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## Urban Development and Transport Committee

### AGENDA

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#### Notice of Meeting:

An ordinary meeting of the Urban Development and Transport Committee will be held on:

**Date:** Wednesday 2 March 2022  
**Time:** 9.30am  
**Venue:** Council Chambers, Civic Offices,  
53 Hereford Street, Christchurch

Under the current provisions of the Covid-19 Protection Framework (traffic lights) people holding a current vaccine pass may attend the meeting in person. The meeting will be broadcast live: <http://councillive.ccc.govt.nz/live-stream>

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#### Membership

Chairperson	Councillor Mike Davidson
Deputy Chairperson	Councillor Tim Scandrett
Members	Mayor Lianne Dalziel
	Deputy Mayor Andrew Turner
	Councillor Jimmy Chen
	Councillor Catherine Chu
	Councillor Melanie Coker
	Councillor Pauline Cotter
	Councillor Celeste Donovan
	Councillor Anne Galloway
	Councillor James Gough
	Councillor Yani Johanson
	Councillor Aaron Keown
	Councillor Sam MacDonald
	Councillor Jake McLellan
	Councillor Phil Mauger
	Councillor Sara Templeton

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25 February 2022

#### Principal Advisor

Jane Davis  
General Manager Infrastructure,  
Planning & Regulatory Services  
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Note: The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted. If you require further information relating to any reports, please contact the person named on the report.

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<https://www.ccc.govt.nz/the-council/meetings-agendas-and-minutes/>



## Developing Resilience in the 21st Century

Strategic Framework

Whiria ngā whenu o ngā papa,  
honoa ki te maurua tāukiuki

Bind together the strands of each mat and join  
together with the seams of respect and reciprocity

### Ōtautahi-Christchurch is a city of opportunity for all

Open to new ideas, new people and new ways of doing things – a city where anything is possible

#### Principles

Being open, transparent and democratically accountable	Promoting equity, valuing diversity and fostering inclusion	Taking an inter-generational approach to sustainable development, prioritising the social, economic and cultural wellbeing of people and communities and the quality of the environment, now and into the future	Building on the relationship with Te Rūnanga o Ngāi Tahu and the Te Hononga-Council Papatipu Rūnanga partnership, reflecting mutual understanding and respect	Ensuring the diversity and interests of our communities across the city and the district are reflected in decision-making	Actively collaborating and co-operating with other local, regional and national organisations
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#### Community Outcomes

<b>Resilient communities</b> Strong sense of community Active participation in civic life Safe and healthy communities Celebration of our identity through arts, culture, heritage, sport and recreation Valuing the voices of all cultures and ages (including children)	<b>Liveable city</b> Vibrant and thriving city centre Sustainable suburban and rural centres A well connected and accessible city promoting active and public transport Sufficient supply of, and access to, a range of housing 21st century garden city we are proud to live in	<b>Healthy environment</b> Healthy water bodies High quality drinking water Unique landscapes and indigenous biodiversity are valued and stewardship exercised Sustainable use of resources and minimising waste	<b>Prosperous economy</b> Great place for people, business and investment An inclusive, equitable economy with broad-based prosperity for all A productive, adaptive and resilient economic base Modern and robust city infrastructure and community facilities
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#### Strategic Priorities

Enabling active and connected communities to own their future	Meeting the challenge of climate change through every means available	Ensuring a high quality drinking water supply that is safe and sustainable	Accelerating the momentum the city needs	Ensuring rates are affordable and sustainable
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#### Ensuring we get core business done while delivering on our Strategic Priorities and achieving our Community Outcomes

Engagement with the community and partners	Strategies, Plans and Partnerships	Long Term Plan and Annual Plan	Our service delivery approach	Monitoring and reporting on our progress
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**URBAN DEVELOPMENT AND TRANSPORT COMMITTEE OF THE WHOLE - TERMS OF REFERENCE NGĀ  
ĀRAHINA MAHINGA**

<b>Chair</b>	Councillor Davidson
<b>Deputy Chair</b>	Councillor Scandrett
<b>Membership</b>	The Mayor and All Councillors
<b>Quorum</b>	Half of the members if the number of members (including vacancies) is even, or a majority of members if the number of members (including vacancies) is odd.
<b>Meeting Cycle</b>	Monthly
<b>Reports To</b>	Council

**Delegations**

The Council delegates to the Urban Development and Transport Committee authority to:

- Monitor and make decisions regarding the Council's Roads, footpaths and streetscapes in accordance with the Council's Long Term Plan.
- Monitor and make decisions on the Council's Transport functions including road operations, parking, public transport, cycle ways, harbours and marine structures in accordance with the Council's Long Term Plan.
- Make all decisions in connection with the Major Cycleway Routes programme, including final route selections and anything precedent to the exercise by the Council of its power to acquire any property, subject to:
  - a. The Committee and affected Community Boards being briefed prior to any public consultation commencing on any Major Cycleway Route project.
- Make all decision in connection with the Lincoln Road (Wrights to Curletts) Project.
- Make decisions regarding the District Plan.
- Monitor the Council's regulatory and compliance functions
- Monitor the Council's regulatory and compliance functions under:
  - Resource Management Act 1991 and related legislation
  - Building Act 2004 and the New Zealand Building Code
  - Dog Control Act 1996
  - Sale and Supply of Alcohol Act 2012
  - Local Government Act 1974 and Local Government Act 2002
  - District Plan
  - Bylaws
  - Other regulatory matters

*(For the avoidance of doubt, these powers relate specifically to the Council's regulatory and compliance functions. The Council retains its authority on matters relating to the Resource Management Act reform.)*
- Approve the Council's list of hearings commissioners under the Resource Management Act 1991.

**Bylaws**

The Council delegates to the Committee authority to:

- Oversee the development of new bylaws within the Committee's terms of reference, up to and including adopting draft bylaws for consultation.
- Oversee the review of the following bylaws, up to and including adopting draft bylaws for consultation.
  - Cruising and Prohibited Times on Roads Bylaw 2014
  - Marine, River and Lake Facilities Bylaw 2017
  - Stock on Roads Bylaw 2017
  - Traffic and Parking Bylaw 2017

### ***Submissions***

- The Council delegates to the Committee authority:
- To consider and approve draft submissions on behalf of the Council on topics within its terms of reference. Where the timing of a consultation does not allow for consideration of a draft submission by the Council or relevant Committee, that the draft submission can be considered and approved on behalf of the Council.

### ***District Plan Appeals***

The Committee is authorised to:

- Consider and resolve any consent orders requested in respect of any proceedings before the Environment Court regarding any appeal on the Christchurch District Plan.
- Authorise counsel and Council witnesses to call evidence in support of a compromise position or positions in the alternative for the purpose of endeavouring to agree with the parties in terms of a consent order in respect of any proceedings before the Environment Court arising out of the Council's decisions on the Christchurch District Plan.
- Authorise any one or more officers holding the positions listed below to participate in a mediation of any proceeding before the Environment Court arising out of the First Schedule to the Resource Management Act 1991.
  - This authority shall include the power to commit the Council to a binding agreement to resolve the proceeding, provided it does not require any Council expenditure not authorised by a Council delegation. Part D - Sub-Part 1 – Community Boards 159 Delegation Date Amended
  - Any authority given under this delegation shall be on such terms and conditions as the Committee considers appropriate.

#### **Authorised positions:**

- Head of Legal
  - Associate General Counsel
  - Corporate Counsel
  - Head of Planning and Strategic Transport
  - Team Leader City Planning
  - Principal Advisors, Planning
  - The exercise of such delegated powers shall be reported to the Council on a six-monthly basis
- Authorise any two or more officers who, for the time being, hold any of the following positions to jointly consider, and resolve by consent order, any appeal to the Environment Court against a decision of Council on submissions to the Christchurch District Plan, where the appeal relates to an alteration of minor effect or the correction of a minor error.

#### **Authorised positions:**

- Head of Legal
- Associate General Counsel
- Corporate Counsel



- Head of Planning and Strategic Transport
- Team Leader City Planning
- Principal Advisors, Planning
- Make decisions, on behalf of the Council, in relation to any High Court proceedings arising out of decisions by the Environment Court on the Christchurch District Plan provided such decisions are consistent with professional advice.

***Limitations***

- This Committee does not have the authority to set project budgets, identify preferred suppliers or award contracts. These powers remain with the Finance and Performance Committee.
- The general delegations to this Committee exclude any specific decision-making powers that are delegated to a Community Board, another Committee of Council or Joint Committee. Delegations to staff are set out in the delegations register.
- The Council retains the authority to adopt policies, strategies and bylaws.
- The Council retains its authority on matters relating to the Resource Management Act reform.

The following matters are prohibited from being subdelegated in accordance with LGA 2002 Schedule 7 Clause 32(1) :

- the power to make a rate; or
- the power to make a bylaw; or
- the power to borrow money, or purchase or dispose of assets, other than in accordance with the long-term plan; or
- the power to adopt a long-term plan, annual plan, or annual report; or
- the power to appoint a chief executive; or
- the power to adopt policies required to be adopted and consulted on under this Act in association with the long-term plan or developed for the purpose of the local governance statement; or
- the power to adopt a remuneration and employment policy.

***Chairperson may refer urgent matters to the Council***

As may be necessary from time to time, the Committee Chairperson is authorised to refer urgent matters to the Council for decision, where this Committee would ordinarily have considered the matter. In order to exercise this authority:

- The Committee Advisor must inform the Chairperson in writing the reasons why the referral is necessary
- The Chairperson must then respond to the Committee Advisor in writing with their decision.

If the Chairperson agrees to refer the report to the Council, the Council may then assume decision making authority for that specific report.

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Part A	Matters Requiring a Council Decision
Part B	Reports for Information
Part C	Decisions Under Delegation

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Karakia Whakamutunga

## Karakia Tīmatanga

### 1. Apologies Ngā Whakapāha

At the close of the agenda no apologies had been received.

### 2. Declarations of Interest Ngā Whakapuaki Aronga

Members are reminded of the need to be vigilant and to stand aside from decision making when a conflict arises between their role as an elected representative and any private or other external interest they might have.

### 3. Confirmation of Previous Minutes Te Whakaāe o te hui o mua

That the minutes of the Urban Development and Transport Committee meeting held on [Thursday, 3 February 2022](#) be confirmed (refer page 8).

### 4. Public Forum Te Huinga Whānui

A period of up to 30 minutes will be available for people to speak for up to five minutes on any issue that is not the subject of a separate hearings process.

There were no public forum requests received at the time the agenda was prepared

### 5. Deputations by Appointment Ngā Huinga Whakaritenga

Deputations may be heard on a matter or matters covered by a report on this agenda and approved by the Chairperson.

There were no deputations by appointment at the time the agenda was prepared.

