

**Waihoru Spreydon-Cashmere-Heathcote Community
Board
MINUTES ATTACHMENTS**

Date: Thursday 27 April 2023
Time: 4 pm
Venue: Boardroom, Beckenham Service Centre, 66 Colombo Street

TABLE OF CONTENTS	PAGE
3. Briefings	
A. Briefing - Council's Proposed Housing and Business Choice Plan Change and Proposed Heritage Plan Change Presentation	3

Plan Change 13 & 14

Community Board Presentation: Spr-Cash-Heath
13 April 23

John Higgins, Head of Planning & Consents

Ike Kleynbos, Principal Advisor – City Planning

Glenda Dixon, Senior Policy Planner

Tom Parsons, Senior Surface Water Engineer

What we'll cover

- What are Qualifying Matters (QMs)
- Proposal for the Community Board – PC13 & PC14
- Stormwater Management Controls
- Next steps in process
- Answer your questions

Legislation & Qualifying Matters

What the legislation means

- Up to 12m housing (about three storeys) across most of the city, and **up to three houses** per section, without requiring a consent – known as **MDRS** (Medium Density Residential standards).
- MDRS *must* apply to all ‘relevant’ residential zones within the ‘urban environment’ – both set in the Act.
- We *have to* allow more housing to be built, especially around commercial centres, under **Policy 3 of NPS-UD** (National Policy Statement for Urban Development).
- Situations when developments require neighbours approval and rules for subdivisions *needs* to change – we have to allow more development.
- We can identify **Qualifying Matters** in areas that are unsuitable for increased housing – they aren’t a way to stop all intensification.

