

PC14 Housing and Business Choice Plan Change update

16 February 2023

Purpose

- ❖ Provide an update on proposed new qualifying matters
- ❖ Detail proposed new provisions
- ❖ Show updates to zoning
- ❖ Answer questions

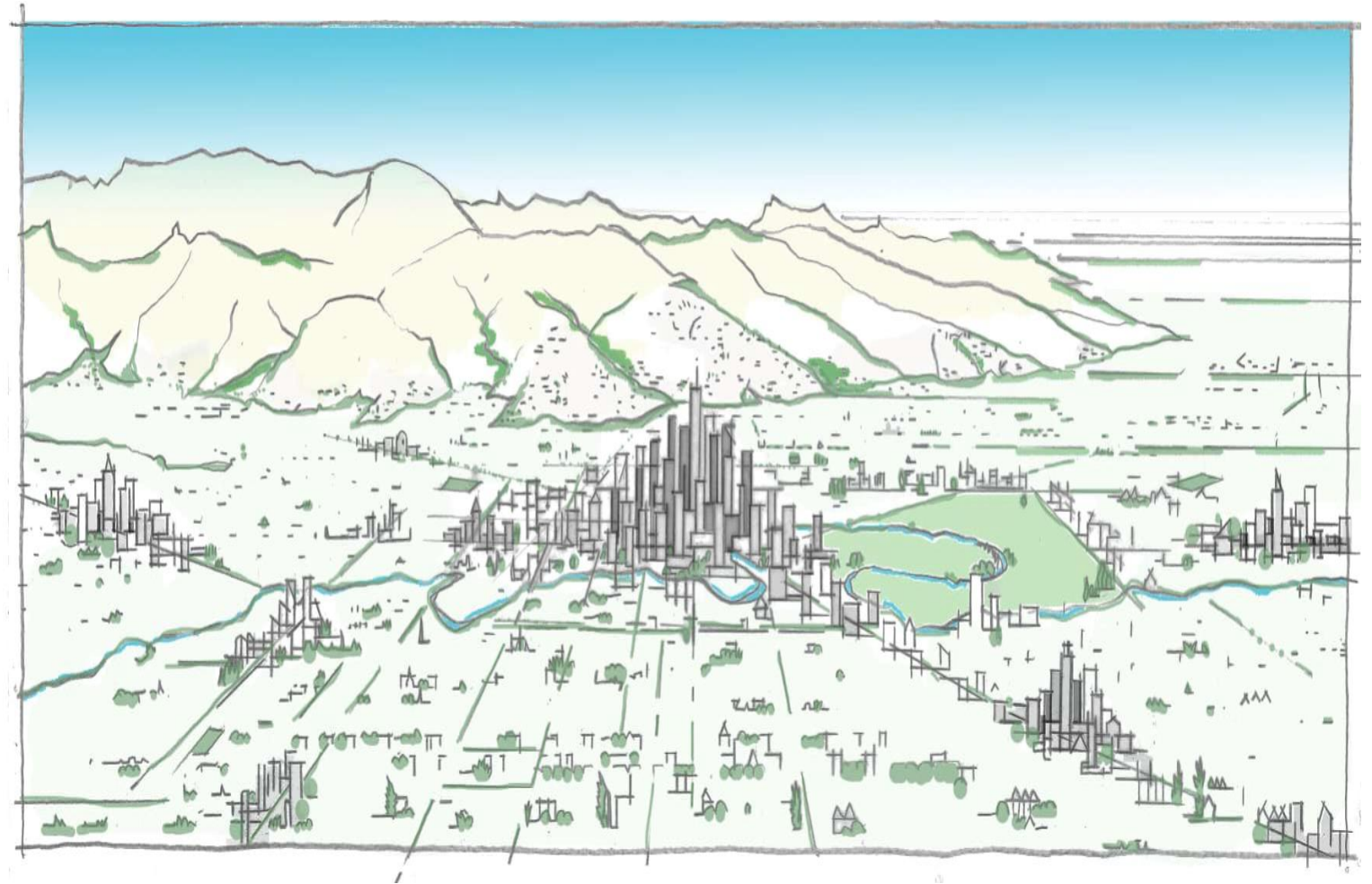
Ōtautahi Christchurch – changing urban form direction

More consolidated/compact urban form aligned with GCSP, ŌCP and government direction

Need to grow up rather than out. Highly productive land is to be protected

Greatest height in City Centre with graduated approach from largest to smallest centres and their surrounds

New QMs focus development around public transport routes in line with urban growth programme



Overview of PC14 Alternative

New Qualifying Matters:

- Sunlight Access
- Public Transport Access
- Property access to natural hazard risk areas
- Tsunami risk area
- Open space / Ōtākaro Avon River Corridor
- Riccarton Bush Area
- Residential-Industrial interface
- Transport corridors

New provisions:

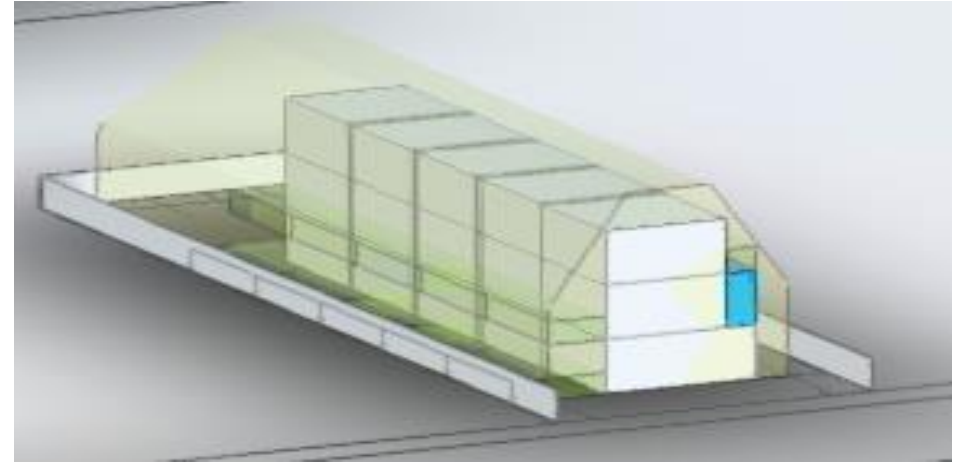
- Residential controls update:
 - Setbacks, glazing, site coverage, minimum heights and unit sizes, building form and fire fighting, recession planes, tree controls
- Specific Purpose Schools & Hospitals:
 - High density response provided for
- PPC11 Site: medium density enabled

Zone / overlay changes:

- High density extent around centres
- Greenfield rationalisation
- Central City Mixed Use Zone
- Mixed Use Zone additions
- Lyttelton Heritage Area further reduced
- Many new QM overlays

Sunlight Access Qualifying Matter

- Sound evidence base as qualifying matter
 - Equal sunlight access across Tier 1 Councils
 - Climatic characteristics mean each hour of sunlight has a greater benefit
 - More sunlight = greater feasibility
 - 12m building height not needed to achieve three storeys
- Feasible building envelope achieves 96% of MDRS

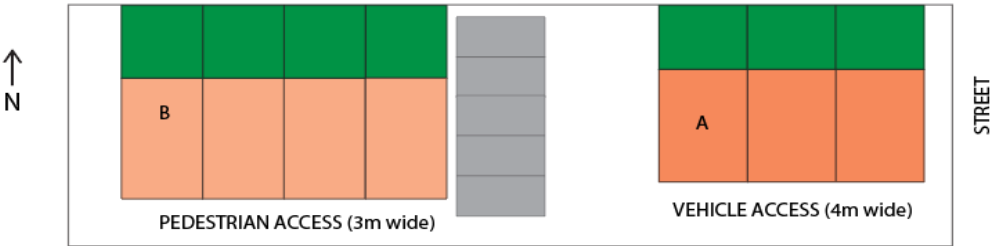


- Act directs that immediate legal effect of MDRS does not apply **within a qualifying matter area**
- Validated by NIWA Atmospheric Science department