### 6. Presentation of Petitions Ngā Pākikitanga

There were no petitions received at the time the agenda was prepared.

## Urban Development and Transport Committee OPEN MINUTES

**Date:** Thursday 3 February 2022  
**Time:** 9.31am  
**Venue:** Council Chambers, Civic Offices,  
53 Hereford Street, Christchurch

### Present

Chairperson Councillor Mike Davidson  
Deputy Chairperson Councillor Tim Scandrett  
Members Mayor Lianne Dalziel  
Deputy Mayor Andrew Turner  
Councillor Jimmy Chen  
Councillor Catherine Chu – via audio/visual link  
Councillor Melanie Coker  
Councillor Pauline Cotter  
Councillor Celeste Donovan  
Councillor Anne Galloway – via audio/visual link  
Councillor James Gough – via audio/visual link  
Councillor Yani Johanson – via audio/visual link  
Councillor Aaron Keown  
Councillor Sam MacDonald – via audio/visual link  
Councillor Jake McLellan  
Councillor Phil Mauger  
Councillor Sara Templeton

### Principal Advisor

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**Part A Matters Requiring a Council Decision**

**Part B Reports for Information**

**Part C Decisions Under Delegation**

**Karakia Tīmatanga:** Given by Councillor Templeton.

The agenda was dealt with in the following order.

**1. Apologies Ngā Whakapāha**

**Part C**

**Committee Resolved UDATC/2022/00001**

That the apologies received from the Mayor for early departure and Councillors Chu and Gough for lateness be accepted.

Councillor Cotter/Councillor Davidson

Carried

**2. Declarations of Interest Ngā Whakapuaki Aronga**

**Part B**

Councillor Johanson declared an interest in Item 9.

Councillor Templeton declared an interest in staff recommendation 1f of Item 9.

**3. Confirmation of Previous Minutes Te Whakaāe o te hui o mua**

**Part C**

**Committee Resolved UDATC/2022/00002**

That the minutes of the Urban Development and Transport Committee meeting held on Thursday, 2 December 2021 be confirmed.

Councillor McLellan/Councillor Templeton

Carried

**4. Public Forum Te Huinga Whānui**

**Part B**

There were no public forum presentations.

**5. Deputations by Appointment Ngā Huinga Whakaritenga**

**Part B**

There were no deputations by appointment.

**6. Presentation of Petitions Ngā Pākikitanga**

**Part B**

There was no presentation of petitions.



## 7. Central City Parking Restrictions Subcommittee Minutes - 2 December 2021

**Committee Resolved Officer Recommendation without change UDATC/2022/00003**

That the Urban Development and Transport Committee receives the Minutes from the Central City Parking Restrictions Subcommittee meeting held 2 December 2021.

Councillor Davidson/Councillor McLellan

**Carried**

Mayor Dalziel joined the meeting at 9.35am during consideration of Item 8.

Councillor Gough joined the meeting via audio/visual at 9.38am during consideration of Item 8.

## 8. National Policy Statement on Urban Development (NPS-UD) - 2022 Work Programme

**Committee Resolved Officer Recommendation without change UDATC/2022/00004**

### Part C

That the Urban Development and Transport Committee:

1. Endorses the work programme and proposed timeline to give effect to the National Policy Statement on Urban Development (NPS-UD) by the 20 August 2022 deadline.

Councillor Templeton/Councillor Scandrett

**Carried**

## 9. Hearings Panel report on the Te Ara O-Rakipaoa Nor'west Arc Cycleway - Section 3

**Committee Resolved Officer Recommendation without change UDATC/2022/00005**

### Part C

That the Urban Development and Transport Committee:

1. Approves the revised scheme design of the Major Cycleway Route Nor'West Arc Section 3, as detailed in Attachment A, including changes to the Wairakei Road/ Aorangi Road intersection, and including the following amendments:

#### **Section 1 – Ilam Road from University of Canterbury up to Jellie Park**

- a. That this section be a one-way cycleway (Option A).
- b. Request for staff to endeavour to retain the tree outside of the Ilam Medical centre or relocate it to another site.

#### **Section 2 – Shared path on Ilam Road from Jellie Park up to Aorangi Road**

- c. Request for staff to investigate widening the shared path as much as possible without removing trees.

#### **Section 3 – Aorangi Road from Ilam Road up to Brookside Terrace**

- d. That this section be a two-way cycleway (Option A).

- e. Request for staff to investigate additional parking on the Aorangi Road corner by Clyde Road.
- f. **Section 4 – Two-way cycleway on Aorangi Road, Condell Avenue and Matsons Avenue from Brookside Terrace to Harewood Road**  
**Wairakei/Aorangi Intersection safety improvement**
- g. Request for staff to work with the owner of 171 Wairakei Road in respect of the driveway to optimise safety for all users.
- h. Request for staff to design the appropriate connections from the Major Cycleway Route facility to the cycle lanes on Wairakei Road.
- i. Notes that staff will improve definition of parking spaces adjacent to the driveways of 188, 167a and 167b Wairakei Road.
- j. Request for staff to monitor the Wairakei/Ilam Road and Wairakei/Blighs Road intersections for changes in traffic patterns and safety concerns and report back to the relevant Community Boards.
- Other**
- k. Request for staff to monitor and report back on the impact of the completed cycleway on on-street parking to the relevant Community Boards. The report is to be presented between six and twelve months after construction completion.
- l. Request for staff to consult on P120 time restricted parking spaces on Tuirau Place and associated cul-de-sacs.
- m. Notes that staff will arrange an open-day prior to construction start where they will take residents through the proposed planting, trees, changes and construction implications.
- 2. Approves change of speed to 40km/h along the route and associated cul-de-sac streets.
  - a. Notes that this speed limit change will complement area-wide considerations for lower speed limits which will be consulted on separately by the relevant Community Board with the aim to implement concurrently.
- 3. Approves time restricted parking, as detailed in Attachment A.
- 4. Approves tree removal, as detailed in Attachment A.
  - a. Notes that two additional trees may need to be removed outside 171 Wairakei Road and 315 Clyde Road depending on the detailed design and consultation with affected parties.
  - b. Notes that there will be an overall increase of trees along the route.
- 5. Notes that the detailed traffic resolutions required for the implementation of the project are brought back to the Committee for approval at the end of the detailed design phase, prior to the beginning of construction.

Councillor Coker/Councillor Cotter]

The division was declared **carried** by 11 votes to 4 votes the voting being as follows:

**For:** Councillor Davidson, Councillor Scandrett, Mayor Dalziel, Deputy Mayor Turner, Councillor Chen, Councillor Coker, Councillor Cotter, Councillor Donovan, Councillor Galloway, Councillor McLellan and Councillor Templeton

**Against:** Councillor Gough, Councillor Keown, Councillor MacDonald and Councillor Mauger  
**Carried**

Councillor Templeton declared an interest and took no part in the discussion or vote on recommendation 1f in Item 9.

Councillor Yohanson declared an interest and took no part in the discussion or vote on Item 9.

Councillor Scandrett assumed the Chair for consideration of Items 10 to 12.

## **10. Regulatory Services - Building Consenting Unit Report - October, November and December 2021**

**Committee Resolved Officer Recommendation without change UDATC/2022/00006**

### **Part C**

That the Urban Development and Transport Committee:

1. Receive the information in the Regulatory Services Building Consenting Update Report – October – December 2021.

Councillor Templeton/Councillor Chen

**Carried**

Councillor Gough left the meeting at 11.04am during consideration of Item 11 and did not return.

## **11. Regulatory Compliance Unit update**

**Committee Resolved Officer Recommendation without change UDATC/2022/00007**

### **Part C**

That the Urban Development and Transport Committee:

1. Receive the information in the Regulatory Compliance Unit Update Report

Councillor Scandrett/Councillor Cotter

**Carried**

## **12. Planning and Consents Report - October to December 2021**

**Committee Resolved Officer Recommendation without change UDATC/2022/00008**

### **Part C**

That the Urban Development and Transport Committee:

1. Receive the information in the Planning and Consents Report – October to December 2021.

Councillor Templeton/Councillor Davidson

**Carried**

**Karakia Whakamutunga:** Given by Councillor Templeton.

Meeting concluded at 11.23am.

CONFIRMED THIS 3<sup>rd</sup> DAY OF MARCH 2022

COUNCILLOR MIKE DAVIDSON  
CHAIRPERSON

Unconfirmed





## 7. Central City Biannual Report July - December 2021

Reference / Te Tohutoro: 21/1584844

Presenter(s) / Te kaupāhō: Laura Quaid, Planner Urban Regeneration  
John Meeker, Principal Planner Urban Regeneration

### 1. Purpose of Report / Te Pūtake Pūrongo

- 1.1 The purpose of this report is to update the Urban Development and Transport Committee about City Council funded regeneration activity within the Central City between July and December 2021.
- 1.2 This report does not include development matters led by ChristchurchNZ, as this work is reported separately in their quarterly reports. Progress on transport projects / An Accessible City is also reported separately.

### 2. Executive Summary / Te Whakarāpopoto Matua

- 2.1 This report is for 'information only' purposes and is relevant for the period between July and December 2021. Key progress for projects within the Central City is outlined in paragraphs 4.1 to 4.13 below. Highlights (including graphs and photographs) are set out in **Attachment A**.

### 3. Staff Recommendations / Ngā Tūtohu

That the Urban Development and Transport Committee:

1. Receive this biannual update report on Central City regeneration activities and projects.

### 4. Context / Background / Te Horopaki

- 4.1 Reflecting the key themes of the [Central City Action Plan](#), highlights from the six month period have been grouped under five categories: *City Leadership, Amenity & Activation, Growth, People and Getting it Done*.

#### City Leadership: Progress towards our Outcomes

- 4.2 The opening of Te Pae in December 2021 is a significant milestone in the Central City's regeneration. A number of large events were scheduled for 2022 and those which can still go ahead will increase visitors coming into the Central City.
- 4.3 Across all of the Central City's [headline metrics](#), many of which are contained within **Attachment A**, there is good progress. However, COVID-19 has impacted on spending and pedestrian activity.

#### Amenity and Activation

- 4.4 *Vacant Sites Programme*: There was a net decrease of 3.9 hectares of vacant land since January 2020. This is the largest single year reduction since 2016.
- 4.5 *Barrier Sites*: Two sites at 249 Gloucester Street and 216 Madras Street have been removed from the barrier sites programme. There are currently 19 barrier sites remaining, 8 of which have lodged or approved consents.
- 4.6 *Enliven Places Programme*: The Enliven Places programme supported Christmas activations, delivered two vacant site activations and maintained existing projects during this reporting period.

