 below correcting an omission made by the IHP regarding the evaluation of evidence.</i></p> |
| Council Right of Reply | <p>Reply by CCC to matters arising during the hearing of submissions on proposed plan change 14 (Pages 98-100), 17 May 2024</p> <p>Right of Reply Updated Residential Provisions:</p> <ul style="list-style-type: none"> MRZ Rules, Height in relation to boundary – 14.5.2.6 HRZ Rules, Height in relation to boundary – 14.6.2.2 Residential Appendices, Recession planes – 14.16.2 |
| IHP Recommendation(s) reference | <p>Part 4 – Relevant residential zones including medium density residential zone and high density residential zone [and associated QMs] (page 37 – 50)</p> <p>Minute 51 (pages 3, 20)</p> <p>Addendum to Part 4 (up to page 8)</p> |

Attachment 5 – PC14 evidence summary – Airport Noise QM

| Source | Links / Detail |
|-----------------------|---|
| Notified provisions | <p>Chapter 14 - Residential</p> <ul style="list-style-type: none"> • RS and RSDT Rules <ul style="list-style-type: none"> ○ 14.4.1.1 P16-P20 Activity specific standard ix ○ 14.4.1.3 RD30, RD34 <p>Chapter 15 – Commercial</p> <ul style="list-style-type: none"> • 15.2.4.6 Policy – Strategic Infrastructure • 15.4.1.1 P21 Activity specific standard g • 15.4.1.5 NC2 • 15.5.1.1 P21 Activity specific standard g • 15.5.1.5 NC2 • 15.6.1.1 P19 Activity specific standard a.ii • 15.6.1.5 NC2 • 15.10.1.1 P27 Activity specific standard e • 15.10.1.5 NC1 |
| S32 Evaluation Report | <p>Qualifying Matters – Part 2, section 6.20 (pp 70-71, or pp 134-135 of PDF):</p> <ul style="list-style-type: none"> • Appendix 10 – Airport Related Qualifying matters in the Christchurch District Plan • Appendix 11 – Airport Contour s77K Appendix One: AAOCB Contour • Appendix 12 – Airport Contour s77K Appendix Two: Airbiz Report – Airport Operations and Safeguarding • Appendix 13 - Airport Contour s77K Appendix Three: International and Domestic Airfreight Assessment Paling Consultants • Appendix 14 - Airport Contour s77K Appendix Four: CIAL Operational Constraints Economic Assessment • Appendix 15 - Airport Contour s77K Appendix Five: Assessment of Noise Effects: Annual Average Contour • Appendix 16 - Airport Contour s77K Appendix Six: Land Use Planning 50-55dB Ldn • Appendix 17 - Airport Contour s77K Appendix Seven: Caselaw extracts • Appendix 18 - Airport Contour s77K Appendix Eight: Section 32 Evaluation |

| Source | Links / Detail |
|---|--|
| | <ul style="list-style-type: none"> • Appendix 19 - Airport Contour s77K Appendix Nine: Housing Capacity in Greater Christchurch in relation to airport noise impacted areas only |
| Submission search | <p>Search submissions and further submissions on the Consult24 webpage.</p> <p>Submissions on this topic – Refer to pages 42 - 54</p> |
| S42A Officer Recommendations report | S42A Report of Sarah Oliver (pg 79-105), 11 August 2023 updated 10 October 2023 |
| Council pre-hearing evidence (incl. Rebuttal) | <p>Sarah Oliver – Planning Evidence (pages 79-103) – 11 August 2023</p> <p>Rebuttal Evidence – Sarah Oliver 9 October 2023 (para 14-30)</p> |
| Submitter pre-hearing evidence | <p>Darryl Millar – Planning Evidence for Christchurch International Airport Limited – 20 September 2023</p> <p>Garry Sellars - Housing Capacity Evidence for Christchurch International Airport Limited – 20 September 2023</p> <p>Laurel Smith – Acoustic Evidence for Christchurch International Airport Limited – 20 September 2023</p> <p>Christopher Day – Acoustic Evidence for Christchurch International Airport Limited – 20 September 2023</p> <p>Sebastian Hawken – Aviation Evidence for Christchurch International Airport Limited – 20 September 2023</p> <p>Natalie Hampson - Economic Evidence for Christchurch International Airport Limited – 20 September 2023</p> <p>Meg Buddle – Planning Evidence for Canterbury Regional Council – 20 September 2023</p> <p>Matthew Lindenburg – Planning Evidence for Kainga Ora – 20 September 2023</p> |