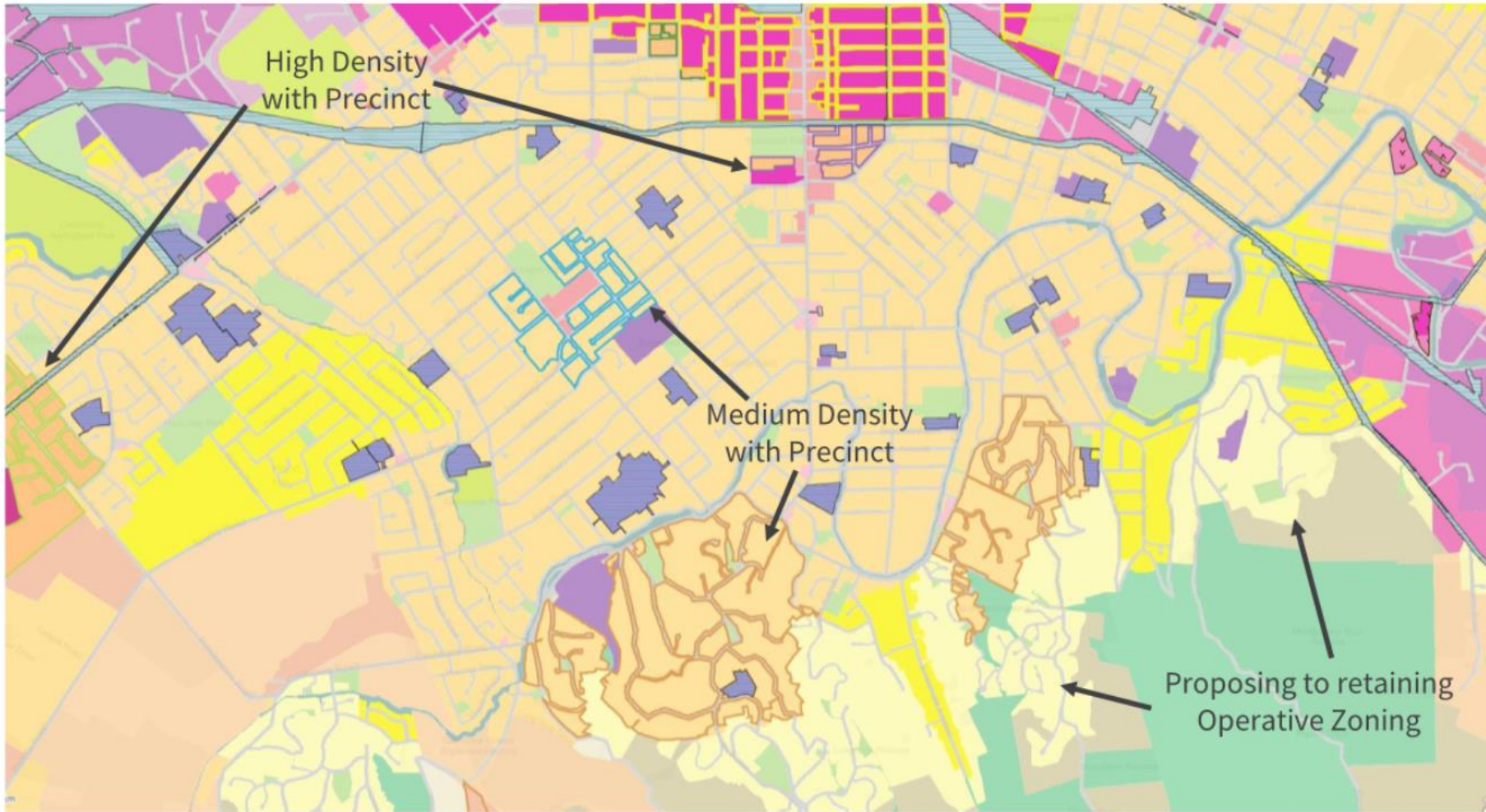
Qualifying Matters

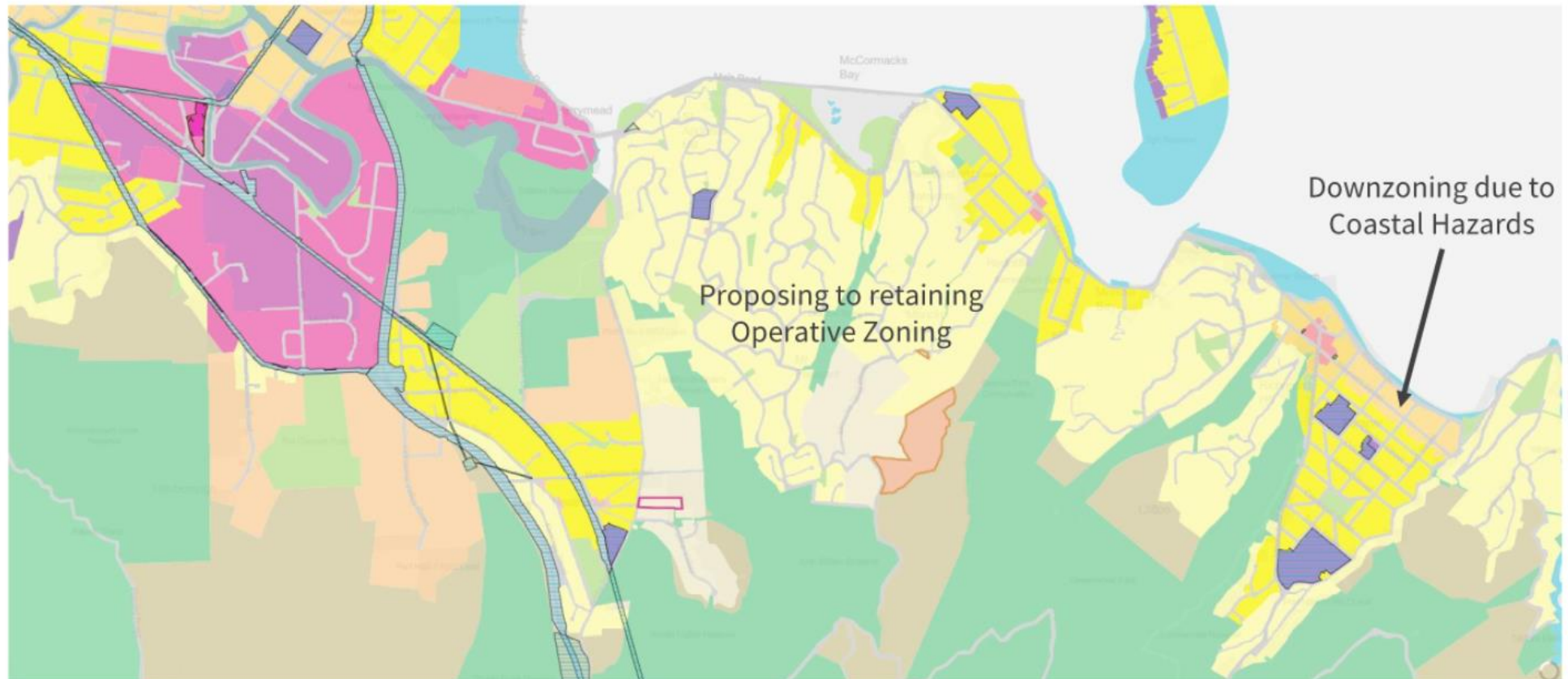
- Used to reduce intensification where it is inappropriate – in accordance with the Criteria in the Act
- QMs and their impact on MDRS and Policy 3
 - Assess the impact on development capacity incl. costs of imposing limits
 - Justify why the QM makes the level of development inappropriate
 - Include a site specific analysis that evaluates the specific features that makes a site inappropriate (for unspecified QMs)
 - Evaluates a range of options to achieve the greatest heights and densities
 - Site specific evaluation of impacts of restrictions (for unspecified QMs)
- Reporting for current proposal totals over 3,000 pages to justify Qualifying Matters alone