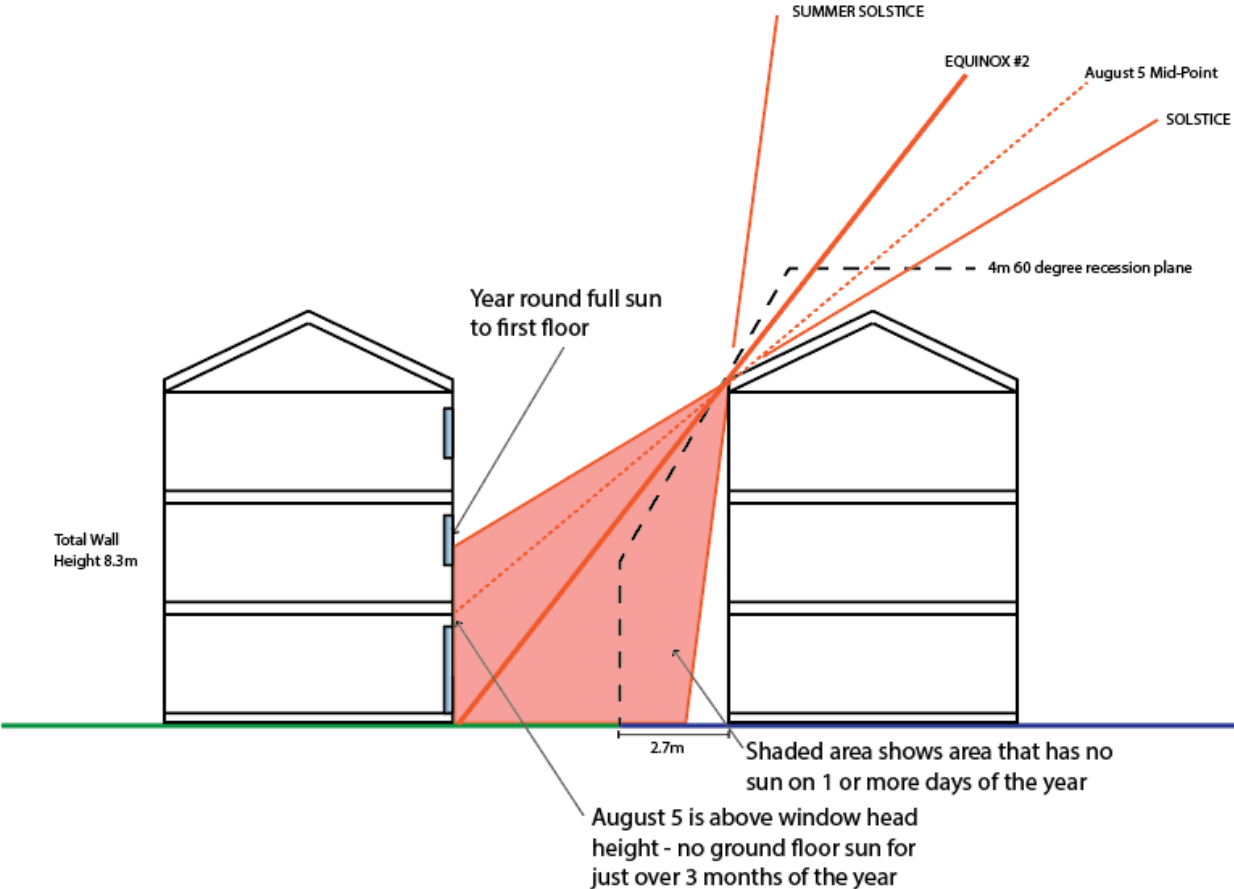
Sunlight Access – further detail

MDRS Baseline sunlight access:

Based on Auckland context



Baseline MDRS Scenario = 4 months of no sun at ground floor

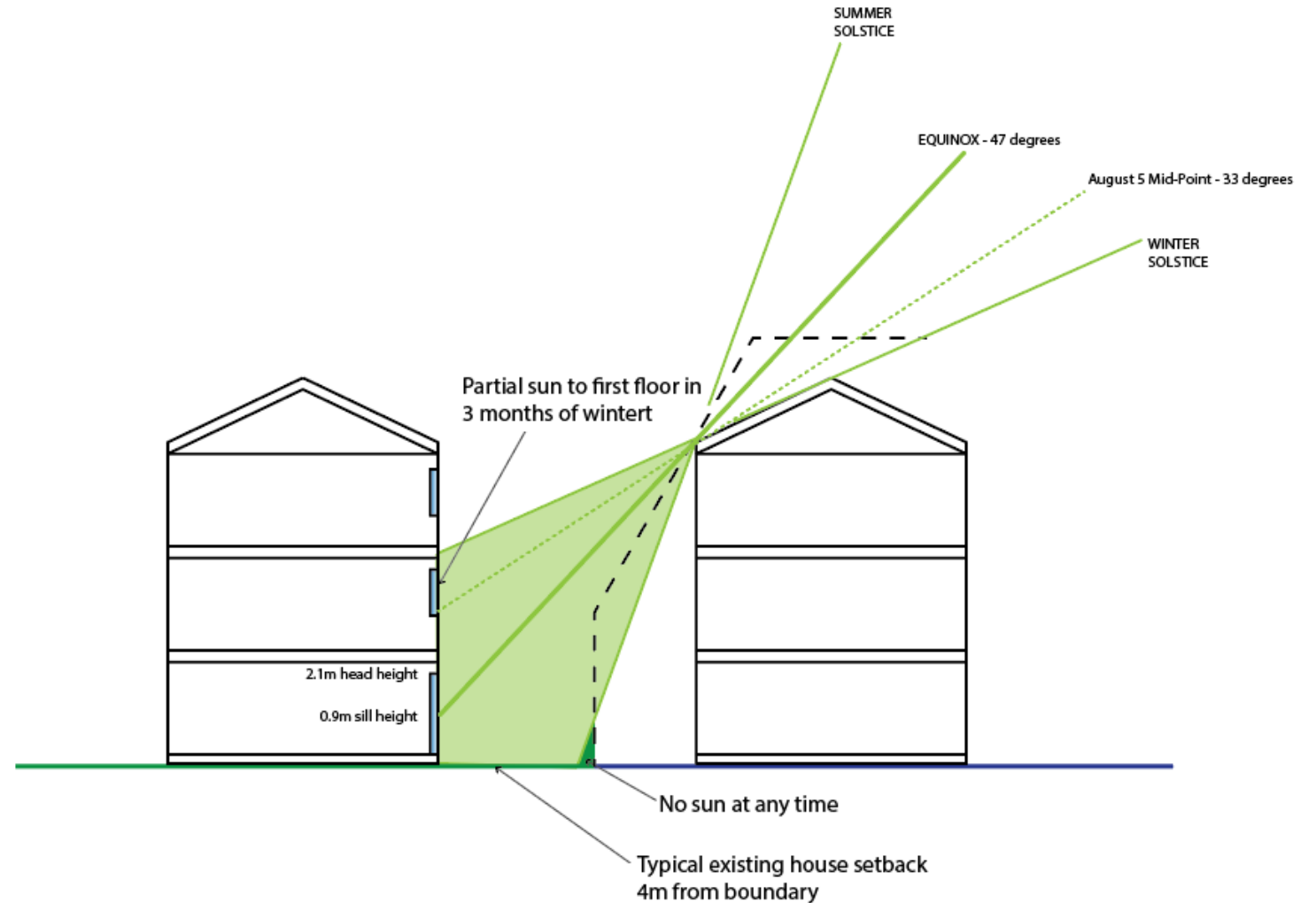


Sunlight Access – further detail

MDRS Baseline sunlight access:

Applied to a Christchurch context

ChCh Baseline
MDRS Scenario =
5.5 months of no
sun at ground floor

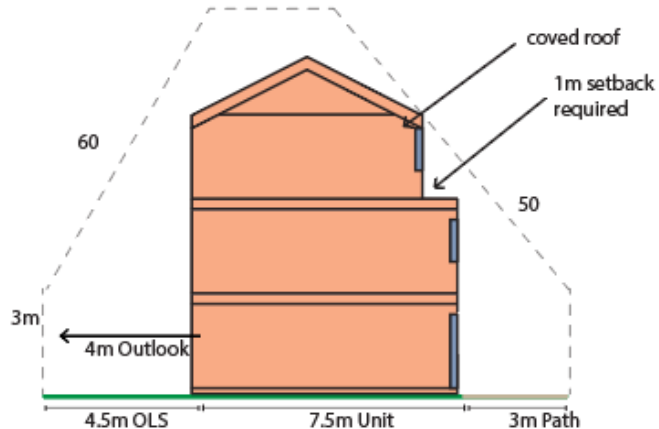
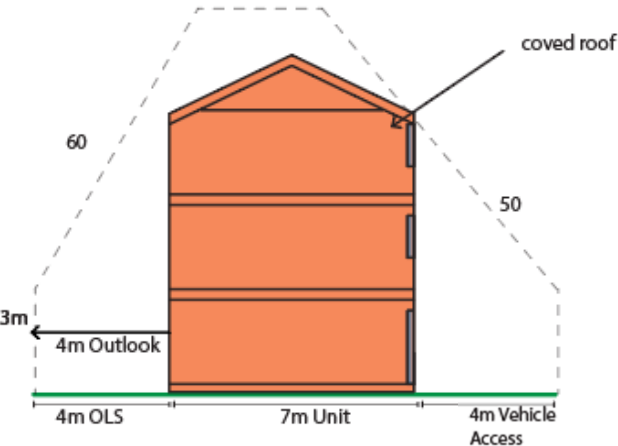
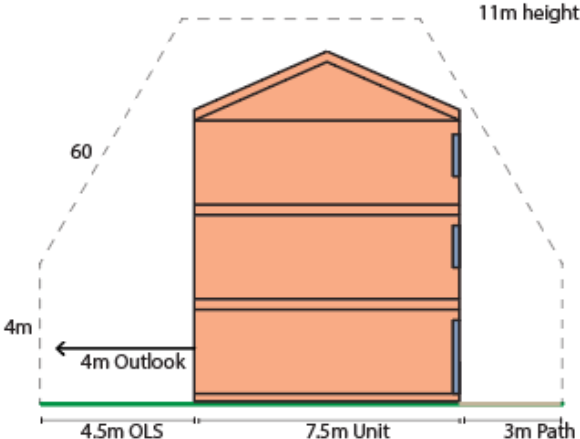
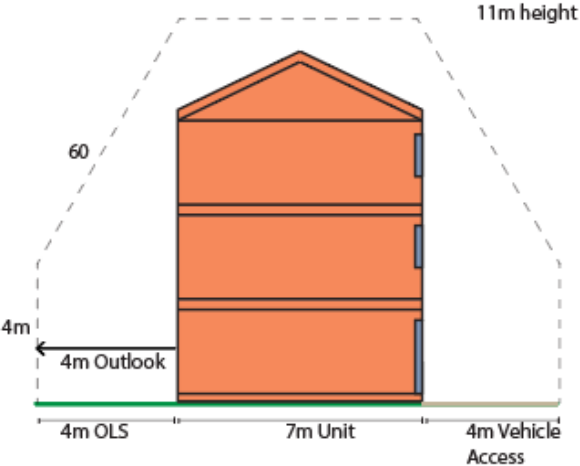


Sunlight Access – proposed approach

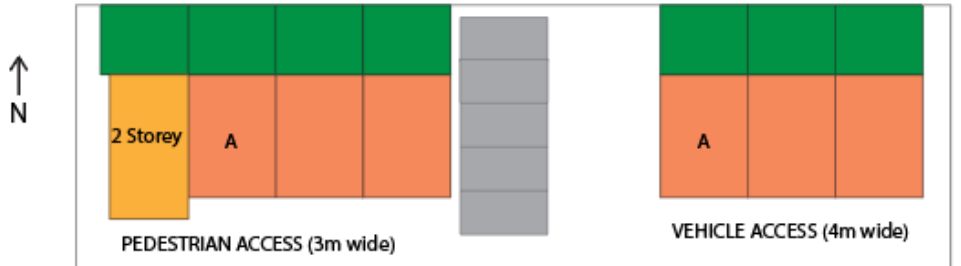
- Reporting has shown applying MDRS would – when compared to the Auckland baseline:
 - Increase the number of days each year that East-West oriented buildings could fully shade their neighbours by 6 weeks.
 - Decrease sun access on other site orientations by 20-30%
- Target is to achieve a comparable living environment

- Proposed approach is to:
 - Reduce angle height from 4m to 3m
 - Apply an orientation-based approach, rather than static angle for all boundaries
 - Reduce east/west boundary angle from 60° to 55°
 - Reduce southern boundary angle from 60° to 50°

Sunlight Access – MDRS v Proposed approach



Typical 750m2 development site achieves a similar yield (in this example, one unit has one storey less)

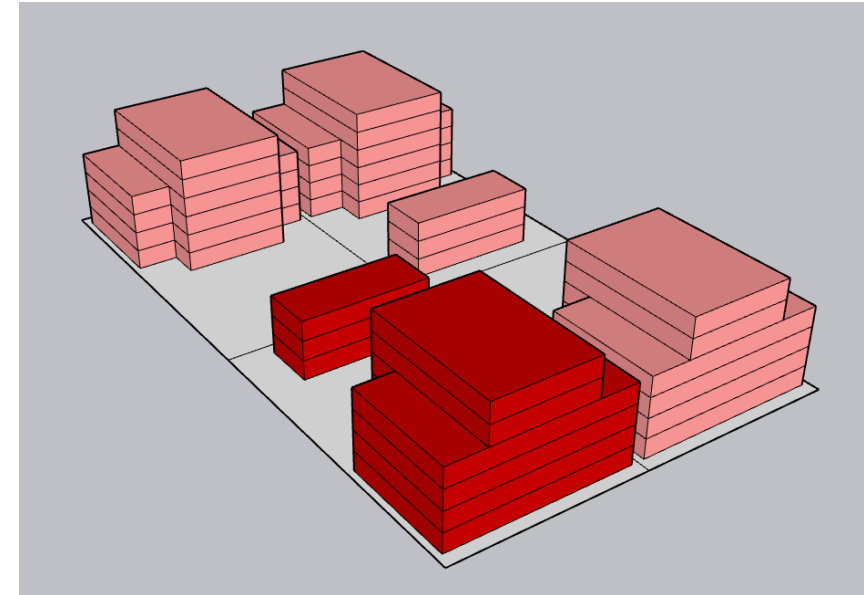
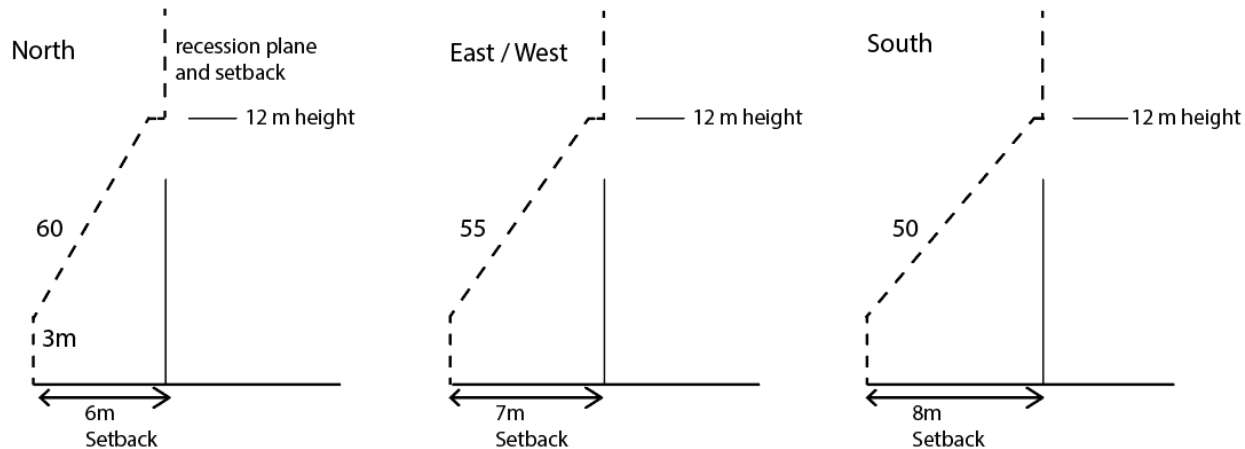


Sunlight Access – High Density Zone

Uses same recession planes up to a height of 12m.

- Above 12m a setback applies based on the recession plane.
- Setbacks and a maximum building dimension provide gaps between buildings for sunlight.