| Source | Links / Detail |
|--|---|
| | <p>Jonathan Selkirk – Ventilation Evidence for Kainga Ora – 20 September 2023</p> <p>Jon Styles – Noise Evidence for Kainga Ora – 20 September 2023</p> <p>Fiona Aston – Planning Evidence for Miles Premises Limited and Equus Trust – 20 September 2023</p> <p>John-Paul Clarke – Aviation Evidence for Miles Premises Limited and Equus Trust – 20 September 2023</p> |
| Joint Witness Statements | <p>Joint Witness Statement – Economics – 5 October 2023</p> <p>Joint Witness Statement – Airport Noise – 7 November 2023</p> |
| Council legal submission(s) | Dave Randal / Cedric Carranceja pg 8-10 |
| Submitter legal submission(s) | <p>Miles Premises Limited and Equus Trust – Sarah Eveleigh 16 April 2024</p> <p>Kainga Ora – Nick Whittington 16 April 2024</p> <p>Canterbury Regional Council – M A Mehlhopt 16 April 2024 pg 12-17</p> <p>Christchurch International Airport Limited – Jo Appleyard 16 April 2024</p> <p>New Zealand Airports Association - A A Arthur-Young / N K Dally 16 April 2024</p> |
| Council hearing summary statement(s) & associated material | Sarah Oliver – Hearing Summary Statement, 23 April 2024 |
| Submitter hearing summary statement(s) & associated material | <p>John Kyle Planning Statement – Christchurch International Airport Limited – 8 April 2024</p> <p>Felicity Hayman Company Statement - Christchurch International Airport Limited – 16 April 2024</p> <p>Sebastian Hawken Aviation Statement – Christchurch International Airport Limited – 23 April 2024</p> |

| Source | Links / Detail |
|---------------------|---|
| | <p>Gary Sellars Housing Capacity Statement - Christchurch International Airport Limited – 23 April 2024</p> <p>Natalie Hampson Economics Statement - Christchurch International Airport Limited – 23 April 2024</p> <p>Christopher Day Acoustics Statement - Christchurch International Airport Limited – 23 April 2024</p> <p>David Compton-Moen Urban Design Statement – Christchurch International Airport Limited – 23 April 2024</p> <p>Billie Moore Corporate Statement – New Zealand Airports Association – 24 April 2024</p> <p>Brendon Leggett Corporate Statement – Kainga Ora – 24 April 2024</p> <p>Matthew Lindenberg Planning Statement – Kainga Ora – 24 April 2024</p> <p>Jonathan Selkirk Ventilation Statement – Kainga Ora – 24 April 2024</p> <p>Meg Buddle Planning Statement – Canterbury Regional Council – 24 April 2024</p> <p>Helen Broughton summary statement– Waipuna Hornby Halswell Riccarton Community Board – 24 April 2024</p> <p>Tony Dale summary statement – 24 April 2024</p> |
| Hearing appearances | <p><i>Please see the following relevant schedules:</i></p> <p>Hearing Proceedings – Week 10 (23-24 Apr 2024)</p> <p><i>Please see all hearing recording links on the IHP webpage (right-hand column):</i> https://chch2023.ihp.govt.nz/hearings/</p> |