Qualifying Matters under the Act (relevant to ChCh)

- ❖ **Section 6 matters:** coastal and water environs; outstanding landscapes and vegetation; significant mana whenua values & customary rights; historic heritage; significant natural hazard risk
- ❖ Any other National Policy Statement or NZ Coastal Policy Statement
- ❖ safe or efficient operation of nationally significant infrastructure
- ❖ open space provided for public use
- ❖ the need to give effect to a designation or heritage order
- ❖ a matter necessary to implement, or to ensure consistency with, iwi participation legislation
- ❖ sufficient low density business land (i.e. industrial land)
- ❖ any other matter, *only* if prerequisites of the Act are Met (i.e Character Areas)

Proposal within Community Board Area





Overview of changes

Zoning changes:

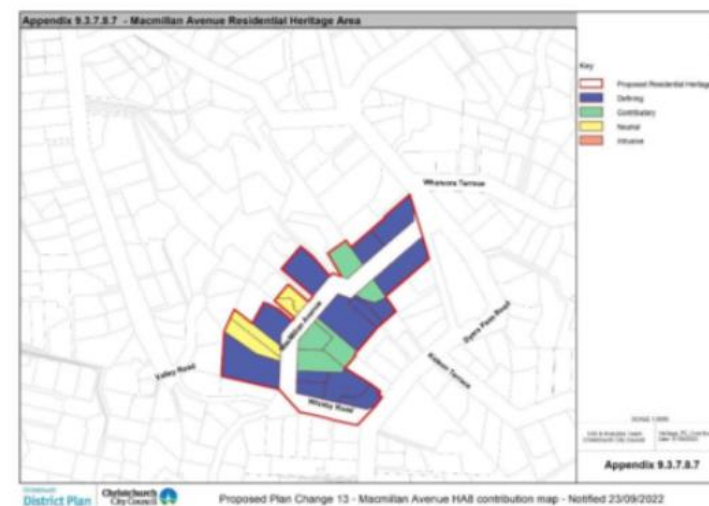
- Medium density in residential areas highly accessible to PT
- 20m heights enabled through new Mixed Use zoning around Sydenham industrial areas (~six storeys)
- 14m building heights within and around Barrington (~four storeys)
- 20m building heights enabled within and around Halswell North (~six storeys)

Qualifying Matters:

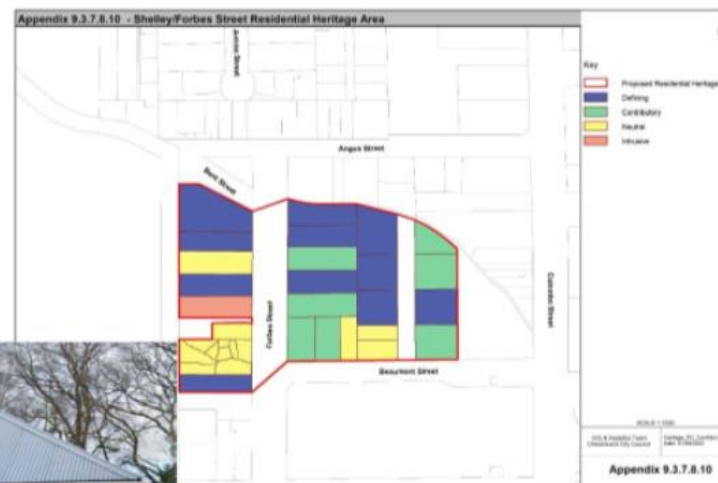
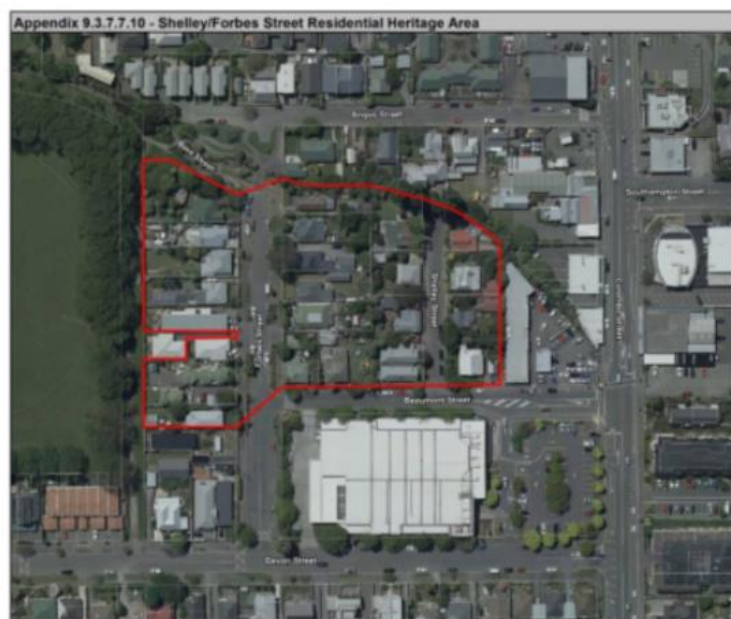
- 2 Heritage Areas (all new)
- 5 Character Areas (2 added; 2 removed)
- Flood Ponding Management Area
- Tsunami Hazard (Ferrymead/Woolston/Sumner)
- Coastal Hazard Areas
- Waterway setbacks
- Notable trees
- Slope Hazard

Heritage Proposal (PC13) within Community Board Area

Macmillan Avenue RHA



Shelley / Forbes Street RHA



Proposed Plan Change 13 - Shelley/Forbes Street HA11 contribution map - Notified 23/09/2022



Christchurch
City Council
Proposed Plan Change 13 - Shelley/Forbes Street HA11 - Notified 23/09/2022

Residential Heritage Areas (RHAs)


- Criteria /definition – what is an RHA?
- Documentation- 11 RHAs
- Different to Character Areas but some geographic overlap

Heritage areas:

- Represent important aspects of the Christchurch District's cultural and historic themes and activities
- Meet at least one of the heritage values (historical, architectural etc) at a significant or higher level;
- Contribute to Christchurch District's sense of place and identity;
- Moderate degree of integrity and authenticity;
- Comprehensive, collective and integrated place
- Contains a majority of buildings or features that are of defining or contributory importance to the heritage area.

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET
RESIDENTIAL HERITAGE AREA RECORD FORM

Location



Site: 10/10/2022. Please refer to the District Plan for the most up to date mapping for this area.

The Chester Street East / Dawson Street Residential Heritage Area encompasses Dawson Street, including those properties addressing Kilmore Street, and all those properties in the section of Chester Street East bounded by Madras Street to the west and extending to the Chester Street Reserve and 147 Chester Street to the east.

Summary of Current Heritage Protection and Recognition

There are three scheduled items within the area: 250 Kilmore Street (scheduled item 319) and the duplex townhouses at 88-88 and 90-100 Chester Street East (scheduled items 113 and 114 respectively). The Chester Street East properties are also listed by Heritage New Zealand Pouhere Taonga (list entries # 1881 & 7323).

There are no significant trees located within the Heritage Area that are scheduled on the district plan.


Christchurch District Plan Zoning

The properties within the site are zoned Residential City Centre; Chester Street East Reserve has an Open Space Community Parks zoning.