- 4.7 *Grants and Funds:* The Enliven Places Project Fund ended in June 2021. However, a number of previously funded projects were delivered during the reporting period including a mural on New Regent Street and the Green Lane Markets. In August 2021 the Sustainability and Community Resilience Committee resolved a three-year Place Partnership fund pilot.
- 4.8 *Grant funding for city-making partners:* Gap Filler established a three year Urban Play programme, The Green Lab created two co-working and event spaces 'Understorey' in under-utilised Central City spaces and Life in Vacant Spaces supported over 130 projects into spaces and 11,000 days of activation.
- 4.9 The Central City Business Association (CCBA) adopted their new [strategic plan](#) in October 2021. Key progress between July and December includes advocating for good outcomes in the Central City, maintaining good partnerships and running a mid-winter festival during July.


### People

- 4.10 *Project 8011:* Latest population estimates show a 12% increase in the Central City population from 2020. Promotional and neighbourhood-building projects are underway to continue to support growth in the city.
- 4.11 *Events:* Within the July -December period a large number of major and community events were held in the Central City including, Tīrama Mai (a lighting festival in celebration of Matariki) and the Go Live Festival, a music showcase held in the Town Hall.
- 4.12 *Marketing and Promotions:* The summer events guide has promoted a range of events happening in the Central City during summer and includes travel information on how to best get into the city.

### Getting It Done

- 4.13 A new section of the South Frame's Greenway between Colombo and Manchester is now open and preliminary designs for the Canterbury Arena / Te Kaha have been released.

## Attachments / Ngā Tāpirihanga

No.	Title	Page
A 	PDF - Central City Biannual Attachment - July - December 2021	18

## Confirmation of Statutory Compliance / Te Whakatūtutanga ā-Ture

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

(a) This report contains:

- (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
- (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

## Signatories / Ngā Kaiwaitohu

<b>Authors</b>	Laura Quaid - Planner Urban Regeneration John Meeker - Principal Advisor Urban Regeneration
<b>Approved By</b>	Carolyn Bonis - Team Leader Urban Regeneration Jane Davis - General Manager Infrastructure, Planning & Regulatory Services

Attachment A

## Central City Biannual Report



This reporting reflects the key themes of the Central City Action Plan ([CCAP](#))

It provides an overview of:

- Progress towards [long term outcomes](#)
- Relevant statistics
- Project delivery updates

### City Leadership

#### Amenity and activation

Light up the city



#### Growth

Unlock prosperity



#### People

Relentlessly pursue residents and visitors



### Getting it Done

## City Leadership

### Progress towards our Central City Outcomes

The opening of [Te Pae](#) is a significant milestone for the city. Once unhindered by COVID-19, it will substantially improve visitor attraction to the city across all seasons of the year, with positive flow on effects for spending activity.

The other key milestone was the final agreement of the Canterbury Arena / Te Kaha capacity at 30,000 seats— a size which will enable it to better compete for national and international events. Early works will commence on the Arena site in mid 2022.

#### Impacts of COVID-19 on Central City Business

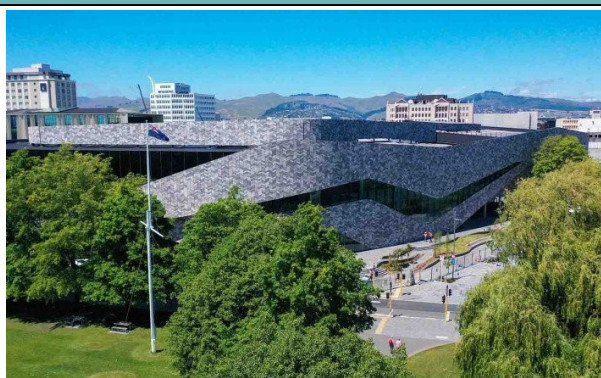
Progress towards our Central City Outcomes has been impacted on by COVID-19. Below is data showing spending and pedestrian activity throughout the alert levels. For more information on growth stats see page 8 of this attachment and the [Central City progress webpage](#).

COVID-19 continues to impact **Central City spending**. The severity of the lockdown dips in spending (compared to the larger retail malls) are principally due to the Central City's higher concentration of entertainment and hospitality activities and home working of office workers.

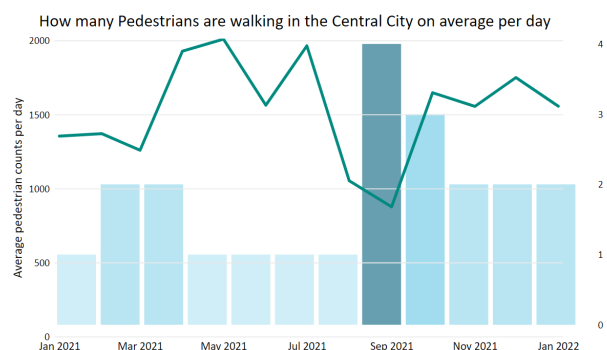
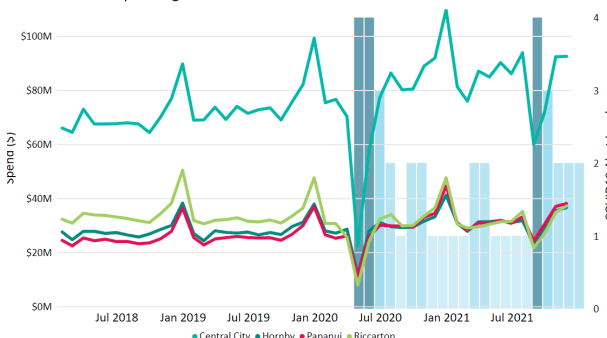
Home working, anecdotally—but in common with patterns seen overseas—appears to have become more normal and the Central City Business Association has warned of the impact this is having on activity levels (see page 7 for more info). This underlines the importance of growing the Central City's population, to help sustain trade.

**Pedestrian activity** during 2021 has fluctuated, with the sharp dip in August/September resulting from the stint at Alert Levels 4 and 3. Pedestrian activity at Riverside, City Mall, High Street and The Terrace continued to increase particularly in the build up to Christmas.

The shift from COVID-19 Alert Levels to the Traffic Light system may help sustain more normal patterns of activity. The more open air format of Central City retail areas and outdoor dining provides an advantage.



Spending in Christchurch's main commercial centres



## Amenity and Activation

July–December 2021

### Vacant Sites Programme *(Goals: Support permanent development and tidy sites up in the interim)*

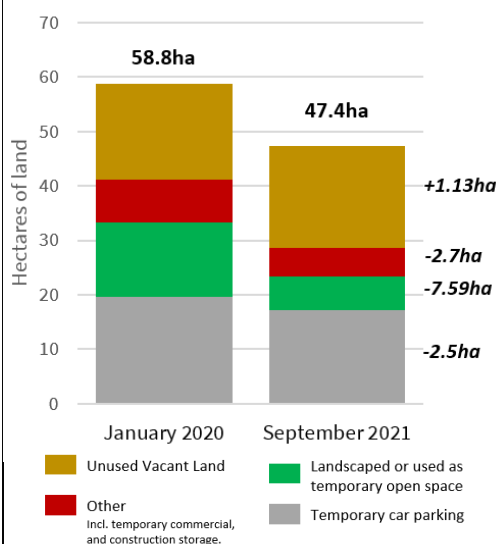
During its first year, the Vacant Sites Programme has focused on understanding the **development intentions** of owners and the progress of development. Key Central City headlines are:

- The buoyant housing market is driving take-up of vacant sites (and older properties) for redevelopment in the residential and mixed use zones.
- Owners of land on the eastern side of the Central City Business Zone have firmer plans now that the Te Kaha Arena project is progressing.

#### Current Programme Activities

- Regulatory compliance action has seen most unconsented temporary car parks apply for resource consents.
- Vacant Site Guidelines are available to advise site owners about cost effective, low maintenance site improvements.
- Council is considering whether to introduce additional rating charges on vacant land.
- Early engagement by Partnership Approvals and Resource Consent staff is supporting new development projects.

Changes in Central City Vacant Land  
(January 2020 - September 2021)



#### The amount of Central City vacant land continues to decline.

Between surveys in January 2020 and September 2021, there was a decrease from 58.8 hectares (ha) to 47.4ha. This decline included reclassification of 7.6ha of former 'red zone' land on the Avon Loop as permanent open space. The net decrease of 3.9 ha is the largest annual drop since 2016.

Significant changes include:

- Site preparation for the Canterbury Arena/Te Kaha has involved the demolition of remaining buildings and removal of temporary uses. This has contributed—temporarily—to the 1.13ha increase in the area of unused vacant land.
- Completions of some significant projects has seen a reduction in the amount of 'Other' temporary commercial and construction activities. For example, land around Te Pae is now available as open space until planned hotel developments commence.
- Temporary car parks continue to provide over 5000 spaces. The drop in land used for temporary car parking reflects the Arena site handover and the ability of some previously unauthorised sites to secure consents.

Working with owners and community groups, the **Enliven Places Programme** is supporting temporary site improvement work. Great examples on prominent sites in the Central City over the last 6 months include:

**9 Cathedral Square :** In September, a partnership with the owner of 9 Cathedral Square saw this prominent vacant site transformed. Working with the owner, Capital Programme staff developed a landscaping plan; the site improvement was then delivered by the site owner. Finally, to encourage people to use the area, the Enliven Places team shifted planter boxes, seats and art works onto the site. Adjacent businesses and visitors have welcomed the creation of this temporary space, which is expected to remain for at least 2 years.

**240 High Street:** In partnership with the ANZ Centre, the Enliven Places team responded to persistent graffiti on walls within this vacant site. A creative hoarding and planted parklet was installed to fill a gap in this otherwise complete section of street. The result has positively changed the character of this part of High Street, with seating and planters providing space for people to stop and meet.





## Amenity and Activation (continued)

July–December 2021

### Barrier Sites Programme

Key progress on the Barrier Sites Programme during the July to December period includes:

Number of Barrier Sites resolved	<b>23 sites</b>
Number of current Barrier Sites	<b>19 sites</b>
Number of Barrier Sites with lodged or approved building consents	<b>8 sites</b>

- **249 Gloucester Street (Former Stonehurst Motel)** - was removed from the Programme following completion of new residential development on the site and the demolition of earthquake damaged buildings.
- **216 Madras Street** - was removed from the Programme following demolition of the building to enable development of the Te Kaha Arena.
- An amendment has been sought to the existing building consent for **235 High Street (former Hunters and Collectors)**. Proposed works include reinstatement of the rear façade and an internal fit out. A resource consent for works to the front façade is expected to be lodged soon.
- A clean up of **119 Armagh Street (Former PWC Building)** has been completed, including site drainage and removal of building material.
- A clean up of **170 Cashel Street (former Holiday Inn)** is currently underway.
- The Central City Landmark Heritage Grant for **92 Lichfield Street (former Sargood Son & Ewen Building)** has been extended until November 2022. A building consent for strengthening work was granted in 2020 and work is expected to commence in the near future.



