

Theme	Question	Answer
District Plan specific	Changes to Min. Lot size (retain single existing dwelling - subdivide for additional single dwelling) outside current RMD. 2. Stormwater storage per unit. Electric charge(s) requirements for all new dwellings	The current proposal for PC14 would be to set a minimum vacant allotment size in medium density areas of 400m ² and in high density areas of 300m ² respectively. However, under the Act, no minimum allotment size is able to be set for any development where there is an existing or proposed dwelling - which was adopted in the PC14 proposal. Stormwater discharge will still be managed through the Council's by-law; this usually sets a requirement of 5m ³ storage for every 100m ² of increased impermeable surface. PC14 does not propose to make any changes associated with electrical connections.
District Plan specific	Clarification of specific rules for coastal areas	New coastal inundation rules are proposed to restrict intensification. Upon notification, the current operative District Plan rules will apply, as the proposal is a new restriction (qualifying matter) that needs to be tested through the Submissions and Hearings process. Under the proposed provisions, any new dwellings will require resource consent, with construction within high risk areas being a non-complying activity. Any subdivision is also considered a non-complying activity.
District Plan specific	Do you intend to keep the new minimum subdivisable areas, such as any size around an existing property?	Yes, controls proposed to date for subdivision are not proposed to be changed. The proposal to have no minimum allotment size around existing or proposed dwellings is mandated under the Act and will remain.
District Plan specific	How will the applications that were lodged prior to the council decision be affected, know it originally stated that there were 2 options to either wait or get it assessed under the current rules.	Those two options are still relevant. Applicants can either wait until PC14 is notified, or seek consent under the current controls.
District Plan specific	How will the NPS-UD be implemented?	PC14 has proposed to increase enabled building heights within and around commercial centres. The city centre would have an increased enabled height to 90m, surrounding areas to 45-32m, and the walking catchment around this to 20m. Larger suburban commercial centres, and their surrounds, would also be enabled to at least 20m, with medium

		and smaller commercial centres enabled to either 14m or 12m (aligning with MDRS heights).
District Plan specific	Summary of proposed changes and timeline for implementation	This will be provided in the presentation. Officers are preparing an updated PC14 proposal that is anticipated to be presented to Councillors for notification in March 2023.
District Plan specific	The council opted to specify high density zones, over and above the density permitted by the new intensification rules; having failed to mandate the rule change, is the council still committed to and seeking to achieve this?	This is not entirely correct. There are primarily two pieces of regulation that Council must give effect to: Medium Density Residential Standards (MDRS); and the National Policy Statement for Urban Development (NPS-UD). The latter directs for higher density development, over and above MDRS development. Yes, Council is still committed to achieving the outcomes of the NPS-UD.
District Plan specific	We note that the Riccarton Bush interface extension includes up to 250 sites from only 40. When will those extra sites be made public? We have a house assigned as a heritage house near the bush in Plan 13 but there is a section next door which is being sold early next year. Will the new owners be able to build up to 3 storeys if it may take until 2024 for the new plan to be implemented? What protection is there now to prevent a development of 3 storeys before the plan is adopted? Would we be able to use a qualifying matter as an argument?	1) Reporting that underpins the updated PC14 proposal will be made available within the agenda to Council seeking approval to notify. This is likely to be in late February 2023. 2) If Council progresses with the recession plan qualifying matter, then MDRS will not have immediate legal effect when the plan change is notified. All rules will take effect at the time of decisions anticipated in March/April 2024, following hearings. This means that high density development will also likely be enabled, which cover large parts around the Riccarton Commercial Centre, enabling six storey development. 3) Currently, all of the residential zoning south of the Riccarton Commercial area is zoned Residential Medium Density, which enable three storey development. Most of the area north of the centre only provides for two storey development at a lower density. An increase beyond this may require the need for notification or written approvals. Please contact the Duty Planner if you require more detail about operative controls. 4) Matters considered for a qualifying matter are captured under s771 of the Act, with

