

Combined Community Boards' Information Session
MINUTES ATTACHMENTS

Date: Tuesday 16 July 2024
Time: 5:00 pm
Venue: Zoom:
<https://us02web.zoom.us/j/84858165135?pwd=FxHYILy4PgWcbSPA0HZBzyTUaqJjn2.1>

Meeting ID: 848 5816 5135
Passcode: 846639

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Planning & Strategic Transport Team and Coastal Hazards Adaptation Planning Team – updates on current work programmes

Combined Community Board
Information Session
16 July 2024

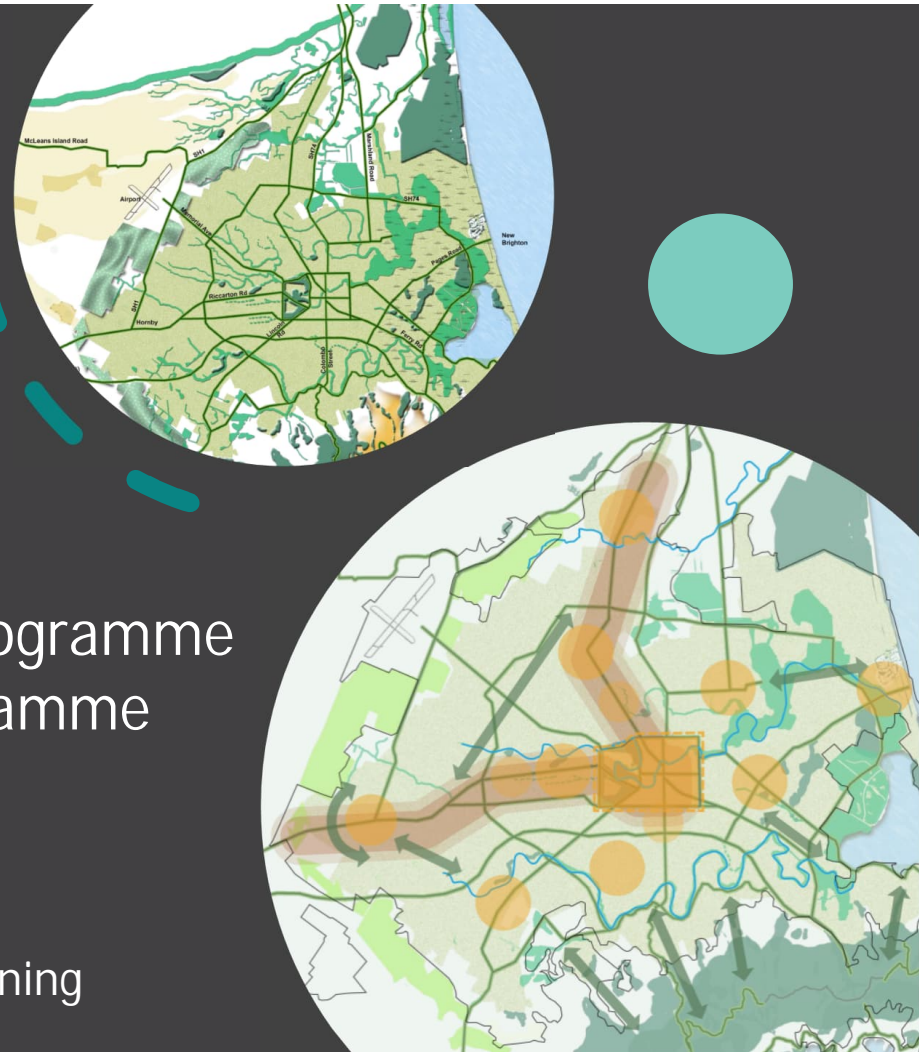
Topics and presenters

1. The Ōtautahi Christchurch Planning Programme (ŌCPP) and Council programme of plan changes - Sarah Oliver Team Leader, City Planning
2. Coastal Hazards Adaptation Planning - Tom Simons-Smith, Principal Advisor
Coastal Adaptation and Ruby Clark, Senior Adaptation Advisor
3. The Government's Going for Housing Growth programme and Plan Change 14 and MBIE consultation on a proposal to make it easier to build 'Granny Flats'
- Ike Kleynbos, Principal Advisor Planning