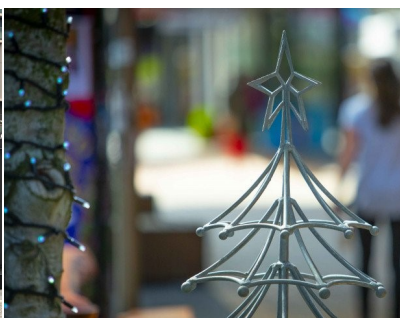
### Street Performance and Activation

Several Council units worked collaboratively to enable a variety of Christmas activities, including:

- Curated performances from the Event team's new Container Stage at Hack Circle. Performances by a DJ, the Canterbury Brass Band and students from the Jazz School were held at peak shopping times 18 – 23 December, 12 – 4pm daily
- Installations along City Mall including 12 reindeer sculptures and Christmas trees, bunting and fairy lights
- Christmas-themed Gobos (light projections) in Cashel Street, Worcester Street, Cathedral Square and Victoria Square
- A partnership with the BNZ Centre to install a 5.3m tall giant star in their courtyard

Activities delivered by Council Partners:

- Christmas banners and a social media campaign by ChristchurchNZ
- Coordination of choirs and a Christmas Market by the CCBA
- A large tree and activation on Oxford Terrace by the City Mission and Vodafone



## Amenity and Activation (continued)

July–December 2021

### Enliven Places Programme: Enliven Places Projects Fund (EPPF)

The Enliven Places Projects Fund ended at 30 June 2021.

Previously funded community-led projects were delivered in the current reporting period (pictured below).



Watch This Space! Paste Up Project



Debbie Porter: Assembly Point



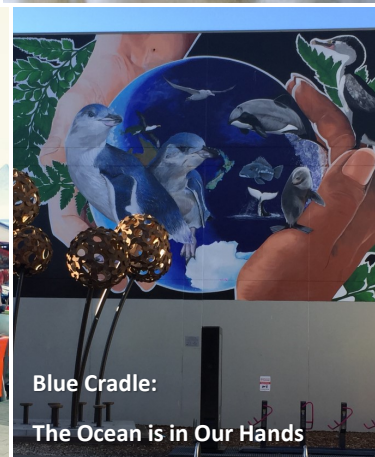
The Creators' Room: Art Stars 2021



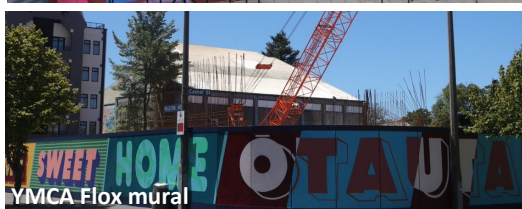
Rollickin' Gelato: New Regent Street Mural



Green Lane Markets



Blue Cradle:  
The Ocean is in Our Hands



YMCA Flox mural

### Enliven Places Programme: Place Partnership Fund (pilot)

On 25 August 2021 the Sustainability and Community Resilience Committee resolved a three-year Place Partnership Fund pilot. The Fund opened in October with \$82,000 in FY21/22. The Place Partnership Fund supports those seeking to strengthen connections between communities and their places and spaces to foster inclusion, local identity, shared experience and stewardship: [ccc.govt.nz/place-partnership-fund](https://ccc.govt.nz/place-partnership-fund)

### Enliven Places Programme: Rates Incentive

**Rates Incentive for Property Owners:** supports an increase in activity by providing a financial incentive to property owners of vacant spaces to encourage temporary activity while plans for permanent development are progressed: <https://ccc.govt.nz/rates-incentive/>

<b>Budget 2021/22 (city-wide):</b> \$40,000 +(FY20/21) \$15,865	<b>Credited this period:</b> \$15,253	<b>Balance 31 December 2021:</b> \$40,431
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In October 2021, the Sustainability and Community Resilience Committee resolved to extend the Rates Incentive for a further three years until 30 June 2024, with a focus on Central City interior vacancy.

Three Central City sites ended as they transitioned from a LiVS lease agreement: Kowhai Collective (181 High Street B2), Guthrey Centre (126 Cashel Street), The Den (181 High St C2). One Central City space hosting the Council's Dahlias installation (662-664 Colombo Street) transitioned to a rates waiver for Council use of private land. One new Central City interior vacancy (80 Hereford St) began the Incentive, hosting The Green Lab's 'understory'.



## Amenity and Activation

July–December 2021

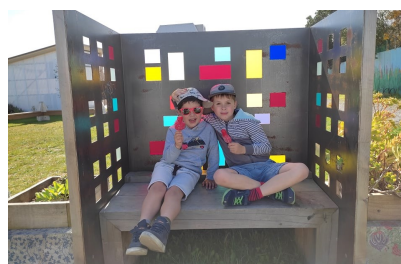
### Enliven Places Programme — gifting assets to communities

In addition to delivering new capital projects, two key elements of the Enliven Programme include gifting any assets that are no longer needed for the Programme, as well as taking care of our existing suite of assets.

#### Gifting

When assets are no longer required for the Programme, they are offered and gifted to other areas of the Council, sister organisations and communities. This ensures assets have a life beyond the Programme and continue to provide public benefit. In this reporting period:

- One of four Wayfinding Towers was gifted to Ōtakaro Ltd and was repurposed for the new public space, Conduit Square, outside of Te Pae. Te Pae opened in December.
- With permanent development beginning in Super Lot 9 in the East Frame's Youth Hub, the Programme's climbing boulders *Up, Up, Up!* were gifted to the Parks team for inclusion in the fitness trail at QEII Park. The concrete planters were gifted to Richmond Riverlution Community Hub, for the Swanns Road entrance to the Residential Red Zone.
- The Stained Glass Pop-up Garden located in Cathedral Square was gifted to Sustain South Brighton for their site Common Ground, in Southshore.
- Various planters were gifted to the Dallington Residents Association for Glenarm Gardens and Ōtakaro Orchard.
- Multiple timber bollards that formed temporary carpark boundaries were gifted to the New Brighton Project for the pump track.



### Taking care of existing projects and assets

Taking care of our existing assets and projects includes refreshing and shifting assets and projects to ensure continued high impact and the best look for the city. At times taking care of our assets requires working across Council project teams to shift or remove temporary assets to make way for permanent works. This includes:

- Removing the *Life and Hope* creative hoarding around the Old Post Office, timed to coordinate with construction and paving works. The Enliven Places Programme installed the hoarding in 2017 to protect the damaged heritage building and improve the appearance of the Square.
- Completing additional landscaping at the Dahlias site at 662 Colombo Street, to ensure high amenity, accessibility and to simplify maintenance.
- Shifting four "urban sheep" from High Street to Tūranga Plaza, and removing the art hoarding at High and Cashel Streets to make way for the High Street upgrades.
- Ongoing assessment and relocation of assets and installations throughout the Central City to ensure high public amenity and, where needed, alignment with other Council programmes. Assets include over 70 planters, lighting and creative installations and pocket parks.



## Amenity and Activation (continued)

July–December 2021

### Grant funding : City-Making Partners

In August 2021 the Council resolved to fund city-making partners Gap Filler, The Green Lab (formerly Greening the Rubble) and Life in Vacant Spaces (LiVS) on a multi-year basis for three years.

These organisations are recognised as place leaders in Christchurch, and collectively contribute to strengthening connections between communities and their places and spaces, to foster inclusion, local identity, belonging and stewardship—which aligns with the Council’s strategies and priorities, and draft Ōtautahi Christchurch Community Strategy pillars of Place and People.

#### Gap Filler

Gap Filler developed a three-year programme to establish Ōtautahi as the Southern Hemisphere Capital of **Urban Play**. Delivered in three streams ([Play in the City](#), [Play with the City](#) and [Play for the City](#)), the Programme will deliver temporary and permanent installations, short term events, outreach and a continuation of activating existing projects. The Programme aims to improve wellbeing, grow people's connection to place, city identity and to create a point of difference. The Urban Play programme has also received additional funding from Lotteries and Tū Manawa Active Aotearoa.

Gap Filler continued previously Council-funded projects: **Ngā Pirihimanaaki o Aotearoa NZ Polite Force** teamed up with City Mission and the Council for homeless to volunteer with park rangers. A new site was secured for **Dance-O-Mat** to make way for construction of the Performing Arts Precinct. A UC Engineering partnership was established for final-year students to work on **Buzzwire** electronics for university credit. **Super Street Arcade** received Vodafone funding to maintain and upgrade the five-year-old project.

Outside their grant funding, Gap Filler continued their Council contract to deliver a new phase of the **Latimer neighbourhood Asset Mapping** project for Project 8011. With Isthmus, they have been appointed to develop the Timaru City Hub Masterplan. Gap Filler continues to run **Placemaking at One Central** with Fletcher Living, and won the Sustainable Business Network’s Social Impact Award for their **Good Spot** carparks, and won Place Leaders Asia Pacific’s 2021 Large Scale Place Project award for **Placemaking at One Central**.

Gap Filler demonstrated multidisciplinary partnerships with fifteen partner organisations including ChristchurchNZ, Sport Canterbury, Matapopore Charitable Trust, the CDHB, Mental Health Foundation, Smart Christchurch and others.

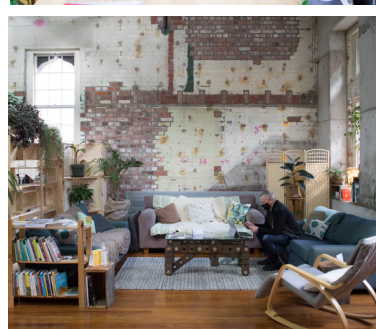


#### The Green Lab

The Green Lab contributes to support social wellbeing ecosystems in Ōtautahi through greening events and spaces. The Green Lab completed two Central City installations: **understorey (tuatahi)** a pilot at The Arts Centre Te Matatiki Toi Ora and **understorey (tuarua)** at The Terrace. Both are plant-filled community, co-working, and event spaces inspired by the reciprocal networks of a forest’s understorey, reflecting our interconnectedness as individuals, organisations, a city, and as global citizens. **Understorey (tuatahi)** faced opening delays due to COVID and opened 8 September–15 October. It hosted 15 events and welcomed 1,000 visitors. The project received Lotteries funding, a Council Intangible Heritage Grant and in-kind support from The Arts Centre. The pilot’s success led to **understorey (tuarua)**, which opened 25 October with substantial in-kind support from The Terrace.

The Green Lab demonstrates multidisciplinary partnerships with 17 community groups, companies and organisations including The Arts Centre, The Terrace, and Little Andromeda. The Green Lab worked with 55 volunteers with over 450 hours of volunteer time, and has recruited 4 contractors and appointed 3 new Board members.