| Source | Links / Detail |
|---|--|
| IHP information request(s) & response(s) | None requested |
| Any relevant Council or IHP Memos not otherwise covered above | None provided |
| Council Right of Reply | <p>Reply by CCC to matters arising during the hearing of submissions on proposed plan change 14 (Pages 144-155), 17 May 2024</p> <p>Right of Reply Updated Airport Qualifying Matter Provisions:</p> <p>Chapter 14 – Residential</p> <ul style="list-style-type: none"> • 14.4.1.1 P16-P20 Activity specific standard ix • 14.4.1.3 RD30, RD34 <p>Chapter 15 – Commercial</p> <ul style="list-style-type: none"> • 15.4.1.1 P21 Activity specific standard g • 15.4.1.5 NC2 • 15.5.1.1 P21Activity specific standard g • 15.5.1.5 NC2 • 15.6.1.1 P19 Activity specific standard a.ii • 15.6.1.5 NC2 • 15.10.1.1 P27 Activity specific standard e • 15.10.1.5 NC1 |
| IHP Recommendation(s) reference | <p>RECOMMENDATIONS REPORT: PART 4 – pages 70-118</p> <p>Addendum to Part 4 – from page 8</p> |

**Attachment 6 – PC14 evidence summary – Daresbury heritage item and setting,
9 Daresbury Lane**

| Source | Links / Detail |
|-------------------------------------|---|
| Notified provisions | N/A. The property at 9 Daresbury Lane was included on the heritage schedule notified in Plan Changes 13 and 14 as an existing Highly Significant heritage item in 9.3.7.2 of the district plan, and identified on the schedule as a Category 1 Historic Place with Heritage New Zealand Pouhere Taonga. No changes were proposed to the heritage item or setting. |
| S32 Evaluation Report | Plan Change 13 Heritage - Section 32 Evaluation , page 38, paragraph 3.5.14. During pre-notification consultation the building owner sought the removal of Daresbury from the heritage schedule. Insufficient information was provided in the timeframe to enable staff to determine whether it was appropriate to remove the heritage item from the schedule prior to the plan change being notified. |
| Submission search | <p>6. PC14 Reply Accept and Reject Table - Suzanne Richmond (Heritage Items), page 63: Daresbury Limited S874.14 Historic Places Canterbury S835.25 Christchurch Civic Trust S1089.6, FS2037.626 Heritage New Zealand Pouhere Taonga, FS2051.96 Christian Jordan FS2084.5</p> <p>Search submissions and further submissions on the Consult24 webpage.</p> <p><i>Please refer to relevant submitters detailed in s42A reporting, as per below.</i></p> |
| S42A Officer Recommendations report | <p>S42A Report of Suzanne Richmond, 11 August 2023:</p> <ul style="list-style-type: none"> Pages 51-54, paragraphs 8.1.24-8.1.33, and pages 57-58 paragraphs 8.1.44-8.1.47. <p>Submissions considered:</p> <ul style="list-style-type: none"> Daresbury Limited sought the removal of the heritage item and setting from the heritage schedule. Submissions and further submissions by Historic Places Canterbury, Christchurch Civic Trust, Heritage New Zealand Pouhere Taonga and Christian Jordan supported the retention of the heritage item and setting on the heritage schedule. |