		subsequent sections detailing the applicable evaluation requirements.
District Plan specific	Were some parts of the PC's implemented anyway e.g. tree coverage rules etc?	No, following the vote on PC14, Council also passed a resolution stating that in the event that the Minister would appoint a commissioner to forcibly notify PC14, then Council would progress a separate plan change for the financial contributions associated with tree canopy cover.
District Plan specific	When defining a Large Centre, you said that they had to be on a core public transport route AND an area of high employment. What statistics are you using as high employment? What is the threshold for a high employment area?	The categorisation of centres is based on the current and planned services and facilities that each of these provide. National Planning Standards help to define each of these centres. The concept of high employment centre also seeks to capture those areas not defined as 'centres', such as the Airport.
District Plan specific	Why has there been no attempt to protect current character/historic areas which other cities would call qualifying matters. Destroy such areas now and there will be none in the future.	This is incorrect. All existing Character Areas have been reviewed as part of this plan change, with all (but two) being proposed as a qualifying matter. An additional three areas have also been included - the net result being a greater number of sites (about 3,000) being protected. In addition, multiple heritage areas (new to the District Plan) have also been proposed as part of this. Further detail on this aspect can be found in Plan Change 13 material.
District Plan specific	Will recession plane heights be changing in medium density zone as well as all affected areas?	Council is required to adopt the recession planes detailed in Medium Density Residential Standards (MDRS) across all urban residential zones - both medium and high density areas. Council is only able to make MDRS controls more lenient, or reduce these if a qualifying matter (prescribed restriction) applies).

District Plan specific	Would amendments under the NPS-UD be sufficient on their own in Christchurch without the MDRS?	No, this would not achieve the requirements of the Act. However, Council are seeking to propose a means to reduce the extent of MDRS, reducing this by about 1/3 in area.
District Plan specific	What type of housing is proposed for the Bell Lamb and Trotter site on Ferry Rd?	Under the current PC14 proposal, this site (297 Ferry Road) would be zoned Medium Density Residential Zone. It would permit development of up to 12m high, with up to three units permitted without resource consent, or greater with resource consent.
District Plan specific	If the area is a QM area, would operative plan rules apply until the provision is approved?	Correct, only operative District Plan controls will apply over any area influenced by a qualifying matter.
District Plan specific	Where a Resource Consent is required for subdivision or building, most often it is granted on a Non Notified basis. What protection will existing residents have to protect their properties against damage resulting from the likely land remediation or construction required in the intensification process?	Notification is assessed on a case-by-case basis, in accordance with an effects assessment under the Act. Changes made to the Act that introduced MDRS removed the ability to notify parties when complying with MDRS controls. However, Council still maintains the ability to notify for other activities, as previous.
District Plan specific	Where are the new greenfield areas going to be? The Future urban zone	There are no new greenfield areas able to be proposed as part of this plan change. The Future Urban Zone is applied to a number of areas currently zoned as Residential New Neighbourhood, with all constructed areas being zoned Medium Density Residential, in accordance with the Act.
District Plan specific	Why are you reviewing Special Purpose Zones? Is this required under the 2021 Amendment Act?	Council is required to intensify any area within a Policy 3 catchment, as directed by the NPS-UD, unless a qualifying matter applies. The likes of Specific Purpose Schools and Hospital zoned sites are located within some of these catchments, and are hence being reviewed in order to achieve this intensification direction.
District Plan specific	With reference to the 'High Density Proposal' slide, can you please explain how 'extent' works, e.g. Papanui has a 600m extent - how is this measured? From a point? From some boundary?	This is measured as a network (i.e. not as the crow flies), taken from the edge of the commercial centre zone, as per the approach for the Central City.
Environment	Has an effects based study been conducted as to what the outcome will be of intensification on the economy and the environment??And	Council is required to evaluate economic, social, cultural, and environmental costs and benefits as part of the plan change process. As part of this, economic reporting has been completed by