The Green Lab continues to collaborate and engage with communities in suburban areas, specifically the Richmond Community Garden, the Neighbourhood Trust (Mairehau/St Albans) and Hohepa. This work will be reported in the suburban biannual report (October 21–May 22).





## Amenity and Activation (continued)

July–December 2021

### Central City Business Association (CCBA) - update authored by the CCBA Manager

**COVID19** has cast a shadow over business activity since July. We've advocated on behalf of members about the effects of continuing Alert Levels on business confidence. We held two events for members to meet and ask questions directly with ACTs David Seymour and our local MP Duncan Webb. Board members also took part in a business leaders discussion with the Prime Minister Jacinda Ardern.

In promoting and presenting the Central City as the '**Place to Be**' we have:

- Positively advocated for Council's reconsideration of the Te Kaha Arena's capacity (and funding) noting member survey views that events of national/international significance are critical to attracting visitors all year round.
- Worked with the Police, Christchurch City Council, Salvation Army & the City Mission to form the Inner City Collaborative Group, which is working on a number of initiatives to improve perceptions of safety among members and visitors.
- Supported the vaccine drive through our social network, enabling some normality in the lead up to Christmas.



**Events** - Our mid-winter festival - '**Chill in the City**' – again brought many thousands of people over the five day event in July. The collaboration among businesses and the Antarctic Centre reached out to more families returning to the Central City after a long absence and raised over \$8,000 for the City Mission.

COVID19, prevented holding the City Mission / CCBA collaborative event '**Christmas in the City**' but through sponsorship with Vodafone, Christmas grottos were installed on Oxford Terrace outside Riverside. We also invited the NZ Choral Foundation to deliver a series of choir activations over two weekends in the lead up to Christmas.

We adopted our new [strategic plan](#) at our Annual General meeting in October and our annual business plan will now guide our work to meet our targets in the coming year.

We will be reaching out to our existing members (and CCBA Targeted Rate contributors) this year to grow engagement, collaboration and promotion via a new **Marketing Plan**. In the first half of the year through our events and activities members contributed an additional \$45,000 in the form of gifts of time or financial contributions. Over the last six months we sent seventeen newsletters and three surveys to our members.

### Life in Vacant Spaces (LiVS)

Brokering vacant spaces for creative, educational, community or placemaking projects, LiVS enables platforms for community and individuals with great ideas to experiment and showcase new temporary concepts and ideas. In tandem LiVS supports property owners who agree temporary leases as low-risk and beneficial to the long-term success of their property.

In this reporting period LiVS has supported over 130 projects into spaces and 11,000 days of activation (cumulative Central City and Suburban). 57% of LiVS' property portfolio is Central City; these spaces include 181 High Street, 110 Cashel Street, 1 space in Cathedral Junction and 662 Colombo Street. Spaces have had activations including retail, studio spaces, art installations and public events. Pop-up art gallery **The Den** at 181 High Street hosted its final exhibition in December ahead of a permanent lessee leasing the space. Artisan shop **Assembly Point** signed a new lease directly with the landowner at their Cathedral Junction site to extend their lease from September 2021 to January 2022. The street art mural **The Ocean is in our Hands** was completed at 662 Colombo Street in September.

COVID-19 has impacted projects, deliverability and space availability across the city; however demand for spaces and support for projects continues. LiVS has seen an increase in property owners enabling activations directly.

Outside their Grant Funding Agreement, LiVS continued collaboration with the University of Canterbury to contribute to the National Science Challenges research project *Huritanga: Systems change for Urban Wellbeing*. LiVS continues their work in suburban areas which will be reported in the October 2021–March 2022 suburban biannual report, which will include detail of LiVS receiving Placemaking Aotearoa's The Kūmara Award 2021 for their project **East x East**. LiVS appointed a new Director in September.



Item 7

Attachment A



## Growth

July—December 2021

### Central City Development Contributions Rebate Funds

A rebate of development contributions is offered as an incentive for residential development within the Four Avenues. In October 2021, the Council decided to end the Central City Residential Development Contributions Rebate Scheme on 24 December 2021. 2021. More information on our [webpage](#).

The scheme was effective in incentivising residential building activity after the earthquakes. Over 124 developments delivering over 1355 homes have benefited from the scheme.

Residential Rebates July—December 2021	Total
Number of residential developments assessed within the four Avenues	7
Number of residential units provisionally approved for the rebate	84
<b>Total Fund approved for qualifying developments during this period</b>	<b>\$135,261.31</b>
Total fund remaining (note: several rebates for qualifying developments are still being processed)	\$4,562,645.60

### Central City Growth Statistics

The [Central City Progress Webpage](#) presents regularly updated statistics and commentary of how we are tracking against stated ambitions for economic, living and city experience outcomes. This section draws on that resource and also adds in other data sources which paint a wider picture of the city's health and vibrancy.

#### Central City Employees

Central Christchurch is the primary concentration of employment in our city and the Canterbury Region. Since 2015, when the Central City's rebuild began to deliver significant new employment space, increases of between 3-5% per year have been observed. This trend was on track in delivering an aspiration to grow Central City employment to 60,000 employees over the decade.



Recently published (Business Demography) data shows that the recent trend has been impacted on by COVID-19. In total, 665 jobs were lost in Central Christchurch – which in context – represents a drop of 1.6% of employees in 2021 – just under half the gain of 3.4% recorded for 2020. The largest falls were seen in the Entertainment/Hospitality (711) and Retail sectors (239) where lockdowns and social distancing repeatedly suppressed trading. However, these were offset by increases in health, government agencies and logistics (643).

More information, including change in business numbers, is available on the Central City Progress [webpages](#).

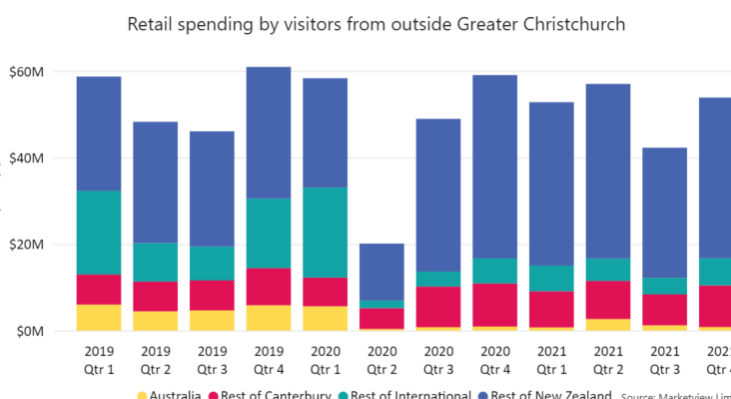
#### Visitor retail spend in the Central City

Domestic visitor spending continues to exceed pre-COVID levels which has reduced the impact of the closed borders.

The impacts of COVID-19 lockdowns can be seen in Q2 2020 and Q3-4 2021.

The summer months historically have the highest visitor spending. However, in 2021 Q3 there was a 14% decrease relative to the comparable quarter of 2020 due to the lockdown.

To access our Central City insights  
visit our [dashboard](#)



## Growth (continued) July–December 2021

### Central City Building & Resource Consents

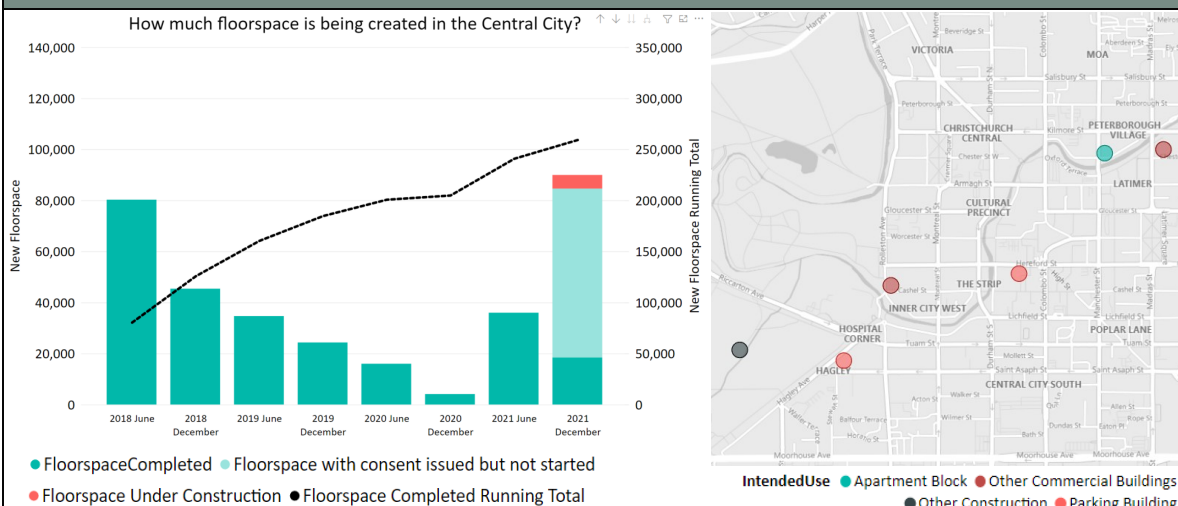
Resource consent applications received (July– December)	Number	Building consent applications received (July– December)	Net New Housing (units)	Floorspace (sqm)
Land use & subdivision consents received within 4-Aves (excl. core)	38	Central City (South Frame)	0	14,754
Land use and subdivision consents received within Core	5	Central City Business	0	104
		Central City Mixed Use	130	10,231
		Central City Residential	103	12,292
<b>TOTAL</b>	<b>43</b>	<b>TOTAL</b>	<b>50</b>	<b>14,776</b>

#### Key features during this time period

Within the July to December period several resource consent applications were processed for large scale multi-unit residential developments, including a 33 unit development on 100 Peterborough Street and a 38 unit development on Manchester Street (One Central). Other key applications include a replacement building for the Theosophical Society on Cambridge Terrace, the Christs College Sports Centre, and a mixed-use commercial and residential development at 835 Colombo Street.

Over the July to December period, building consents were also processed for a number of multi-unit developments including a 44 unit Williams Corporation development on Madras Street and a 27 unit development on St Asaph Street. Mike Greer has also lodged building consent applications for a large development on Armagh Street.