Christchurch District Plan / Dawson Street Residential Heritage Area

CHRISTCHURCH DISTRICT PLAN
CHESTER STREET EAST / DAWSON STREET RESIDENTIAL HERITAGE AREA
INDIVIDUAL SITE RECORD FORM

True Name: former Robertson / Scarlett house
Address: 6 Dawson Street
City: Christchurch

PHOTO: 

CHRISTCHURCH DISTRICT PLAN STATUS: NZHPT List Entry Status: N/A
ARCHITECT/DESIGNER: William Gudden, built 1860s/1870s
DATE OF CONSTRUCTION: 1860s/1870s
Style: Vernacular cottage
PERCEIVED DESCRIPTION: Small, single-story dwelling with rectangular footprint and saltbox addressing the roadway has three windows; entry via glazed door; Casement and Fanlight type fenestration; metal flued chimney at south
CONTEXT/SETTING/LANDSCAPE FEATURES: Positioned close to road boundary behind a block and gable fence; on width of the lot. Garage, lean and paved parking area north of house.
Materials/Structure: Rusticated weatherboard cladding, corrugated metal roofing.
Accession: Central door on west elevation replaced by window; wing added to southeast; fenestration replaced (1920s/7). Extended to rear (c.1970/7).
Rating: Defining
Reason for Rating: A small, colonial cottage that, while somewhat modified, represents a development of the area.

Schedule of Individual Items Included in the HA

Name of Building / Structure / Site	Address	NZHPT List Entry	Contribution to Heritage Area
Townhouse	88-88 Chester Street East	Yes List entry # 1881	Defining (Scheduled item # 113)
House	87 Chester Street East		Defining
House	89 Chester Street East		Neutral
Townhouse	90/98 Chester Street East		Contributory
Vacant site	91 Chester Street / 200 Madras Street		Contributory
Electricity substation	91/2 Chester Street East		Neutral
Townhouse	92 Chester Street East		Contributory
Vacant site	94 Chester Street		Contributory
Vacant site	96 Chester Street		Contributory
Townhouse	98-100 Chester Street East	Yes List entry # 7323	Defining (Scheduled item # 114)
Vacant site	101 Chester Street / 294 Madras Street		Contributory
House	102 Chester Street East		Defining
House	107 Chester Street East		Defining
House	108 Chester Street East		Defining
House	110 Chester Street East		Defining
House	111/113 Chester Street East		Contributory
House	114 Chester Street East		Defining
Townhouse	115/117 Chester Street East		Neutral
House	118 Chester Street East		Defining
House	119/121 A-B Chester Street East		Neutral
Townhouse	121/123 Chester Street East		Neutral
Townhouse	121/123 Chester Street East		Neutral
House	124 Chester Street East		Contributory
House	125 Chester Street East		Contributory
House	126 Chester Street East		Contributory
House	128 Chester Street East		Contributory
House	129 Chester Street East		Neutral
House	130 Chester Street East		Contributory
House	131 Chester Street East		Defining

Christchurch District Plan / Dawson Street Residential Heritage Area

Spr-Cash-Heath Community Board - PC13 & PC14

Stormwater Management

Tools to manage storm-water

Range of existing tools, powers and processes to limit effects of development and manage the network:

- **Building Act** – sets minimum building platform levels and floor levels
- **District Plan rules** – set floor levels and restricts development in areas subject to high flood risk
- **By-laws** – Requires approval to connect to the network and for works in floodplains
- **Drainage Act** – addresses constraints in the network
- **Local Government Act** – manages network and builds new infrastructure
- **Council processes** – building, subdivision, and resource consents

Next milestones in the plan change process

Milestones

3 May 2023	Submission period ends
By July 2023	Summary of submissions ends & further submissions opens (10 wd)
Sept-Oct 2023	Pre-circulation of evidence & reports
Oct-Dec 2023	Independent Hearing Panel (IHP) Hearing
Feb 2024	IHP provide recommendations report to Council
April-May 2024	Council considers recommendations & PC14 has legal effect

The process

Friend of the Submitter:

- Independent resource, funded through MfE
- Jane West – see PC14 Have Your Say webpage for details

Further submission process:

- Largely only open to those who submitted + directly affected
- State whether you support or oppose other submissions

Independent Hearings Panel:

- Cindy Robinson – Chairperson
- Alan Matheson
- Ian Munro
- David McMahon
- Karen Coutts (Ngāi Tahu nominated)
 - ❖ No appeals possible
 - ❖ Recommendations rejected considered by Minister

Thank you