| Source | Links / Detail |
|---|--|
| | <p>Council's planning evidence (linked above) and specialist evidence in relation to this heritage item (linked below) concluded that the building could be repaired and could continue to meet the criteria for scheduling, and that engineering and financial factors under the district plan scheduling policy <i>did not</i> make it unreasonable or inappropriate to continue to schedule the heritage building:</p> <ul style="list-style-type: none"> • 45 Amanda Ohs Statement of evidence final (Heritage values evidence, paragraphs 215-232) • 22 William Fulton Statement of Evidence final (Conservation Architect evidence) • 31 Stephen Hogg Statement of evidence final (Heritage engineering evidence, paragraphs 32-44) • 53 Gavin Stanley Statement of evidence final (Quantity Surveyor evidence, paragraphs 28-33). |
| Council pre-hearing evidence (incl. Rebuttal) | <ul style="list-style-type: none"> • 07. Rebuttal Evidence Suzanne Richmond (planning evidence, paragraphs 17-29) • 45. Rebuttal Evidence Amanda Ohs (Heritage values evidence, paragraphs 36-39) • 31. Rebuttal Evidence Stephen Hogg (Heritage engineering evidence, paragraphs 26-35) • 53. Rebuttal Evidence - Gavin Stanley - updated appendices 13 October 2023 (Quantity Surveyor evidence, paragraphs 9-18). <p>Note: no rebuttal evidence required from Council's conservation architect.</p> |
| Submitter pre-hearing evidence | <p>The submitter's planning and specialist evidence (linked below) concluded that the building could be repaired and could continue to meet the criteria for scheduling, but that there were financial factors which made it unreasonable or inappropriate to continue to schedule the heritage building:</p> <ul style="list-style-type: none"> • Daresbury Limited #874 #2053 - Evidence of Jonathan Clease - Planning • Daresbury Limited #874 #2053 - Evidence of Mark Shalders - Valuation • Daresbury Limited #874 #2053 - Evidence of Stewart Harrison - Quantity Surveying • Daresbury Limited #874 #2053 - Evidence Brett Gilmore - Engineering • Daresbury Limited #874 #2053 - Evidence David Pearson - Heritage |

| Source | Links / Detail |
|--|--|
| | <ul style="list-style-type: none"> • Daresbury Limited #874 #2053 - Mark Shalders (Valuation) Summary Statement - 17 April 2024 |
| Council legal submission(s) | <ul style="list-style-type: none"> • Christchurch City Council - Legal Submissions - Historic Heritage - Hearing week 7 - 23 November 2023 (paragraphs 6.10-6.13) |
| Submitter legal submission(s) | <ul style="list-style-type: none"> • Daresbury Limited #825 #2043 - Legal Submissions - Heritage QM - Hearing week 9 - 12 April 2024 |
| Council hearing summary statement(s) & associated material | <ul style="list-style-type: none"> • 07 Suzanne Richmond - Summary Statement with Addendum - Hearings 28 November 2023 (planning evidence, Addendum paragraphs 5-6) • 45 Amanda Ohs - Summary Statement - Hearings 28 November 2023 (Heritage values evidence, paragraph 16) • 22 William Fulton - Summary Statement - Hearings 23 November 2023 (Conservation Architect evidence) • 31 Stephen Hogg - Summary Statement - Hearings 28 November 2023 (Heritage engineering evidence, paragraph 8) • 53 Gavin Stanley - Summary Statement - Hearings 28 November 2023 (Quantity Surveyor evidence, paragraph 4.2) |
| Submitter hearing summary statement(s) & associated material | <ul style="list-style-type: none"> • Daresbury Limited #874 #2053 - Stewart Harrison (QS) Summary Statement - 17 April 2024 • Daresbury Limited #874 #2053 - Brett Gilmore (Structural Engineer) Summary Statement - 17 April 2024 • Daresbury Limited #874 #2053 - David Alan Pearson (Heritage) Summary Statement - 17 April 2024 • Daresbury Limited #874 #2053 - Statement of Evidence - James Milne (Company) - Hearing 17 April 2024 • Daresbury Limited #874 #2053 & Church Property Trustees #825 #2043 - Jonathan Clease - Heritage Key Points (Summary of Statement) - 18 April 2024 • Daresbury Limited #874 #2053 & Church Property Trustees #825 #2043 - Jonathan Clease (Planning) Summary Statement - 17 April 2024 |