	if so, is the proposed intensification sufficient?	Property Economics on the economic costs and benefits of various aspects of the proposal. The physical environment has also been assessed through a number of Urban Design reports.
Environment	Is it true that single level houses south of the proposed developments all over Christchurch will be obliterated from the winter sun?	Sunlight access will depend on the site orientation. However, Council is required to implement the recession plane angle prescribed in the Act, unless a qualifying matter applies.
Environment	Please explain how hillside properties can protect their view, thank you.	View obtained from the Port Hills are not currently protected in the District Plan and are not classified as a means for restricting any intensification that would be enabled here through MDRS. Any restriction would need to meet the criteria set under the Act as a qualifying matter.
Environment	The RMA changes enable widespread eradication of urban tree canopy coverage in residential communities to "enable urban intensification", creating urban heat islands. How is that logical when the government declared a climate emergency 3 years ago?	This is a question for central government. Council is proposing to protect all significant trees as a qualifying matter (restriction) and to introduce a financial contribution to protect and enhance tree canopy cover, precisely for the reasons you highlight. This means that if trees are not planted, then said developer must pay in the order of \$30-60k per site. This money will go towards planting trees in local catchments.
Environment	Totally support a spectrum of living/home options - but concerned about open/green spaces or belts to protect the beauty of the city and well-being of the citizens. Will this element be recognized in the planning/consent process?	The intensification direction can only apply to existing urban areas. No expansion or additional intensification is able to be proposed across the likes of rural or open space (park) areas.
Environment	When promoting high intensity housing, has the environmental impact on waterways been fully considered? We live next to a St Albans Stream and have noted increasing flood events and water pollution which we believe are due to housing intensity.	Waterbody setbacks have been incorporated as a qualifying matter (restriction), preventing any intensification within applicable waterbody setbacks. In addition, the stormwater by-law gives Council the ability to control the quantity and quality of stormwater runoff from sites. This has been applied for several years and would still apply post-PC14.
Environment	When specifying areas of the city for residential intensification, have you considered explicitly natural hazard information, specifically seismic risk information (e.g. land with TC3 and	Yes, high risk natural hazards have been accounted for as a qualifying matter (restriction) on intensification. However, TC category land has not been considered as part of this.

	TC2 overlays) and flood risk information?	
Environment	Who's going to pay us owners for the loss of value of our property and loss of pleasure from the sun and the extra heating costs from the lack of sun?	This is not a requirement under the Act and is not being considered.
Environment	How will tree cover be calculated? Would this have impact on the social housing rules?	Tree canopy protection is measured at 20% site coverage in canopy area. For new tree planting, this is the estimated canopy at 20 years of maturity. New greenfield areas would need to also meet 15% coverage within roads. This would apply across all medium and high density zones. No social housing rules are proposed as part of PC14.
Environment	Protection from increased water flow into streams & rivers during rain events causing flooding	The Council is proposing waterbody setbacks as a qualifying matter that will preclude development in the margins of waterways. Council's bylaw will enable the effects of stormwater runoff to be managed outside the District Plan.
Environment	Quantity of stormwater discharge is a cumulative issue and not a piece meal issue from development to development. Has Council mapped the contributions of stormwater drainage from likely intensified developments? We live in the catchment for Papanui Stream.	Stormwater management is undertaken under Council's by-law. For several years now Council has required the management of stormwater to have a neutral effect on the stormwater network. Typically, 5m ³ of storage is required on site for every 100m ² of permeable surface added. This control is unaffected by the plan change and will still be required for any future development.
Environment	What provision is being made for planning to increase community amenity for denser housing areas - e.g. more parks, playgrounds etc	The scope of plan changes giving effect to government's intensification regulation cannot consider controls or investment for parks and open spaces. Notwithstanding this, Council is developing an Ōtautahi Christchurch Plan to support better outcomes for communities and with subsequent investment to support implementation, subject to Long Term Plan processes.
General	What motivations are there for developers to build high density housing in the CBD? Most of the new builds are only 3 or 4 storeys, when I feel 6 should be the absolute minimum. Lack of demand? Expertise? The cost?	Council has completed work to assess this, with all of the above being relevant. The main factors are that there is enough choice within the market that this typology isn't desirable. There is also a lack of 'proof of concept' in Christchurch, which gives such a typology greater risk. Feasibility