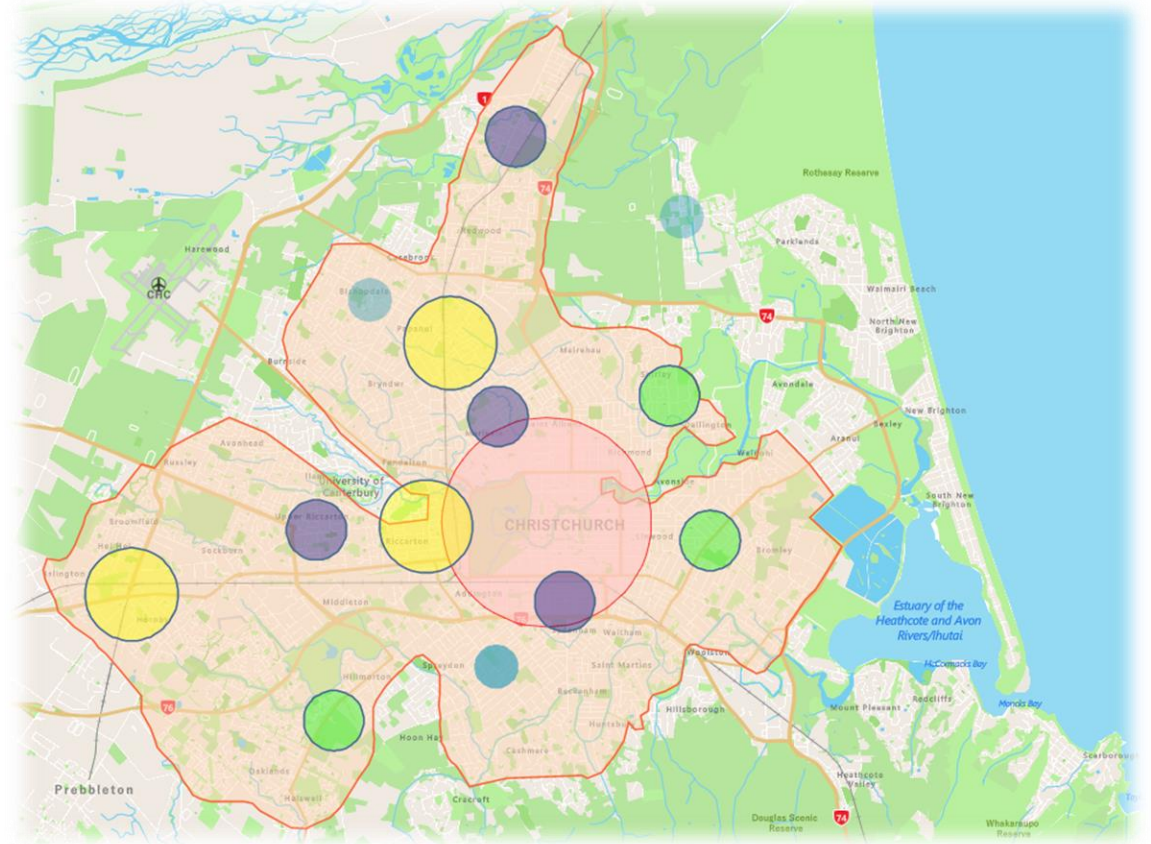
Exceptions from recession planes at the front of the site to encourage development to face the street



Public Transport Access QM

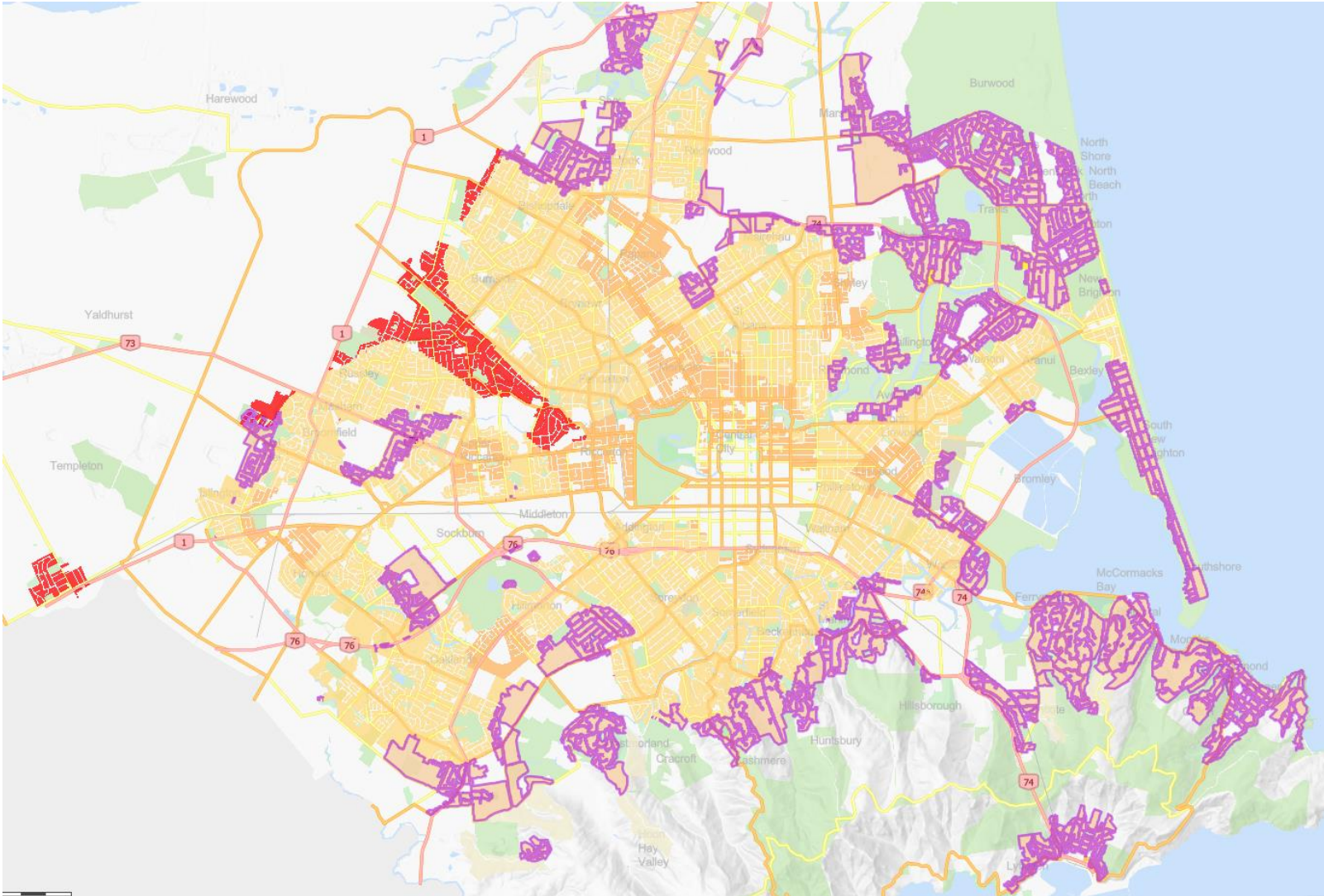
Rationale for change:

- Aligns with investment strategy for public transport – increases investment efficiency
- Areas of highest propensity to use PT
- Channels demand for intensification to areas with greatest accessibility
- Reduces private vehicle use
- Better achieves outcomes of NPS-UD



10-minute walking access to core bus routes, with some scale QMs also removed

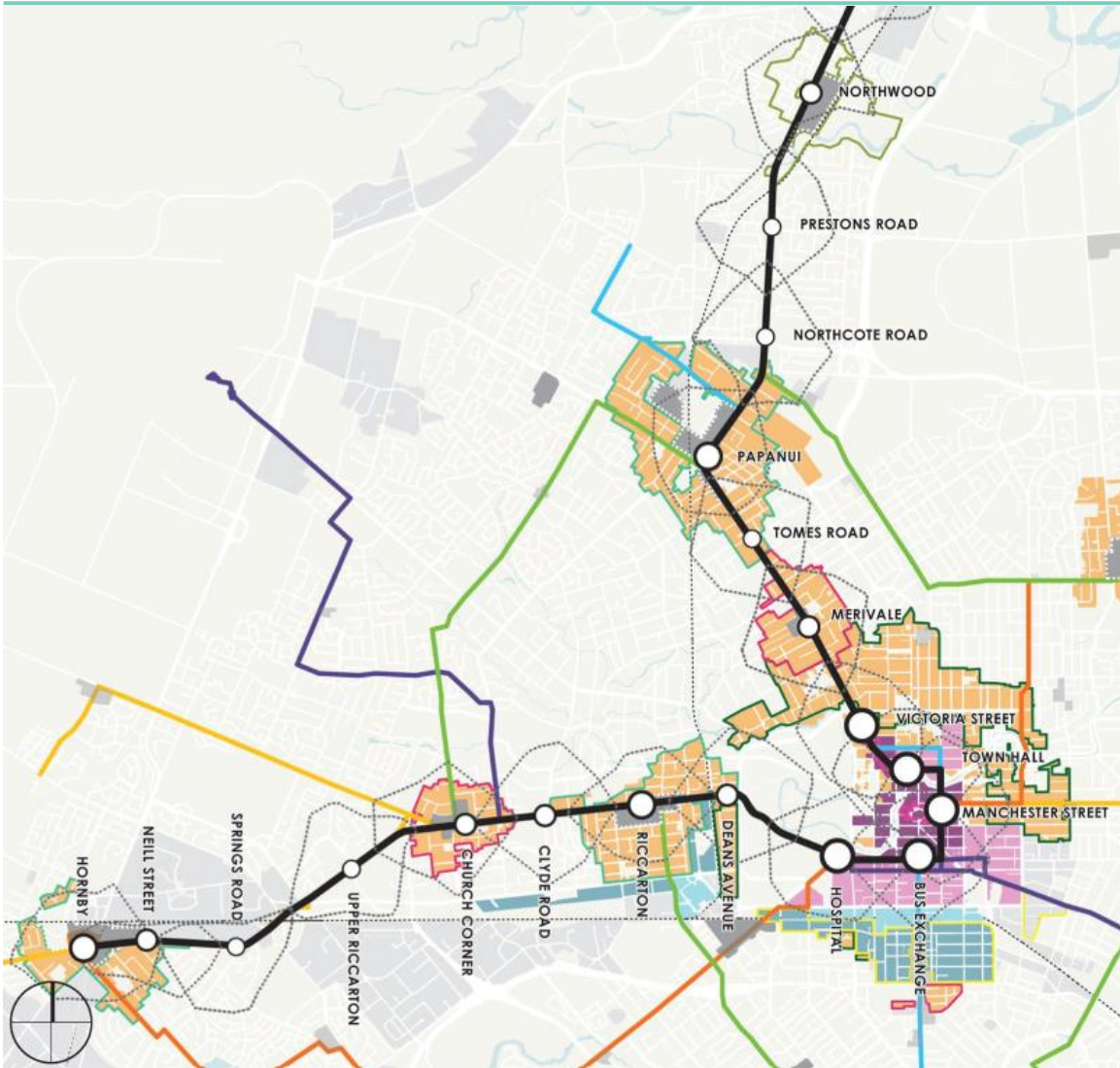
Public Transport Access Qualifying Matter