| Source | Links / Detail |
|---|--|
| Hearing appearances | <p><i>Please see the following relevant schedules:</i></p> <ul style="list-style-type: none"> • Hearing proceedings for week 8: 28, 29 and 30 November 2023 (Council evidence for 9 Daresbury Lane presented) • Hearing proceedings for week 9: 15, 16, 17 and 18 April 2024 (Submitter evidence for 9 Daresbury Lane presented) <p><i>Please see all hearing recording links on the IHP webpage (right-hand column):</i> https://chch2023.ihp.govt.nz/hearings/</p> |
| IHP information request(s) & response(s) | N/A |
| Any relevant Council or IHP Memos not otherwise covered above | N/A |
| Council Right of Reply | Reply by CCC to matters arising during the hearing of submissions on proposed plan change 14 (Pages 126-127, para. 12.7-12.11, and page 131, para.12.13-12.15). |
| IHP Recommendation(s) reference | <p>Part 5, section 10 Heritage Items - page 26, para. 87(e)(ii), and pages 48-49, para. 188-193.</p> <p>The IHP recommended the <i>rejection</i> of the Daresbury Limited submission seeking the removal of the heritage protection for 9 Daresbury Lane.</p> |

Attachment 7 – PC14 evidence summary – Residential Heritage Areas and Heritage Items Provisions QMs

| Source | Links / Detail |
|-----------------------|--|
| Notified provisions | <ul style="list-style-type: none"> • Sub-chapter-9.3-Historic-Heritage • Statements-of-Significance-New-Items • Heritage-Aerial-Maps-New-Items • HA-2-RHA-Report-and-Record-Forms • HA-3-Report-and-Record-Forms-Final-for-Notification • HA-4-RHA-Report-and-Record-forms • HA-5-RHA-Report-and-Record-Forms • HA-6-RHA-Report-and-Record-Forms • HA-7-Lyttelton-Township-RHA-final-report • HA-7-2-Lyttelton-Township-RHA-final-report • HA-8-RHA-Report-and-Record-Forms • HA-9-RHA-Report-and-Record-Forms • HA-10-RHA-Report-and-Record-Forms • HA-11-RHA-Report-and-Record-Forms • HA-12-RHA-Report-and-Record-Forms • Chapter 2 - Abbreviations and Definitions • Sub-chapter-6.8-Signs • Sub-chapters-8.1-8.6 • Sub-chapters-8.7-8.9 • Sub-chapter-13.2-Cemetery • Sub-chapter-14.5-Rules-RMD-Zone-MRZ2 • Sub-chapter-14.8-Rules-RBP-Zone • Chapter-15-Commercial2 • Sub-chapter-15.15-Appendices • Appendix-9.3.7.7-RHA-Aerial-Maps-combined • Appendix-9.3.7.8-RHA-Contributions-Maps-Combined • Appendix-9.3.7.9-RHA-interface-overlap-maps-combined • Heritage-Planning-Maps |
| S32 Evaluation Report | <ul style="list-style-type: none"> • PC14-Section-32-Qualifying-Matters-Part-2.pdf, sections 6.6, 6.12 and 6.13 • PC14/Section-32-Appendices-1/PC13-Section-32-Appendix-14-Heritage-Cost-Benefit-Analysis-December-2022 • PC14/Section-32-Appendices-1/PC-13-s32-Appendix-16-Qualifying-Matter-Central-City-Heritage-Interface-Arts-Centre-and-New-Regent-Street • PC14/Section-32-Appendices-1/PC-13-14-Central-City-Heritage-Height-Limits-S32-Heritage |

| Source | Links / Detail |
|-------------------------------------|--|
| | <ul style="list-style-type: none"> • PC13-Section-32-report <p>Relevant PC13 Section 32 appendices not also notified under PC14:</p> <ul style="list-style-type: none"> • PC13 -Reasons-for-Rule-Amendments-for-notification • PC-13-Section-32-Appendix-10-RHA-review-criteria-template • PC-13-S32-Appendix-15-QM-RHA-Interface-Modelling-Chester-Street-East |
| Submission search | <p>Search submissions and further submissions on the Consult24 webpage.</p> <p><i>Please refer to relevant submitters detailed in s42A reporting, as below.</i></p> |
| S42A Officer Recommendations report | <p>Residential Heritage Areas: Glenda-Dixon-Section-42A-Report, 11 August 2023:</p> <p>Themes of submissions considered:</p> <ul style="list-style-type: none"> • Chester St/Dawson St RHA • Macmillan Avenue RHA • Inner City West RHA • Heaton Street RHA • Church Property Trustees/North St Albans RHA • Shelley/Forbes RHA • Piko/Shand State Housing RHA • Lyttelton RHA • Requested additional RHAs • Opposition to Concept of RHAs, or to the Number of RHAs • Support RHAs/Seek More RHAs • Amend RHA rules to be less restrictive • Clarify how RHA rules will work/make minor amendments so they work better • Oppose or support RHA interface overlays • Question/Oppose zoning in and around RHAs • Other Miscellaneous RHA submissions <p>Other Heritage Provisions: Suzanne-Richmond-Section-42A-Report, 11 August 2023</p> <p>S42A Updated Provisions:</p> <p>Re RHAs:</p> |