		assessment commissioned by Council has shown that 10-storey development is more feasible than six storey development due to economies of scale and upfront costs.
General	Are the govt stack and pack apartments now officially renamed as houses and homes? Why do a majority of them have zero garages?	Council is required to adopt terms used under National Planning Standards. Regulation introduced in 2020 through the National Policy Statement for Urban Development required the removal of all minimum car parking requirements across all Councils. Only standards associated with accessible parking and loading bays were able to be retained in plans after February 2022.
General	Building height was restricted following the Chch earthquakes. Why is there no safety considerations of height in the Chch intensification context?	Building heights in the CBD were restricted to mitigate the potential adverse economic effects of the CBD recovery, not due to safety concerns. The risks associated with earthquakes do not meet a threshold for precluding intensification in the City. The Building Act is concerned with ensuring suitable structural design requirements are followed (and was substantially updated following the Canterbury Earthquakes, i.e. through the Building Code).
General	For greenfield developments, what needs to be allowed for in terms of servicing/three waters design? Do we assume maximum theoretical density?	This depends on the local network and its relative capacity. An overview of area-specific requirements can be provided by contacting the three waters asset planning teams.
General	For the alternative proposal being investigated with a reduced MDRZ area, what is the intended status of Port Hills areas outside of the reduced MDRZ boundary? Would they retain their present Residential Hills Zone rules, or would they still be subject to new MDRZ rules but modified to suit the Residential Hills Precinct requirements such as minimum lot size, access requirements etc.?	At this stage, much of the Port Hills would be outside of the qualifying matter that looks at public transport accessibility. The concept is that in this scenario, the status quo controls would largely remain, although naming may alter.
General	Given Christchurch rates are the most expensive in the country, will Christchurch City Council also provide costing information to show how their revised proposal will reduce costs to ratepayers vs. going with the national approach?	1) Council is required to assess the costs and benefits of any plan change proposal, including specific economic effects, if measurable. Evaluation reports (s32) will become available when the request to notify is made to Council.

General	Has there been any change to the proposed walkability definitions to more accurately reflect international walkability acceptability (ie < 800m)?	No changes are proposed to walkability distances used in the PC14 alternative.
General	How does the new rules resolve issues with tree roots?	Rules controlling earthworks near significant trees manage the effects of intensification. The Council is proposing significant trees as a qualifying matter through the plan change.
General	<p>I would like to know how the services (water, sewage, storm water, electricity, wifi etc) will be affected by the proposed upcoming housing project in Carey Street, Somerfield, Christchurch 8024. Carey Street is a tiny cul-de-sac just off Dunn Street.</p> <p>I live on Dunn Street and just can't see how increasing the population of our tiny street by so many more houses, traffic and people is feasible without adverse effects on existing services.</p> <p>This plan for intensified housing, half of which I'm told are to be sold as 'first home buyers homes" and the rest offered as state housing, does not consider the existing residents.</p>	Despite the direction to intensify, Council maintains the ability to control connection to three waters. This means that, regardless of any enabled development, Council can still deny connection to services where there is not capacity. Developers are aware of this and will seek to understand sufficiency prior to progressing with any development proposals. Lastly, this level of development will not be done overnight, and Council maintains the ability to adjust how it manages infrastructure accordingly.
General	If an area is deemed to be a QM, noting that intensification is still required, how do we understand what this means i.e. how much intensification is permitted?	This will depend on the nature of qualifying matter(s) that exist on the site. For example, in Character Areas almost all aspects of a building's form are controlled, whereas in high flood risk areas an applicant would need to demonstrate that the risk to people and property is mitigated. The best way to see what applies is via the mapping to be released at the time of notification, and then to find associated provisions in Chapters 5, 6 or 14.
General	If parts of the Residential Hill Zone will be within scope of the MDRS and part of the RHZ outside, will Council produce a map to show where MDRS will apply prior to notification?	Yes, this is required as part of the Plan Change evaluation process. Mapping will be included in the report to Council seeking approval to notify, as per the September 2022 meeting.
General	If this is a government implicated rule would that override the decision by council or is that completely dependent on council?	The decision to notify rests with Council. Upon the conclusion of hearings, any matter that Council refuses to adopt is then considered by the Minister for the Environment.