Principles of change:

- 10 minute walking to core bus routes
- Strong employment centre connectors
- Includes current medium density areas
- Retains higher density proposal (NPS-UD)

Key transport corridors



- NPS-UD / MDRS enablement risks compromising future outcomes for City Spine
- Desirable in long term to protect opportunities for Riccarton and Papanui Rd corridors
- Mass Rapid Transit (MRT) preferred route
- Road boundary setback of 3-4 metres
- Enhancements to public space and amenity

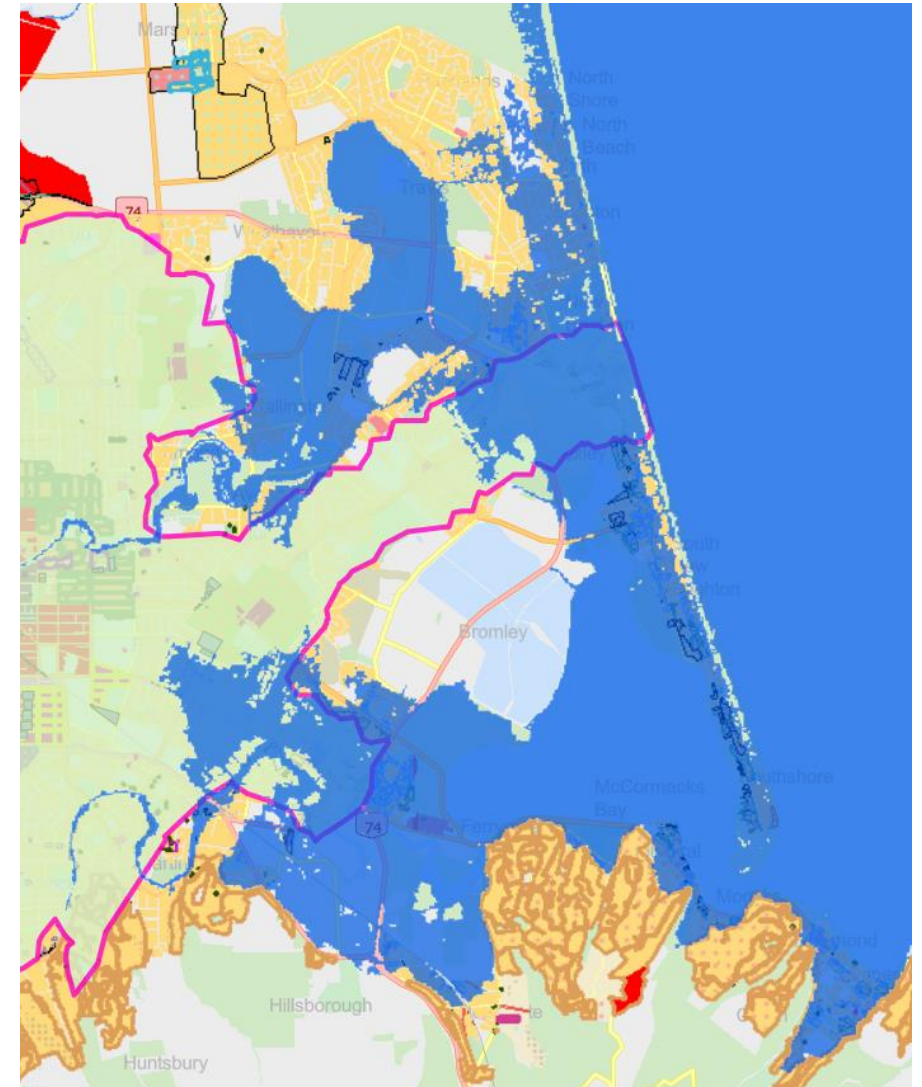
Natural Hazard Qualifying Matters

Updated tsunami hazard information provided by NIWA increases QM extent

- New data better aligns with 100 year horizon adopted for other hazards
- Overlaps where MDRS would be enabled

New QM also investigated for access-restricted properties due to natural hazard features

- Tsunami
- High risk flooding
- High slope instability risk



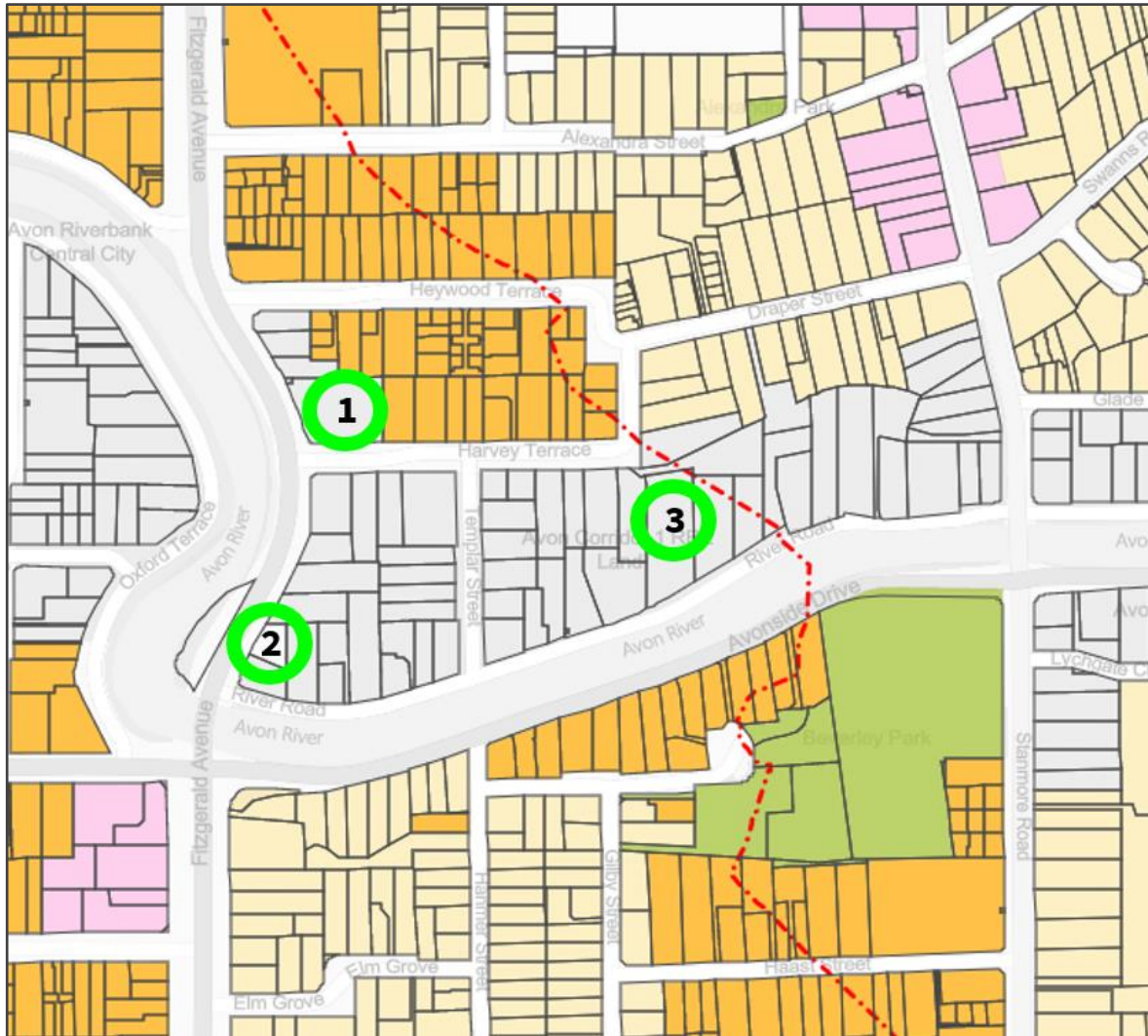
Residential-industrial interface

- Acoustic reporting completed
- Recommendation that three storey development setback up to 120m to avoid reverse sensitivity effects
- Approach ensures industrial operations still viable - avoids impractical solutions
- Proposed to progress as a QM
- Options to be investigated for industrial side as separate plan change