| Source | Links / Detail |
|--|---|
| | <ul style="list-style-type: none"> • PC14 for s42A - Sub-Chapter 9.3 Historic Heritage: repairs to a defining or contributory building – Rule 9.3.4.1.1.P2; clarification note Rule 9.3.4.1.3 RD1.b; installation of sustainability measures - Rule 9.3.4.1.3 RD6.iv; amendments to matters of discretion in RHAs – Rule 9.3.6.4. All these in purple font. • Sub-Chapter-14.5-Rules-RMD-Zone-MRZ 18 Aug; Shift of Lyttelton RHA provisions into MRZ zone, at 14.5.3.1.1 P5, 14.5.3.1.3 RD21, 14.5.3.2.2.d, 14.5.3.2.3.vi, 14.5.3.2.7.c & d., 14.5.3.2.8.b. & c, 14.5.3.2.9.c.and d., 14.5.3.2.15.a. All these in purple font. |
| Council hearing evidence (incl. Rebuttal) | <p>RHAs:</p> <ul style="list-style-type: none"> • Dr Ann McEwan Statement of evidence final • Glenda Dixon - Supplementary Statement of Evidence - 29 November 2023 – explanation of how RHA rules work • Glenda Dixon - Supplementary Statement of Evidence - 14 December 2023- consultation on RHAs and RCAs • Rebuttal Evidence Glenda Dixon |
| Submitter hearing evidence (incl rebuttal) | <p>RHAs:</p> <p>Planning Evidence for Carter Group Limited #814 #824 #2045 - Evidence of Jeremy Phillips - Planning, eg p9-14, p22-23, p28-31, p33- 35.</p> <p>Carter Group Limited #814 #824 #2045 - Evidence of Dave Compton-Moen - Urban Design, p4-7</p> <p>Christs College #699 - Evidence Catherine Boulton - Planning</p> <p>Kainga Ora Homes and Communities #834 #2082 #2099 - Evidence John Brown - Heritage</p> <p>Kainga Ora Homes and Communities #834 #2082 32099 - Evidence Brendan Liggett - Corporate, p16-17</p> <p>Kainga Ora Homes and Communities #834 #2082 32099 - Evidence Brendan Liggett - Corporate - Statement 2 (p3-4)</p> |

| Source | Links / Detail |
|--|---|
| | Kainga Ora Homes and Communities #834 #2082 #2099 - Evidence Tim Joll - Planning, p8-16 |
| Council legal submission(s) | RHAs: Christchurch City Council - Legal Submissions - Residential Zones - (Weeks 4-7 hearing) (25 October 2023) - 31 October 2023, p10-11 |
| Submitter legal submission(s) | RHAs: Carter Group #814 #824 - Legal Submissions for Residential Zones - Hearing week 6 - 16 November 2023, p3-6 Kainga Ora Homes and Communities #834 #2082 #2099 - Legal Submissions - Hearing week 8 - 29 November 2023, p11-12 |
| Council hearing summary statement(s) & associated material | Glenda Dixon - Summary Statement - Hearing 1 November 2023 Dr Ann McEwan - Summary Statement - Hearing 2 November 2023 |
| Submitter hearing summary statement(s) & associated material | RHAs: N/A |
| Hearing appearances | <i>Please see the following relevant schedules:</i> Hearing Proceedings - Week 4 (1 & 2 Nov 2023) Hearing Proceedings - Week-5 (8 Nov 2023) Hearing Proceedings – Week 6 (16 Nov 2023) Hearing Proceedings – Week 8 (29 Nov 2023) Hearing Proceedings – Week 9 (18 Apr 2024) <i>Please see all hearing recording links on the IHP webpage (right-hand column):</i> https://chch2023.ihp.govt.nz/hearings/ |
| IHP information request(s) & response(s) | Memorandum of Counsel for Christchurch City Council - 20 December 2023 - updated list of information requests and providing information. This memo lists IHP information requests and Council responses with the following relating to RHAs: <u>Request No. 22:</u> |