General	In your proposed change are you saying that all the port hill areas including living hills areas will have this plan change?	The Living Hills Zone was replaced in 2017 through the Replacement District Plan process, following the Canterbury earthquakes. Much of this is now captured in the Residential Hills Zone. This zone is considered to be within scope of where MDRS would apply, however Council is proposing to apply a qualifying matter limiting the extent of its application. This would mean that only parts of Cashmere and Huntsbury within the Port Hills would have MDRS enabled.
General	Is it likely that with the notification in March 2023 the central city high density zone will be operative assuming recession planes are not applied as a QM?	No parts of the high density rules take effect upon notification as they are administered by different regulation. This is the case with or without a QM. Any high density controls will only take effect at the conclusion of the PC14 hearing.
General	Is the proximity of housing to the countryside going to be taken into consideration? We are located a two minute walk from the countryside but from what I understand we are also located in an area of high intensification (Halswell). It seems a bit odd to have 6 story buildings right beside the countryside.	This is not considered in the intensification regulation. Council must intensify within urban zones. It is important to remember that while some areas may appear rural, their current underlying zoning may very much enable urban development. In this instance, it will be deemed part of the proposal.
General	Is there analysis being done to forecast the number of increased dwellings with the proposed plan change i.e. to show how numbers can still be achieved with the QMs?	Yes, this is a requirement of the Act and will be included as part of evaluation reporting for the plan change at notification.
General	Is there any peer reviewed data establishing the claim that a three story stand-alone house will make housing more affordable?	Government investigated the costs and benefits of applying Medium Density Residential Standards (MDRS) at the time of development, authored by PwC and Sense Partners. This may provide some of the detail you are interested in.
General	My understanding from reading the NPS for Intensification says that Council must have regard to other NPS. What is being done to protect the immediate catchments that contribute to spring-fed streams? This would come under the NPS for Freshwater Management.	Yes, where identified and where meeting the threshold of the NPS-FM, this is able to be captured as a qualifying matter.
General	Regarding needing evidence to justify a qualifying matter, if residents feel there is a qualifying matter in their	This will need to be done as part of the submission process when Council notifies the plan change. This depends

	area, how does Council hear this and help to gather evidence to support the position?	on the scale and nature of the qualifying matter, with reference made to s771 of the Resource Management Act.
General	Why do we not deregulate housing/zoning and let the free market build what it wants? (I would love to live in a cheap apartment and live close enough to work to walk)	This would not achieve the requirements under the Resource Management Act that Council must give effect to.
General	Will there be opportunity for additional questions after the webinar, as the information may trigger more questions? Is it correct the MDRS will become effective almost immediately if the Council was to approve the plan changes?	Yes, additional questions can be asked throughout and will either be answered within the webinar or thereafter. MDRS has immediate legal effect at the point that Council notifies the plan change (i.e. open for submissions), except where a qualifying matter (restriction) applies.
General	There are some excellent housing locations have been zoned rural only because conservative modelling indicates there is a flood risk. Shouldn't these locations be residential zone, with a requirement for developers to mitigate onsite/offsite flooding?	Re-evaluating rural zones is not part of the scope (and is unable to be part of the scope) of Plan Change 14. The scope is defined by the Act to apply to urban residential zones and within and around urban commercial centres, only.
General	Where can we see the planning maps for our areas now vs what would be proposed under the plan change? I have asked for this before and was told that I didn't need the maps and should wait for a Government decision :(Proposed maps were released when Officers sought to notify PC14 in September. Follow this link to see PDFs of Planning Maps proposed in September (noting these are subject to change): https://www.ccc.govt.nz/the-council/haveyoursay/show/505
General	The NPS-UD document cites the advantages of higher density rates so as to improve the economy and society will this proposal achieve these goals?	This is evaluated in the Regulatory Impact Statement, produced by Treasury.
General	While the MDRS may not have immediate legal effect because of the QM, would Council give weight (perhaps significant weight) to the provisions from notification?	Council will be giving consideration to this, having regard to s86BA.
General	Why should Christchurch be treated any differently than any other urban centre? Did Auckland City Council and Wellington council negotiate on Qualifying Matters /recession planes/just accept plan changes?	Any Council is able to reduce prescribed intensification if considered to be inappropriate as a qualifying matter. PC14 has currently conceived in the order of 30 qualifying matters for various features. Other Councils, such as Auckland and Wellington, have also considered a number of other qualifying matters that are bespoke to their urban environment.