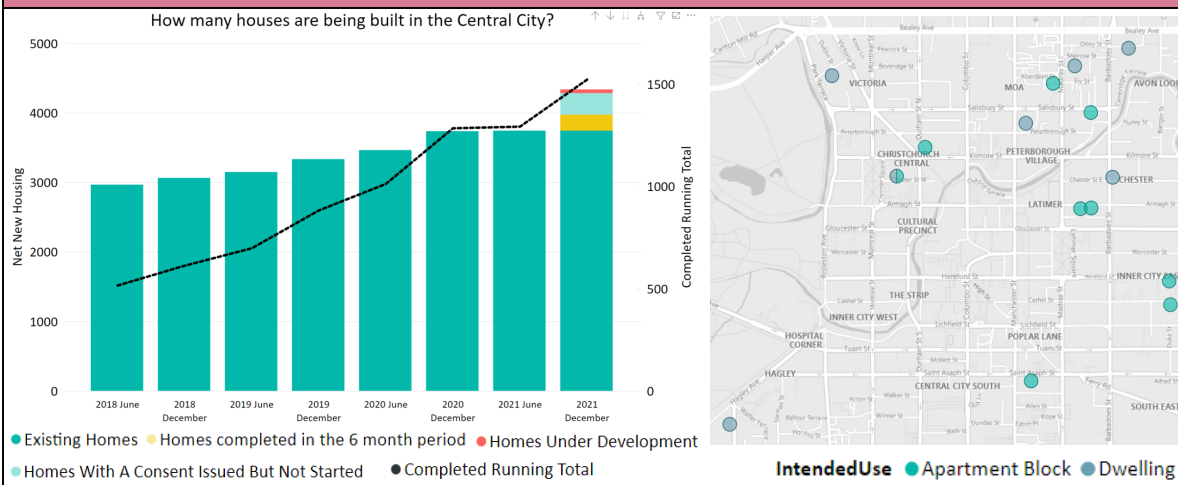
#### Commercial Building consents (includes as part of mixed-use developments)



## People

Jan-Jun 2021

### Residential Building consents (includes as part of mixed-use developments)



## People (continued)

July–December 2021

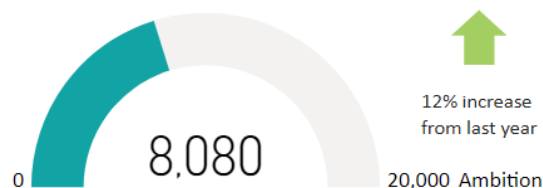
### Central City Residential Programme (Project 8011)

The Central City Residential Programme was adopted by the Council in September, 2018. Its overall goal is to promote housing development and grow the Central City population over a 10 year timeframe.

#### Progress towards 20,000 residents

Latest population estimates show strong growth in the Central City. In 2021 there was an estimated 8,080 residents living in the Central City.

The [Central City outcomes](#) data shows a good level of development activity, with 230 homes completed between July and December 2021. There is also a strong pipeline of new housing development in the Central City for 2022/2023. Approximately 310 homes have a consent issued but work has not commenced and 53 homes are currently in the construction phase.



Progress is encouraging, although a further acceleration of growth is required to reach a 20,000 people resident population by 2028.



#### Neighbourhood planning

**Asset Mapping:** Gap Filler and Council staff are working collaboratively with residents living in the East of the Central City to strengthen neighbourhood connections and increase community capacity. Two events were held during July for residents to fill out a community profile and get to know their neighbours. The second phase of this project is now underway to continue to build momentum.

**Te Kaha Arena Placemaking:** Central City residents are engaged in designing a hoarding for the Te Kaha site. The hoarding will brighten up the construction site and will provide passers-by with information about the Central City and the arena.

**Public Realm Improvements:** A project has been initiated to trial a variety of methods to improve the public realm in the South East Central City. Locations for new landscaping and street trees will be identified in areas where permanent transport works are not scheduled for several years.





## People (continued)

July–December 2021

### Central City Residential Programme (Project 8011) (continued)

#### Development Opportunities

Through a close relationship with the Vacant Sites Programme, staff are reaching out to Central City landowners to gauge their future intentions and offer development information. This helps owners better understand the development potential of their sites and potentially bring forward plans for permanent development. Coming into 2022, staff will continue to work with the owners of Central City sites including the owners of 118 Victoria Street.



#### Alternative Housing

The Council was briefed in July of research findings regarding support of alternative housing providers. The following technical reports that inform and contain the findings are available on the Council webpage '[Support for alternative housing within the Central City](#)':

- A [Situation Analysis Report](#) to identify the current Central City housing, residents and deficits.
- A [Case Study](#) to identify the barriers to alternative housing provision and how they've been overcome elsewhere in New Zealand and overseas.
- A [Findings Report](#), informed by the above, to identify how the Council can best provide and target its support to help overcome the main barriers for local alternative housing providers.



Staff will be making internal and external stakeholders aware of the findings. Webpage updates are underway to better advise on the existing support mechanisms which the Council provides for alternative housing. Staff also began investigating an alternative housing development contribution rebate option for consideration by the Council in 2022, as requested by the Finance and Performance Committee in October.

#### Promote Central City Living

Promotional projects:

- Progress in the Central City has been shared on [Newsline](#). The story features an interview with a new resident of the Central City.
- The [live here](#) webpages have been updated with pictures of the different Central City neighbourhoods and information about living in the Central City. The webpages contribute to promoting living in Christchurch's Central City to domestic and international audiences as well as providing information to existing residents.



## People (continued)

July—December 2021

### Events Programme

Within the July–December period a large number of major and community events were held in the Central City. Key Council-produced events include Tiramā Mai – a lighting festival in celebration of Matariki, and the Go Live Festival, a music showcase held in the Town Hall.

Unfortunately COVID-19 continued to impact the events industry during this time, with a number of events cancelled or postponed towards the end of the year due to the uncertainty of the COVID-19 Protection Framework requirements. This included CCC Produced New Year's Eve 21 (which attracted over 22,000 attendees in 2020).

Funded events that were cancelled during this time included Crater Rim Ultra Trail Run, YMCA Carols by Candlelight, Coca-Cola Christmas in the Park, Canterbury Japan day, Grow Ōtautahi, Latin Street Festival, Not Your Token Comedy Festival, Orton Bradley Spring Fair, ISCC Diwali. Funded events that have postponed to a later date (due to Covid-related reasons) included Akaroa Heritage French Festival, SCAPE Public Art Season, Thai Festival and Criterium National Championships.



*Note: this report does not include the events run by other agencies such as Christchurch NZ, events outside the Central City or those that are reported elsewhere. For Christchurch NZ events refer to <https://www.christchurchnz.com/explore/whats-on>*

Event Name	Event Date	Anticipated Attendance	Actual Event Attendance	Funded or Produced
Tiramā Mai	25th June—10th July	130,000	120,000	Produced
KidsFest	10th—25th July	100,000	100,000	Promoted and Managed
Go Live Festival	24th July	1,600	1,500	Produced
Twelfth Night at the Isaac Theatre Royal	10 August	5,500	5,600	Funded
Takahe 2 Akaroa Relay	2 October	700	736	Funded
Big Band Festival	21 October	5,000	5,000	Funded
NZ International Film Festival	29 October	6,500	TBC	Funded
SCAPE Public Art Season (postponement)	19 Nov—14 Jan	100,000	TBC	Funded

### Marketing and Promotions

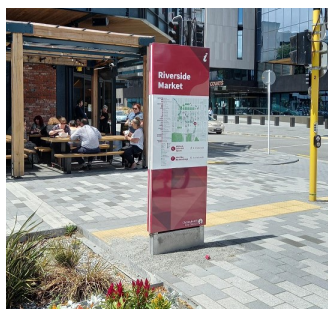
#### What's On Christchurch Summer Ōtautahi Events Guide

The summer events guide has promoted a range of events happening in the Central City during summer. The events guide was distributed to pre-schools, primary schools, central city venues, cafes and retailers. The guide was available on-line and promoted to Christchurch residents across a range of channels.

[What's On](#) Christchurch currently has 4,173 Instagram followers, 22,056 Facebook followers and 12,056 newsletter subscribers.

#### Wayfinding

New wayfinding signage has been installed in 10 Central City locations. The signage has directions to key places such as the bus interchange, Cathedral Square and City Mall.



People (continued)	July–December 2021
<b>Smart Christchurch Programme</b>	
<p>During the July to December 2021 period, key updates for the Smart Christchurch Programme in the Central City included preparations for the upcoming Innovation Expo, the ongoing enhancement of <a href="#">SmartView</a>, further development of the Greenhouse gas data portal and working on city wide collaborations within the innovation ecosystem that will help support the acceleration of key city strategies.</p>	
<b>Innovation Expo</b>	
<p>Each year the Smart Christchurch programme runs the Innovation Expo although, due to COVID-19, the event has not been run for the past couple of years. What started out as an internal showcase to council staff held in our function room, has now grown into what will be one of the largest innovation and technology events in New Zealand.</p>	
<p>Ōtautahi-Christchurch is blessed with a well-established local tech and innovation sector and the main purpose of the event is to showcase this local talent and show our support for the sector. We also showcase some of the great work that our Council, other local council and central government is undertaking.</p>	
<p>The next event was scheduled to be held at Te Pae Christchurch Convention Centre on February 20 &amp; 21 but has now been postponed until later in 2022. The event was estimated to have around 100 exhibitors and 10,000 visitors. An Innovation Summit will be run alongside the expo and will include a series of speakers from around New Zealand sharing their innovation stories and conducting panel discussions.</p>	
<b>SmartView</b>	
<p>SmartView pulls together real-time data from a range of public and private organisations, making information easy for locals and visitors to access. The web app includes easy access to information about water and air quality data, the location of water fountains and public toilets and cycle routes. This is an important resource for visitors to find information about the Central City.</p>	
<p>Over the July to December period, the web app has had an average number of 75 users per day and 140 sessions per day. The number of page views over the reporting period was 85,900. Three new datasets have been added to SmartView. The new data sets include Antarctic and Architecture themed audio stories (pictured), the location of businesses who have signed up to the 'I Can't Wait' initiative (<a href="https://crohnsandcolitis.org.nz/">https://crohnsandcolitis.org.nz/</a>) and a map of rating unit valuations across the city which also included property descriptions and historical aerial photographs from Canterbury Maps (pictured).</p>	
	
<p>The Smart Cities Team is currently working on a number of additional datasets, including the finalisation of Greenhouse Gas data portal which will track our carbon reduction progress. Smart Cities is also working with Sports Canterbury to add an activity directory map that will assist the community to find classes, groups or programmes in their area.</p>	
<b>Other updates</b>	
<p>The full network of 22 smart cameras continues to measure pedestrian numbers across the Central City. Information from these cameras is used to show pedestrian flows and peaks over seasons and events in real-time and in greater detail than previous methods. We are currently working with the camera vendors to update the camera firmware to enable the monitoring of electric scooters and bicycles.</p>	
<b>Christchurch Free Wi-Fi</b>	
<p>Staff from the Smart Christchurch team and IT are working on an opportunity to expand the free public Wi-Fi in some public areas of the Central City, improving access to citizens and visitors. Greater equity of access opens opportunities for economic and social growth to a wider range of a city's population which helps support digital inclusion.</p>	



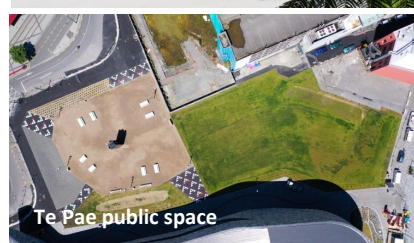
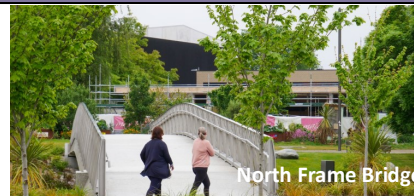
## Getting it Done

July–December 2021

### Delivery of Major Projects

Progress on significant Central City developments has been made since July despite some delays that have resulted from the COVID-19 lockdown.