Examples of 120m setback: Hornby (left) and Woolston (right)

Ōtākaro Avon River Corridor – PPC11 site



- Plan change **must** enable at least six storeys – unless QM applies
- Public open space uses for majority of area
- Private land difficult to restrict:
 - Sites #2 and #3 have regeneration plan features
 - Site #1 (PPC11) does not
- Natural hazards QM used to restrict PPC11 site – only 3 storeys enabled – medium density most appropriate

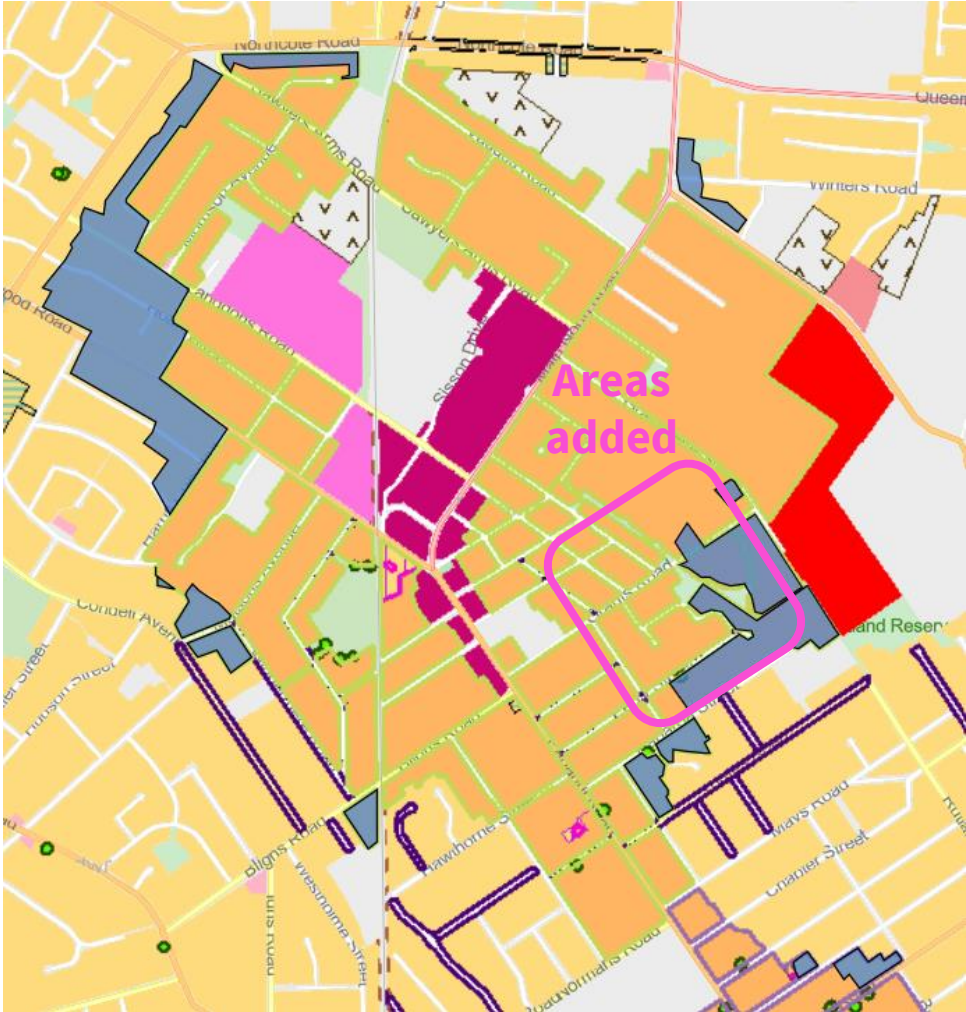
Residential provisions

New Residential Controls:

- Removing internal garage **setbacks** (status quo)
- Improved clarity on MDRS **glazing** requirements:
 - Only applies to first 12m of parcel – avoids other units
- Pathway for +10% **site coverage** in high density areas - 60% in total, if:
 - No car parking present
 - Tree & shrub planting/retention required
 - Minimum 25m frontage requirement
 - Larger communal living area
- Minimum two-storey **building height** in high density zone

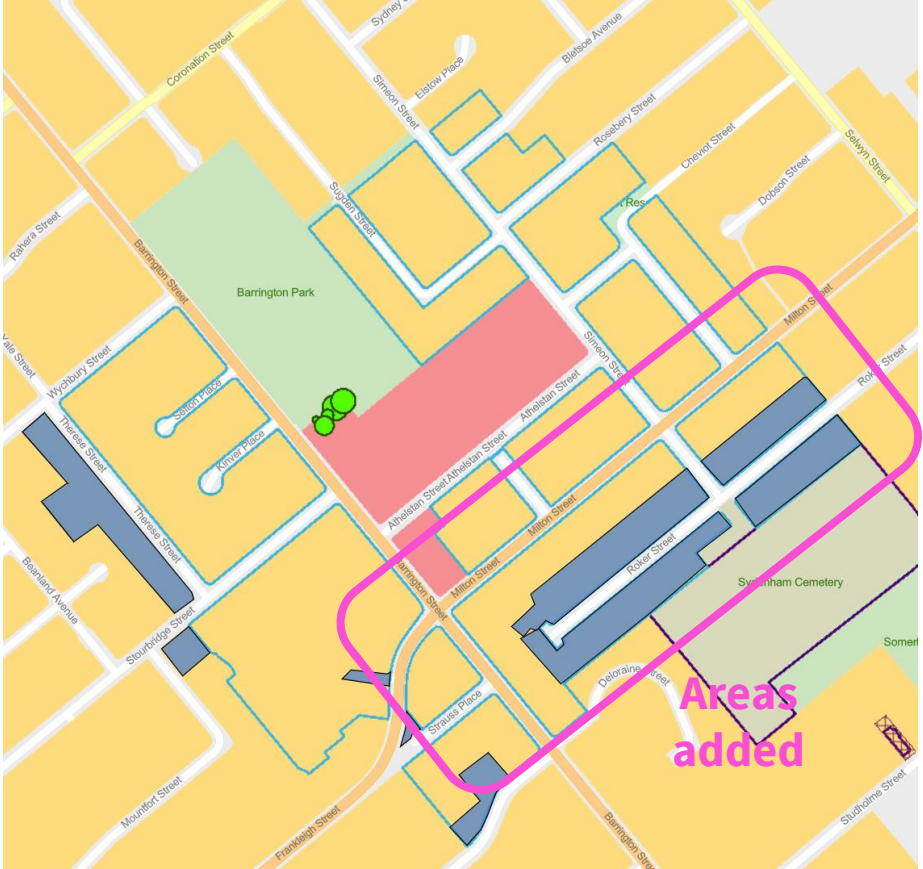
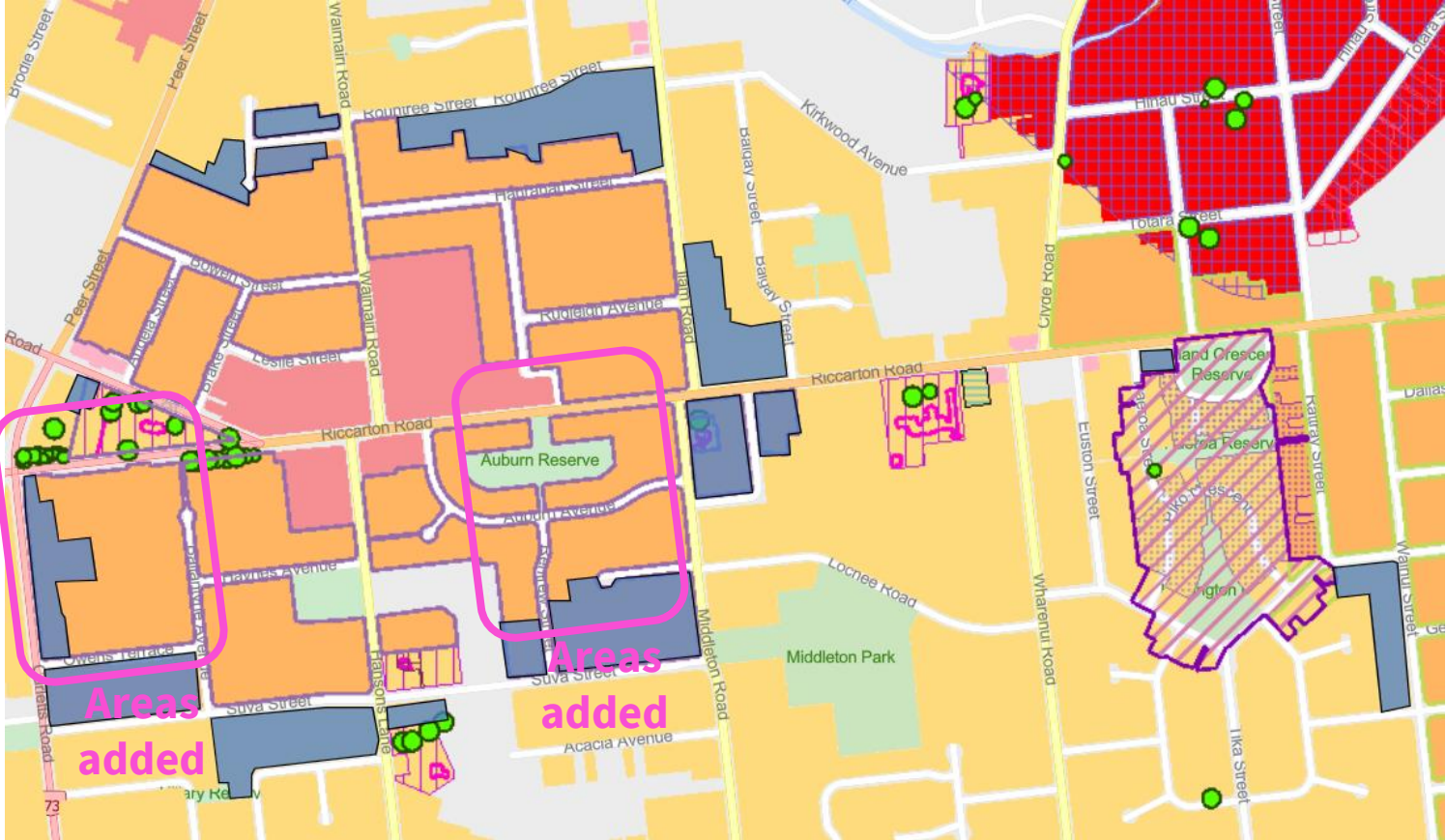
- Maximum **building length** in medium and high density
- Minimum **unit sizes** in medium and high density
- Improved Residential Design Principles
- Tighter controls for **recession plane exemption** in high density: from 20m to 14m; from 2 dwellings to 3 required
- Greater focus on adapting controls to better manage **fire risk**, especially on Port Hills
- **Tree canopy cover controls** within MDRS landscaping requirements – 20% canopy required to be achieved at development stage OR financial contribution is payable (canopy may overlap with landscaping)