General	Will Christchurch City Council make the costs of challenging the national proposal visible to ratepayers?	This is not required to be published as part of the plan change process.
Investigator	Has Mr Hardie had any influence on the process that you've set out? If so, what has been that influence?	Mr. Hardie does not have the power to influence the nature of the plan change content. His brief is to understand the barriers to getting the plan change notified.
Investigator	How would you describe the role of Mr Hardie in this process and how will he contribute?	The role of Mr. Hardie is captured in his Terms of Reference. This highlights that his role is to help understand the barriers to notification, including seeking the views of Ngai Tahu and other staff and Councillors. Officers do not require the approval of Mr. Hardie for any update to the PC14 proposal or notification thereof.
Recession plane	Does Council see risk in applying a recession plane qualifying matter where this limits legal effect of the MDRS? This would seem at odds with the intent of the legislation	Yes, any qualifying matter has risks of challenge through the hearings process.
Recession plane	After watching today's presentation I understand that Christchurch City Council is investigating whether it can use sunlight/recession planes as a QM, which would effectively make adoption of MDRS impossible across the entire city.	Under the Act, those areas affected by a qualifying matter must be treated under the current operative District Plan controls and MDRS does not apply.
Recession plane	By making recession planes a qualifying matter the Council is just delaying the inevitable - other than obvious what's the benefit of this?	The intention of the recession plane qualifying matter is to reduce the loss of sunlight access as a result of MDRS development and have this set at a more equal level footing when compared to other Tier 1 councils across the country.
Recession plane	Can you give details regarding the sunlight as qualifying matter such as council generate info or architect? Commonly used sun report show shade on roof not in rooms. Can be modified	The initial view is that this would alter the permitted recession plane angle and height set in the district plan. Evaluation reporting will need to demonstrate the effect of applying a more restrictive recession plane in terms of capacity loss and sunlight gain.
Recession plane	How is that achievable to build 3 storeys for a 10m wide site, if council chose not to use the MDRS recession plane?	It is unlikely that three storeys would be easily achievable on such a site under MDRS provisions. The intention of the recession plane qualifying matter is to set a plane whereby on most sites three storeys is achievable.
Recession plane	If a plan change is notified in March 2023 (with recession planes as a QM) would the status quo effectively	The effect of a qualifying matter that restricts the recession plane would be that MDRS does not come into effect

	remain in place for planning rules regarding recession planes?	until decisions are made, following the submissions and hearings process.
Recession plane	If an area is currently identified as being in the High Density Zone, will the proposed recession planes as a QM affect these areas as well or only the medium density zones?	At this stage, the qualifying matter would apply across all zones where MDRS would apply, being both medium and high density. It is worth remembering that none of the high density controls will apply at notification (even when no QM applies) as this is directed through the NPS-UD (National Policy Statement on Urban Development) and will only apply at the time of decisions. This is currently anticipated in March/April 2024.
Recession plane	If the sunlight qualifying matter is included in the notification does that mean no sites in Chch would allow MDRS?	If Council progresses with the sunlight access qualifying matter, MDRS will not have immediate legal effect at notification. All controls will only take effect when decisions are made, which is anticipated in March/April 2024.
Recession plane	So council will ensure minimum number of sunlight hours in winter.	The intention of the recession plane qualifying matter is to reduce the loss of sunlight access as a result of MDRS development and have this set at a more equal level footing when compared to other Tier 1 councils across the country.
Recession plane	There is quite strict rules on what can be a qualifying matter under the legislation, has council had a legal opinion on whether or not recession planes meet the definition?	Yes, the Act sets the evaluation requirements for qualifying matters, which Council will need to meet in order to justify additional restrictions.
Recession plane	We understand the reasoning for the proposed recession plane change however it appears to be a blatant attempt to further delay adoption of the law changes by hiding behind the guise of this proposed amendment. Why not just say, don't expect any adoption before Feb 2024. Many people have incurred losses and are paying holding cost on parcels of land while we wait for you to sort this out.	This is a new proposal and in communicating this Council has stated what the likely effect would be of such an approach. If Council progresses with the sunlight access qualifying matter, MDRS will not have immediate legal effect at notification. All rules will take effect at the time of decisions anticipated in March/April 2024, following hearings.
Recession plane	What's the benefit of applying recession planes as a qualifying matter to be sorted out over 2023 rather than just engaging with the investigator and trying to get altered recession planes through in the 2022 March notification?	Mr. Hardie does not have this power. Officers need to justify any qualifying matter in accordance with the evaluation requirements set under the Act, published as part of notification.