- The **Te Pae Convention Centre** officially opened in December 2021 and has around 100 confirmed bookings for next year. A public open day is planned for February 2022. Surplus land—to be developed for hotels in the future—has been landscaped as a public open space in front of Te Pae.
- Council has approved the preliminary design and in December accepted the name **Te Kaharoa** for the precinct that will contain the Arena (to be known as Te Kaha). The developed design stage is now underway, with early works commencing on site and the Design and Construction contract award due mid-2022.
- Development is underway on the latest ‘superlot’ in the **One Central East Frame** housing development. The Carriage Quarter will consist of 63 apartments and townhouses and also include commercial spaces on the Manchester Street edge. In October 2021, two undeveloped ‘superlots’ were placed on the market by Ōtākaro to attract medium/high density housing projects. Buyer proposals are currently under review.
- The **North Frame Pedestrian Bridge** was completed in November 2021. The bridge provides a useful pedestrian and cycle connection for residents travelling from the northern side of the Central City to the City Promenade.
- A new section of the **South Frame’s Greenway** between Colombo and Manchester Street is now open. The section runs through the Team Hutchinson Ford site and extends an important connection for cyclists and pedestrians travelling across the city.
- Parakiore**, the gifted name for the **Metro Sports Facility**, saw a significant milestone in November as the final roof truss was lifted into place. With the facility set to open in the first quarter of 2023, early civil works on car parking areas around the building has now commenced.



Activity	Who	When
<b>Major Public Facilities and Buildings</b>		
Edmonds Band Rotunda	CCC	Completed June 2021
Te Pae Convention Centre	Otakaro Ltd	Completed December 2021
Parakiore Recreation and Sport Centre	Otakaro Ltd	Summer 2022/23
Te Kaha/ Canterbury Arena	CCC / Kōtui Consortium	June 2025
Performing Arts Precinct	Court Theatre/Wilsons	Spring 2023
Christ Church Cathedral	Christ Church Cathedral Reinstatement Limited	Early 2028
<b>Selected Commercial/Attraction Projects</b>		
Ravenscar House Museum	Canterbury Museum	Completed November 2021
Old Post Office—“The Grand”	G Chamberlain / Darin Rainbird	Spring 2022
Catholic Cathedral / Precinct	Catholic Church/Carter Group	2025
Te Pae Convention Centre Hotels	Carter Group	TBC
Madras Square	Peebles Group and Mike Greer Group	TBC
Former Convention Centre site	Peebles / Mike Greer / Blackcomb Property	TBC
<b>Public Realm</b>		
South Frame	Ōtākaro Ltd	TBC— as land becomes available
Cathedral Square repair and upgrade	CCC	Multiple phases

(Dates above are based on direct or best available sources.)

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## 8. Plan Change 8 - Papakāinga/Kāinga Nohoanga Zone - Final Approval

Reference Te Tohutoro: 22/43612

Report of Te Pou Matua: Glenda Dixon, Senior Policy Planner (Glenda.Dixon@ccc.govt.nz)

General Manager Jane Davis, General Manager Infrastructure, Planning and  
Pouwhakarae: Regulatory Services (Jane.Davis@ccc.govt.nz)

### 1. Purpose of the Report Te Pūtake Pūrongo

- 1.1 This report seeks the approval of the Urban Development and Transport Committee to make operative changes to the District Plan contained in its decision on Plan Change 8, as no appeals have been received.
- 1.2 The decision in this report is of medium significance in relation to the Christchurch City Council's Significance and Engagement Policy. The level of significance was determined by the number of affected parties, the level of impact on those affected, and the level of impact on Māori, Māori culture and traditions.

### 2. Officer Recommendations Ngā Tūtohu

That the Urban Development and Transport Committee:

1. Approve, pursuant to Clause 17(2) of Schedule 1 to the Resource Management Act 1991, the changes to the District Plan introduced by its decision on Plan Change 8- Papakāinga/Kāinga Nohoanga zone – Rule Amendments, to become operative on 14 March 2022.

### 3. Reason for Report Recommendations Ngā Take mō te Whakatau

- 3.1 Plan Change 8:
  - a. Revises the internal boundary setback, road setback, coverage and earthworks rules for Māori land in the Papakāinga/Kāinga Nohoanga zone to better facilitate use and development of that land without resource consent, and
  - b. Extends the definition of Māori land which applies within the Papakāinga/Kāinga Nohoanga zone to include some general land owned by Māori which is not formally "Māori land" under the Te Ture Whenua Māori Act 1993 (TTWMA). This has the effect of bringing more land owned by Māori under the Māori land rules.
- 3.2 The changes are necessary given the current provisions of the zone, including the built form provisions and the use of the formal (narrow) definition of Māori land under the TTWMA in the District Plan definition of Māori land, are not as effective as they should be in achieving the objectives of the zone and District Plan, higher order documents such as the Regional Policy Statement, and the Resource Management Act 1991 (RMA). Section 6 of the RMA states that the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wahi tapu, and other taonga, is a matter of national importance in resource management.
- 3.3 Once Council has made a decision on a Plan change and no appeals have been received, making the Plan change operative is simply a procedural step.

## 4. Detail Te Whakamahuki

- 4.1 The plan change was publicly notified on 14 April 2021, with submissions and further submissions closing on 13 May 2021 and 17 June 2021 respectively. Eight submissions were received but no further submissions. Six of the eight submissions expressed their support for all aspects of the plan change.
- 4.2 Two other submissions, one by a landowner of general land within the zone and the other by a landowner adjoining the zone, supported the Plan change in part, but sought amendments.
- 4.3 A hearing was held on 4 October 2021.
- 4.4 The Commissioner's recommendation was that the Plan change be adopted as notified, subject to minor amendments to the expanded definition of Māori land to clarify that any one of the six categories or subcategories could apply to bring the land within the definition.
- 4.5 Council made a decision to adopt the Commissioner's recommendation as its decision on 2 December 2021. The appeal period on this decision has now lapsed and no appeals have been received.

## 5. Policy Framework Implications Ngā Hīraunga ā- Kaupapa

### Strategic Alignment Te Rautaki Tīaroaro

- 5.1 This report supports the [Council's Long Term Plan \(2021 - 2031\)](#):
  - 5.1.1 Activity: Strategic Planning, Future Development and Regeneration
    - Level of Service: 9.5.1.1 Guidance on where and how the city grows through the District Plan. - Maintain operative District Plan, including monitoring outcomes to inform changes, and giving effect to national and regional policy statements

### Policy Consistency Te Whai Kaupapa

- 5.2 The decision is consistent with Council's Plans and Policies, and is aligned with the recently adopted Papakāinga/Kāinga Nohoanga Development Contributions Rebate Scheme Criteria .

### Impact on Mana Whenua Ngā Whai Take Mana Whenua

- 5.3 The decision does involve a significant decision in relation to ancestral land. Council staff worked closely with Mahaanui Kurataiao Ltd (MKT) at all stages of the development of the Plan change. MKT held hui with Rūnanga and obtained views and feedback which helped shape the plan change, and all of the four affected rūnanga submitted in support of the Plan change. They were of the view that it will better facilitate Ngāi Tahu Mana Whenua use and development of ancestral land in the Papakāinga/Nohoanga zone than the status quo provisions.

### Climate Change Impact Considerations Ngā Whai Whakaaro mā te Āhuarangi

- 5.4 This decision does not have a significant impact on climate change.

### Accessibility Considerations Ngā Whai Whakaaro mā te Hunga Hauā

- 5.5 This decision has no impact on accessibility.

## 6. Resource Implications Ngā Hīraunga Rauemi

### Capex/Opex Ngā Utu Whakahaere

- 6.1 The costs of staff time on Plan Change 8 have been assumed in the budgets of the Planning and Consents Unit as part of the Annual Plan and Long Term Plan.
- 6.2 No ongoing costs have been identified.

## 7. Legal Implications Ngā Hīraunga ā-Ture



### Statutory power to undertake proposals in the report Te Manatū Whakahaere Kaupapa

- 7.1 The recommendation in this report is for the Committee to take the procedural step to make Plan Change 8 operative. The Resource Management Act 1991 requires that, following the end of the appeal period and the resolution of any appeals, a local authority must formally approve the changes to the plan under clause 17 of Schedule 1 before the plan change becomes operative on a date that is nominated in a public notice. Approving changes to the District Plan so that they can be made operative is one of the functions that cannot be delegated to staff under the RMA.
- 7.2 There is no legal risk in proceeding with this decision in the absence of any appeals.

## 8. Risk Management Implications Ngā Hīraunga Tūraru

- 8.1 Council is statutorily required to have an operative District Plan at all times. Issues have been identified with the District Plan which will be addressed through this Plan change. Therefore, the risk of not acting is considered greater than the risk of acting.

## Attachments Ngā Tāpirihanga

No.	Title	Page
A  	PC8 Decision	36

Additional background information may be noted in the below table:

Document Name	Location / File Link

## Confirmation of Statutory Compliance Te Whakatūtutanga ā-Ture

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).