Residential zoning updates



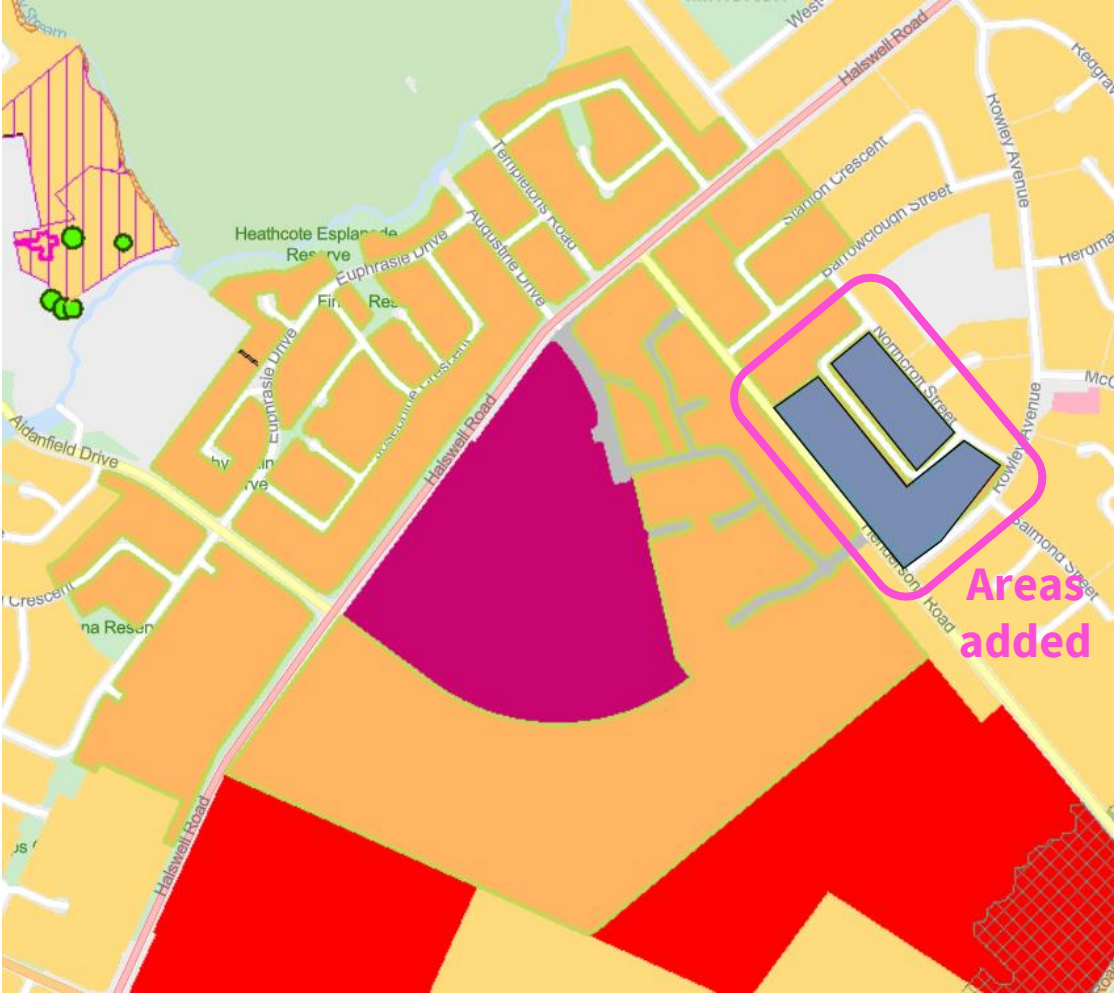
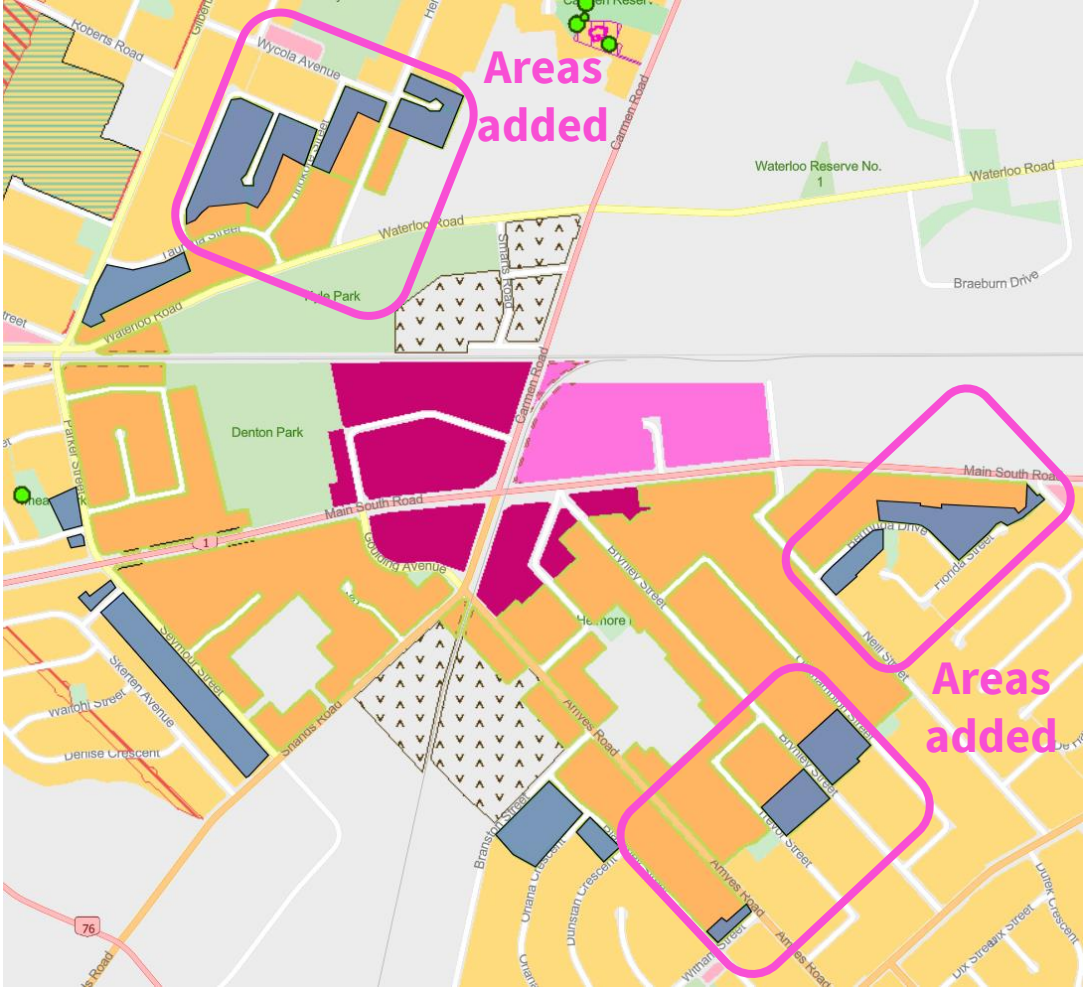
All blue areas changed from high to medium density, except as indicated