Recession plane	When will we know if alternate recession planes will be a QM?	The alternative proposal will be presented to Council for approval to notify PC14 at which time it will be public.
Recession plane	Will your review of shading as a qualifying matter extend to higher buildings, e.g. 6 storey?	At this stage, the qualifying matter would apply across all zones where MDRS would apply, being both medium and high density. It is worth remembering that none of the high density controls will apply at notification (even when no QM applies) as this is directed through the NPS-UD (National Policy Statement on Urban Development) and will only apply at the time of decisions, following PC14 hearings. This is currently anticipated in March/April 2024.
Recession plane	Would council consider a compromised solution somewhat between MDRS and current plan? In terms of recession planes	Such an approach will need to be considered as one of the alternative options to a different recession plane.
Recession plane	Would the proposed High Density Residential Zones (HRZ) be affected by the recession plane QM or only the MRZ areas?	At this stage, the qualifying matter would apply across all zones where MDRS would apply, being both medium and high density. It is worth remembering that none of the high density controls will apply at notification (even when no QM applies) as this is directed through the NPS-UD (National Policy Statement on Urban Development) and will only apply at the time of decisions. This is currently anticipated in March/April 2024.
Timing	By proposing this alternative plan and the delay to the adoption of the MDRS, aren't you risking the government just deciding to notify the original plan straight away?	This remains to be seen, however the Government are primarily interested in the notification of the plan change and have not intervened with other Councils' proposing similar qualifying matters.
Timing	Can you please provide a date for when the new bespoke housing rules for Christchurch will be notified and BC plans can be submitted into Christchurch City Council? Will the bespoke rules be similar to what the government had introduced prior to Christchurch City Council refusal to notify?	Officers are preparing an updated PC14 proposal that is anticipated to be presented to Councillors for notification in March 2023. Changes are being proposed to the plan change, which will be discussed in the Webinar.

Timing	Does the wastewater constraint precinct count as a qualifying matter? E.g. in this area the MDRS rules won't come into effect until 2024 instead of March 2023?	Yes, this is a qualifying matter. The proposed controls could only take effect at the time of decisions in 2024. However, Council still retains the ability to deny connection to the wastewater network via the Local Government Act (Water Supply and Wastewater Bylaw 2022) due to insufficient capacity in the network. The ability to deny connection is unchanged after the likes of PC14 is notified or made operative.
Timing	How soon can we have certainty around the changes so that clients can progress their projects again.	Officers are preparing an updated PC14 proposal that is anticipated to be presented to Councillors for notification in March 2023.
Timing	How will timeframe commitments at the end of process be addressed?	The Minister has previously issued a gazette notice that Council must make decisions on the plan change by August 2023. It is anticipated by Council staff that this will be altered, having regard to the expectation that from notification to operative effect takes about 12 months.
Timing	I want to get a consent in 12 Dallas street will I need to wait 3 years before I can see the benefit of the new rules - how long will I need to wait?	We are currently proposing to seek approval to notify the plan change in March, with the all rules being decided after hearings, which is anticipated in about 12 months from notification. Worthwhile to note that upon notification, such a development may be enabled via consent, or as of right, depending on whether qualifying matters apply to the site.
Timing	If council failed to initially notify about the changes wouldn't that void the ultimate decision? Why do we have to wait for a remedy?	The Council is still required to notify an Intensification Planning Instrument, being PC14.
Timing	If PC14 is planned to be re-notified: When will a draft be available to read by the public, and when will Councillors vote on notification?	Officers are preparing an updated PC14 proposal that is anticipated to be presented to Councillors for notification in March 2023.
Timing	If the new intensification rules are to be implemented. What is the likely timeline for when they will be operative?	The Act directs that residential areas with no restrictions placed upon them (qualifying matters) will have immediate legal effect of MDRS upon notification. It is anticipated that there will be about a 12 month process from notification until when all provisions (i.e. including high density) take effect.