(a) This report contains:

- (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
- (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

## Signatories Ngā Kaiwaitohu

<b>Authors</b>	Glenda Dixon - Senior Policy Planner David Falconer - Team Leader City Planning Sophie Meares - Senior Legal Counsel
<b>Approved By</b>	John Higgins - Head of Planning & Consents Jane Davis - General Manager Infrastructure, Planning & Regulatory Services

	<p>Resource Management Act 1991</p> <p>Christchurch District Plan</p> <p>Proposed Plan Change as amended by Council Decision</p>	<p>8</p>
<p style="text-align: center;"><b>PAPAKĀINGA/KĀINGA NOHOANGA ZONE - RULE AMENDMENTS</b></p> <p><b>Explanation</b></p> <p>The purpose of Plan Change 8 is to revise the internal boundary setback, road setback, coverage and earthworks rules for Māori land in the Papakāinga/Kāinga Nohoanga zone, to better facilitate use and development of that land.</p> <p>The Plan Change also proposes to extend the definition of Māori land which applies within the Papakāinga/Kāinga Nohoanga zone, to include general land owned by Māori within the zone which is not formally “Māori land” under the Te Ture Whenua Māori Act 1993 (TTWMA), but which is still owned by descendants of the original grantees of the Māori Reserve land under the Port Cooper, Port Levy or Akaroa Deeds of Purchase by the Crown in the mid 19<sup>th</sup> Century. This is proposed to be done, by adding to the definition of Māori Land in the District Plan, land owned by Maori which is in following categories:</p> <ul style="list-style-type: none"> <li>i) land where a status declaration under the Māori Affairs Amendment Act 1967 was made converting Māori freehold land to general title, and where there have been no subsequent changes of ownership;</li> <li>ii) land where one or more owners are able to provide written evidence of Whakapapa to the original grantees of the land as confirmed by the Te Runanga o Ngāi Tahu Whakapapa Unit or the Māori Land Court;</li> <li>iii) land which is vested in a Trust or Maori incorporation under the TTWMA; and</li> <li>iv) land which is owned by Runanga with authority over the area in which the original Maori Reserve is located.</li> </ul> <p>There is no effect on the status of the land under the TTWMA.</p> <p>The extended definition of Maori land will enable the revised internal boundary setback, road setback, coverage and earthworks rules to apply to further areas owned by Maori within the Papakāinga/Kāinga Nohoanga zone.</p> <p>Papakāinga/Kāinga Nohoanga zones are provided in the District Plan at Rapaki, Koukourārata (Port Levy), Wairewa (Little River), Ōpukutahi (near Wainui) and Ōnuku, and are intended to facilitate and enable Ngāi Tahu whanau use and development of that ancestral land i.e. “coming home to live”. The zones correspond to the outer extent of the main concentrations of land in Christchurch District set aside as Māori Reserves in the mid 19<sup>th</sup> Century. Four of the zoned areas (those other than Opukutahi) are based around marae. There are some further smaller land areas in the District that are Māori Reserve land but without marae and which are not zoned as Papakāinga/Kāinga Nohoanga. This Plan Change has no effect on the planning status of Māori land or general land owned by Māori outside of the Papakāinga/Kāinga Nohoanga zones e.g. in rural zones in the District.</p> <p>Land parcels in the Papakāinga/Kāinga Nohoanga zones are relatively fragmented. The current setbacks requirements for Maori land within these zones leave little or no buildable area on many of</p>		

the smaller sites in the zones. These setback rules add an additional constraint on development, to existing constraints resulting from properties frequently being in multiple ownership.

The primary objective of the zone is to facilitate and enable Ngāi Tahu whanau use and development of ancestral land in the zone. This objective would be given better effect to by reducing setbacks for Māori land, and therefore providing more flexibility for building locations which do not require resource consent. Internal boundary setback breaches in particular cause difficulty for Māori land. Under the RMA, if limited notification is to be avoided each property owner adjoining that boundary must be notified and their written approval obtained. This is often very difficult to achieve in multiple ownership situations if comprehensive and up-to-date records of all the owners' contact details are not available, causing delays and a possible need for limited notification. Reducing internal boundary setbacks will improve this situation.

This Plan Change proposes to significantly reduce the current 15m road setback for buildings on Māori land to 3m, or 5m where the garage directly faces the road, and the current 10m internal boundary setback for buildings on Māori land to 2m. As this could result in adverse visual and privacy effects for neighbours in some cases, a recession plane is proposed on those internal boundaries between different landowners' properties to mitigate these effects, based on the standard Christchurch City recession plane rule.

In situations where there could be multiple buildings on communally owned land, the current coverage limit of 35% could be restrictive and it is proposed to increase it beyond what might otherwise be expected (to 50%), to recognise the unique nature of this form of land tenure, and an associated strong desire for kaitiakitanga. The current coverage rule also assumes residential land use when the zone provides for a wider range of land uses than purely residential.

A more generous earthworks allowance (the same as for residential zones) is also proposed for Māori land in the zone, where sites are below 2000m<sup>2</sup>.

**Date Publicly Notified:** 14 April 2021

**Date Operative:**

**Council Decision:** 2 December 2021

**File No:** PL/DP/8

**Plan Details:** Chapters, 2, 8, 12 and 14

**TRIM No:** FOLDER19/1000

## DISTRICT PLAN AMENDMENTS

Note: For the purposes of this plan change, any text proposed to be added by the plan change as notified is shown as **bold underlined** and text to be deleted as ~~bold strikethrough~~.

Text proposed to be added by the Council's decision is shown as **bold underlined text in red** and text to be deleted as ~~bold strikethrough in red~~.

Text in blue underlined font identifies existing terms defined in Chapter 2 – Definitions and/or links to other provisions in the District Plan and/or external documents. These have pop-ups and links, respectively, in the on-line Christchurch District Plan. Where a term is defined in the newly added bold text it will show as blue underlined text in bold.

## Chapter 2 – Definitions

### Māori land

in relation to Chapter 12 Papakāinga/Kāinga Nohoanga Zone, means land **with the following status in any one or more of the following categories or sub-categories:**

- a. ~~Māori communal~~ Land gazetted **or determined by order of the Māori Land Court** as Māori reservation under s338 Te Ture Whenua Māori Act 1993; ~~and~~
- b. Māori customary land and Māori freehold land as defined in s4 and s129 Te Ture Whenua Māori Act 1993; ~~and~~
- c. **Any land where:**
  - i. **a status declaration under the Māori Affairs Amendment Act 1967 was made converting Māori freehold land to general title, and where there have been no changes of ownership since the conversion other than to an owner's bloodline successor(s); or**
  - ii. **one or more owners are able to provide written evidence of Whakapapa to the original grantees of the land as confirmed by the Te Runanga o Ngāi Tahu Whakapapa Unit or the Māori Land Court; or**
  - iii. **the land is vested in a Trust constituted pursuant to Part 12 of Te Ture Whenua Māori Act 1993 or a Māori incorporation constituted pursuant to Part 13 of the Te Ture Whenua Māori Act 1993; or**
  - iv. **the land is owned by a Rūnanga with authority/mana over the area in which the original Māori reserve is located.**

## Chapter 8 – Subdivision, Development and Earthworks

### 8.9 Rules - Earthworks

#### 8.9.2.1 Permitted activities- earthworks

Table 9: Maximum volumes – earthworks

Zone / Overlay		Volume
<b>d. Residential and Papakāinga/Kāinga Nohoanga</b>	i. All residential zones. ii. <u>Māori land within the Papakāinga/Kāinga Nohoanga zone where sites have an area of 2000m<sup>2</sup> or less.</u>	20m <sup>3</sup> / <a href="#">site</a>
<b>f. Rural and Papakāinga/Kāinga Nohoanga</b>	i. All rural zones <u>and non-Māori land within the Papakāinga/Kāinga Nohoanga zone</u> (excluding <a href="#">excavation</a> and <a href="#">filling</a> associated with <a href="#">quarrying activities</a> ). ii. <u>Māori land within the Papakāinga/Kāinga Nohoanga zone where sites have an area of more than 2000m<sup>2</sup>.</u>	100m <sup>3</sup> /ha

## Chapter 12 –Papakāinga/Kāinga Nohoanga Zone

### 12.2.1 Objective - Use and development of Ngāi Tahu whānau ~~ancestral~~ land and other land

- a. Papakāinga/kāinga nohoanga zones facilitate and enable:
  - i. Ngāi Tahu whānau use and development of ~~Māori land ancestral land~~ to provide for kāinga nohoanga and their economic, social and cultural well-being and to exercise kaitiakitanga; and
  - ii. use and development of non-Māori land for activities appropriate in a rural area.

[....]

#### 12.2.1.4 Policy – Rural activities

- a. Enable rural activities on ~~any non-Māori~~ land in a manner which is consistent with the [Rural Banks Peninsula Zone](#) provisions.

### 12.4.2 Built form standards - Māori Land

#### 12.4.2.1 Internal boundary setback

- a. The minimum [setback](#) from internal [boundaries](#) for [buildings](#) and structures, shall be ~~10~~ **2** metres and shall apply at the legal [boundary](#) of any property where it adjoins another property which is not held in the same ownership or used for the same development.

- b. Any application arising from this rule shall not be publicly notified and may be limited notified only to directly abutting land owners (where the consent authority considers this is required, and absent written approval).

#### 12.4.2.2 Road boundary setback

- a. The minimum [setback](#) distance for any [building](#) from the [road boundary](#) shall be ~~15~~ **3** metres, **or 5 metres where a garage has a vehicle door that faces a road.**
- b. Any application arising from this rule shall not be publicly notified and may be limited notified only to directly abutting land owners (where the consent authority considers this is required, and absent written approval).

#### 12.4.2.3 Building height

- a. The maximum [height](#) of any [building](#) shall be 9 metres. This standard shall not apply to art, carvings or other cultural symbols fixed to [Māori land](#) or to [buildings](#) on [Māori land](#).
- b. Any application arising from this rule shall not be publicly notified and may be limited notified only to directly abutting land owners (where the consent authority considers this is required, and absent written approval).

#### 12.4.2.4 Recession planes

- a. **Buildings and structures shall not project beyond a building envelope constructed by recession planes from points 2.3m above the internal boundary, as shown in Appendix 14.16.2 Diagram B.**
- b. **The recession plane shall only apply to the midpoint of each section of wall and roof of a building, as shown in Appendix 14.16.2B.**
- c. **This rule shall only apply at the legal boundary of any property where it adjoins another property which is not held in the same ownership or used for the same development.**
- d. **Any application arising from this rule shall not be publicly notified and may be limited notified only to directly abutting land owners (where the consent authority considers this is required, and absent written approval).**

##### **Advice note:**

- 1. **Refer to Appendix 14.16.2 for permitted intrusions.**

#### 12.4.2.54 Maximum coverage

- a. The maximum percentage of [net site area](#) covered by [buildings](#) shall be ~~35%~~ **50%.**
- b. Any application arising from this rule shall not be publicly notified and may be limited notified only to directly abutting land owners (where the consent authority considers this is required, and absent written approval).

#### 12.4.2.65 Water supply for firefighting



[....]

**12.4.3 Activity status and built form rules- non-Māori ~~other~~ land**

- a. In the Papakāinga /Kāinga Nohoanga Zone, on land which is not ~~held as~~ [Māori land](#), the activity status and built form rules applicable to the Rural Banks Peninsula Zone apply.

**~~Advice note:~~**

~~The built form standards in Rule 12.4.2 do not apply to Rule 12.4.3.~~

**Chapter 14 –Residential**

**Appendix 14.16.2 Recession planes**

Add the following wording under Diagram B:

- In the Residential Hills zone and on Māori land within the Papakāinga /Kāinga Nohoanga zone