Residential zoning updates



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Residential zoning updates



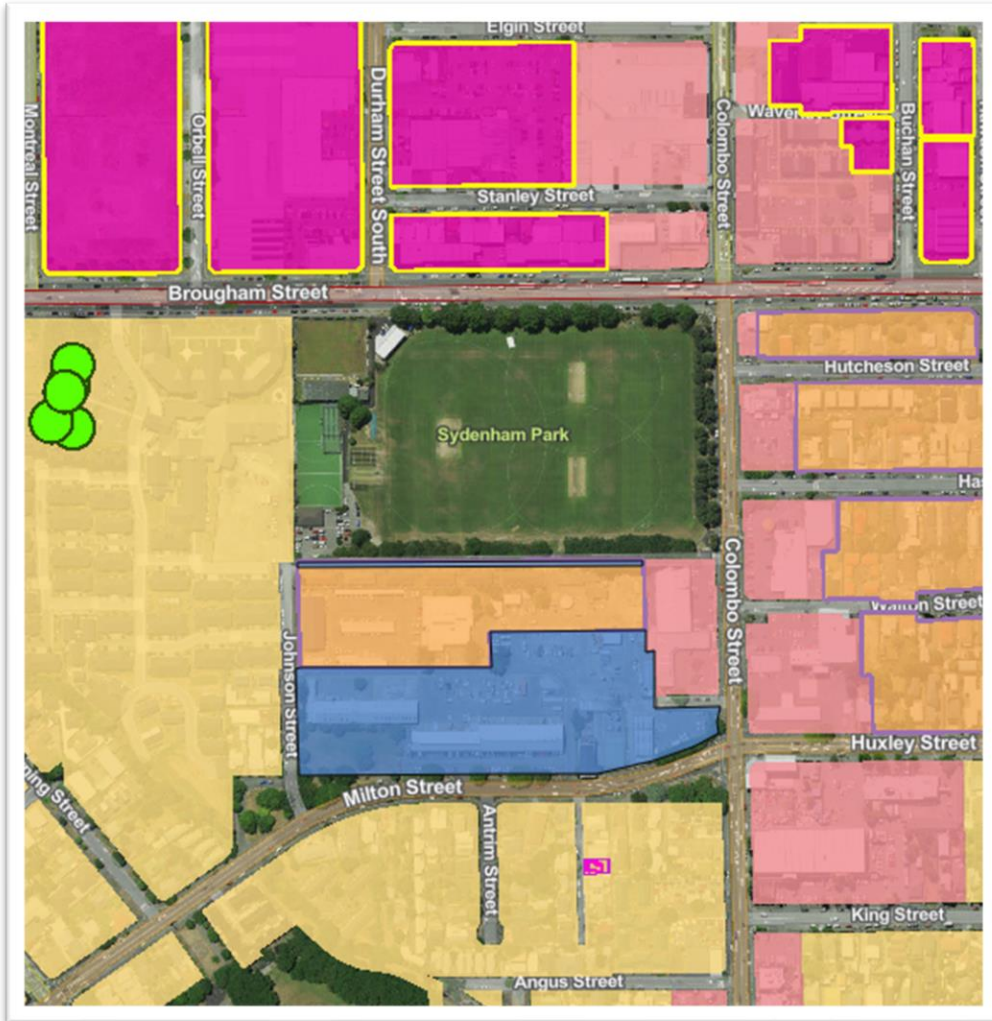
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Specific Purpose: Schools & Hospitals

- Plan change **must** enable at least six storeys – unless QM applies
- Schools and Hospital sub-zones do fall within high density catchments
- All hospital zones enabled to six storeys, with some of Former ChCh Women's enabled to 10 storeys
- **Affected hospital sites are:** St Georges; Southern Cross; Pegasus*; Nurse Maude; Wesley Care; Montreal House; Former ChCh Women's
- About **30 current and former** school sites are being enabled to six or 10 storeys
- 10 storey schools include:
 - Hagley Community College
 - Cathedral Grammar School
 - St Michael's*

All have QM heritage layers
- School and Hospital sites can have more bespoke controls – e.g. greater setbacks

Commercial & Industrial Controls



Milton St industrial site proposed to be Mixed Use Zone:

- Aligns with high density response for Sydenham
- Enables both industrial and residential activities

Other minor changes proposed to Mixed Use Zone extent

Changes proposed to Commercial Central City Zone to reduce southern side from 10 to 6 storey:

- Covers block between Moorhouse Ave, Madras, Montreal, and Tuam streets.
- Aligns with Sydenham 6 storey response and aids in transition to central city.

Infrastructure Capacity

Concerns expressed about potential performance of current pipes under pressure of development in High Density Residential Zone (HRZ)

What we can do

- Infrastructure plans based on expected growth projections
- Infrastructure capacity audit identifies where capacity must be upgraded to meet expected growth in demand
- Infrastructure plans revisited to reflect changes in growth expected from new rules
- An infrastructure capacity audit will consider the degree and spatial distribution of intensification over the planning horizon

Storm-water management

Recent flooding events in Auckland highlight risks of intensification for stormwater management and additional flooding issues for Christchurch.

What we can do

- PC 14 - QMs relating to Flood Management Areas, High Flood Hazard Management Areas, Flood Ponding Management Areas
- Range of existing tools, powers and processes to limit effects of development and manage the network:
 - Building Act – sets minimum building platform levels and floor levels
 - District Plan rules – set floor levels and restricts development in areas subject to high flood risk
 - By-laws – Requires approval to connect to the network and for works in floodplains
 - Drainage Act – addresses constraints in the network
 - LGA – manages network and builds new infrastructure
 - Council processes – building, subdivision, and resource consents

Heritage Plan Change (PC13)

Notifying Heritage Plan Change (PC13)

- Council will also be asked to approve public notification of a revised PC13 along with PC14
- Heritage provisions take immediate legal effect from notification
- Hearing to follow Plan Change 14 process
- Schedule 1 process
 - Council decision to approve/ decline i.e. no role for the Minister for Environment
 - Rights of appeal to the Environment Court

Council's Role

Council must still notify plan change

Not subject to approval of Investigator or Minister – Council must still approve

Under s25 of Act, Minister can appoint person to notify a proposal that the Minister supports

Post-notification submission period

Assistance to submitters

- Submission period of 30 working days from 17th March
- Ministry for the Environment is funding a Friend of Submitter service – Jane West
- Jane can help with how to make a submission but will not advise on the merits of individual submissions
- Discussions with Community Law Centre to provide additional assistance for submitters

Importance of having your say

- Notification of plan change starts a process for the public to have their say
- Important to make a submission before the closing date
- Independent Hearings Panel will provide an inclusive forum for the public to be heard.

Next steps

Date	Step in the process
1 March 2023	Council meeting for a decision on notification of a Housing and Business Choice plan change and Heritage plan change
17 March - Notification	MDRS provisions take immediate effect except where notified qualifying matters apply <ul style="list-style-type: none">➤ All ratepayers / properties receive letter informing them➤ 30 working days for people to make submissions
End March 2023	Investigator submits his final report to Associate Minister for the Environment
June – July 2023 (TBC)	Summary of provisions provided and further submissions invited for 10 working days (from existing submitters)
October-November 2023 (TBC)	Independent Hearings Panel convenes (approximately 2 months) and makes recommendations to Council
April 2024 (TBC)	Council meeting for decision – if agrees with IHP recommendations all provisions come into effect

Thanks for joining us for this webinar

To give feedback about the webinar or ask further questions - engagement@ccc.govt.nz

To talk to the Plan Change team - **03 941 8999**