| Source | Links / Detail |
|--------|---|
| | <p>Please explain how the heritage rules in PC14 work, including by reference to:</p> <ul style="list-style-type: none"> • activity status in the context of Residential Heritage Areas, and any implications of the Waikanae decision – Ms Dixon. <p>Answer:</p> <ul style="list-style-type: none"> • Initial explanation provided by Ms Dixon on 1 November 2023. (in s42A report and summary statement.) • Ms Dixon's supplementary statement addressing this request was provided as Appendix E to Council memo dated 29 November 2023. Glenda Dixon - Supplementary Statement of Evidence - 29 November 2023 <p><u>Request No.26:</u> Explain the residential heritage areas methodology and the 'Site Contributions Maps'.</p> <p>Answer: Explained by Ms Dixon when she appeared at the hearing on Wednesday, 1 November 2023 – summary statement. See also paragraphs 5 to 10 of Ms Dixon's hearing summary and paragraphs 6.1 and 6.2 of Ms Dixon's section 42A report .</p> <p><u>Request No. 42:</u> Multiple RHA and RCA information requests.</p> <p>Answer: Appendix H to Council memo of 29 November includes 8 sets of information and maps. H1- summary table of RHAs and RCAs H2- table comparing criteria for identifying RHAs and RCAs. H3- table of RHA provisions that are equivalent to, more enabling or more restrictive than the status quo. H5 – RHA contributions maps already notified H6- RHA and RCA overlap (and RHA interface) maps on aerial bases H7 – Changes to RHAs recommended in S42a report by Ms Dixon H8 – RCA site contributions maps (not notified) and 6 contributions maps for areas where RHAs and RCAs overlap.</p> <p><u>Request No. 60:</u></p> |

| Source | Links / Detail |
|---|---|
| | <p>Advise of Council consultation with and notice given, in the context of PC14, to landowners whose properties are within the proposed RHAs and RCAs.</p> <p>Answer: Response is provided in a supplementary brief of evidence of Ms Dixon. Glenda Dixon - Supplementary Statement of Evidence - 14 December 2023</p> <p><u>Request No. 79:</u> For RHAs, provide a diagram showing the linkage between the policies (including any direction such as avoid / manage / etc), rule triggers (including exceedances of built form standards) and activity status for relevant activities, for both the notified and current recommended versions of Plan Change 14.</p> <p>Answer: Response provided in Appendix M to Council's 20 December 2023 memo. Appendix M - Response to question 79 - Diagrams 1 and 2 RHAs - 1 - 20 December 2023</p> |
| Any relevant Council or IHP Memos not otherwise covered above | <ul style="list-style-type: none"> • N/A |
| Council Right of Reply | <p>Reply by CCC to matters arising during the hearing of submissions on proposed plan change 14 (Pages 100-103), 17 May 2024</p> <p>Right of Reply Updated Residential Heritage Area Provisions:</p> <ul style="list-style-type: none"> • Chapter-9.3-Historic-Heritage • Chapter-14.5-Rules-RMD-Zone-MRZ, eg 14.5.3- area specific rules- Medium Density Residential zone <p>For amendments to other chapters, consult list of notified provisions.</p> |
| IHP Recommendation(s) reference | <p>Recommendations Report - Part 5 City Wide Qualifying Matters</p> |