Timing	<p>If the plan is notified in March 23 with the recession plane/latitude as a QM does that mean none of the other MDRS will take immediate legal effect (eg 50% site coverage, 3 units, 3 storey etc)?</p> <p>Or if a reduced recession plane is notified then that and all other MDRS rules will have immediate effect in March?</p> <p>It wasn't particularly well explained in the parts that I was able to watch so I am hoping you can answer this directly please?</p>	<p>The effect of a qualifying matter that restricts the recession plane would be that MDRS does not come into effect until decisions are made, following the submissions and hearings process.</p>
Timing	<p>In the slide "The process ..." box 4 it says "council agrees to notification by 20 Aug 2022. MDRS will take legal effect from that date." This did not happen. That was 4 months ago. When is it going to happen? We are now in limbo waiting for a decision to be made by the council. Can the process flow chart be amended with the correct date when the council will agree to the notification?</p>	<p>The process map slide (#22) was updated for the Webinar. This shows that, should Council approve, notification is anticipated in March 2023.</p>
Timing	<p>Is this alternative plan just a means of delaying the adoption of the MDRS until 2024?</p>	<p>No, the impact of a district-wide qualifying matter is set in the Act.</p>
Timing	<p>Mark Stevenson said planners will "seek approval of councillors to notify" in February, then the council vote to notify would be in March. This is a little different to Mr Hardie's advice of expecting notification in February, maybe early March. Please confirm.</p>	<p>Apologies for the confusion this may have caused. The current intention is that the meeting to request to notify the plan change will be in late February or early March, and if approved, notification would happen by the end of March. Council is not directed by, or requires the approval of, Mr Hardie to notify the plan change.</p>
Timing	<p>So notification does not equal adoption. It triggers a consultation process that a majority of the councillors would need to adopt?</p>	<p>Correct, any plan change must be notified, which means that the proposal is open for public submissions. These submissions are then considered by an Independent Hearings Panel, with the Panel making the final recommendation to Council who makes a decision to accept or reject their recommendations.</p>
Timing	<p>Timeframes? Need some clarity as clients are in limbo with design options, causing significant delays in planning.</p>	<p>Officers are preparing an updated PC14 proposal that is anticipated to be presented to Councillors for notification in March 2023.</p>

Timing	We cannot wait till early 2024, a compromise must be made so that things can begin at notification round March 2023, please discuss.	If Council progresses with the sunlight access qualifying matter, MDRS will not have immediate legal effect at notification. All controls will take effect at the time of decisions following hearings, which is anticipated in March/April 2024.
Timing	What if the design plans are already aligned with the proposed changes? Do we still need to wait until early 2024	If Council progresses with the sunlight access qualifying matter, MDRS will not have immediate legal effect at notification. All controls will only take effect when decisions are made, which is anticipated in March/April 2024.
Timing	What is the timeframe, when will the plan be notified?	Officers are preparing an updated PC14 proposal that is anticipated to be presented to Councillors for notification in March 2023.
Timing	What timing can we expect for a decision to notify? Is MfE considering a bespoke solution for Christchurch, and will areas to be covered by the plan change be likely to change, e.g. not applicable to RS zone?	Officers are preparing an updated PC14 proposal that is anticipated to be presented to Councillors for notification in March 2023. The content of this updated proposal is not subject to Government approval; the primary role of the Investigator appointed by the Minister is to assist in notifying the plan change.
Timing	When can we submit plans under the new rules in CHCH?	This will be provided in the presentation. Officers are preparing an updated PC14 proposal that is anticipated to be presented to Councillors for notification in March 2023. The Act directs that residential areas with no restrictions placed upon them (qualifying matters) will have immediate legal effect of MDRS upon notification. It is anticipated that there will be about a 12 month process from notification until when all provisions (i.e. including high density) are decided.
Timing	When is a decision likely to be made? Are amendments to the plan change being considered? If changes are made for Chch, how would this affect Selwyn and Waimakariri where the MRZ changes have already been notified?	Officers are preparing an updated PC14 proposal that is anticipated to be presented to Councillors for notification in March 2023. Yes, changes will be made to the proposal, but this will have no direct influence on surrounding Councils' as their respective plan changes are independent of Council.
Timing	Will PC14 be notified before Christmas?	No. Officers are preparing an updated PC14 proposal that is anticipated to be presented to Councillors for notification in March 2023.

Timing	Would site coverage still be increased to 50% at notification in March 23 and take effect immediately?	No, MDRS controls would not be enabled in this scenario.
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