Ōtautahi Christchurch Planning Programme and the District Plan Change Programme

16 July 2024

Presenter Sarah Oliver , Team Leader City Planning



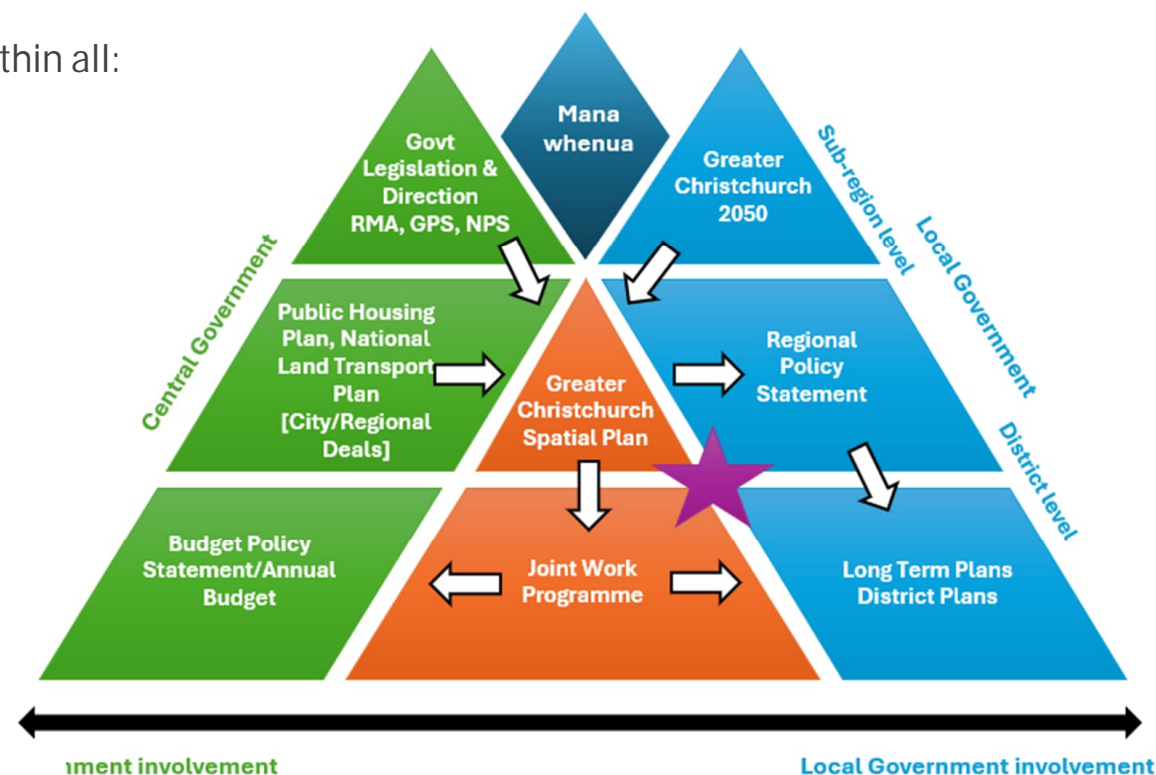
Briefing outline

- Overview of the Ōtautahi Christchurch Planning Programme
 - Committed cross-council programme (LTP Activity Plans, capital programme)
- Relationship to the Greater Christchurch Spatial Plan
 - Priority Development Areas
 - Eastern Priority Regeneration Area
- Local Areas in more detail
- District Plan Programme

Where does the ŌCPP fit

Common elements exist within all:

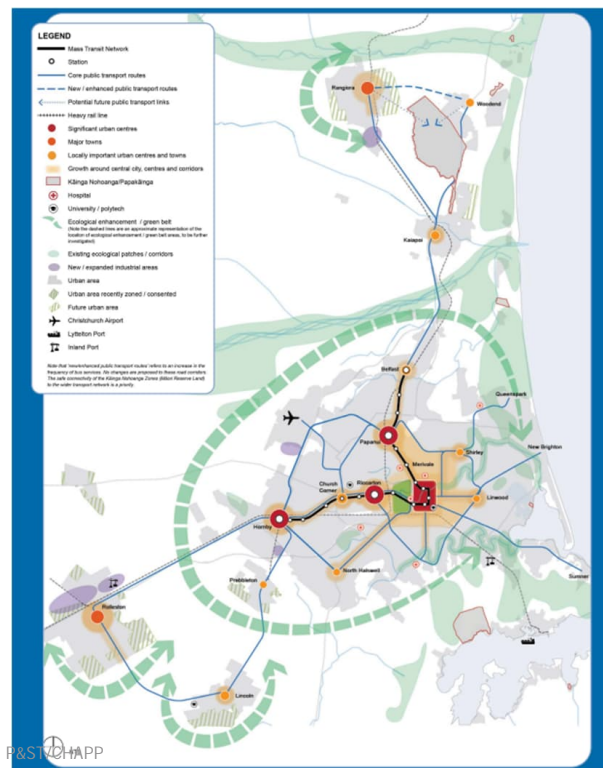
- ✓ Sustainability
- ✓ Resilience
- ✓ Carbon neutral
- ✓ Natural environment
- ✓ Liveability
- ✓ Health & well-being
- ✓ Economic prosperity
- ✓ Well-functioning



P&ST/CHAPP

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GCSP provides sub-regional direction but the detail is part of our city's plan



P&S/STH/APP



Major growth close to public transport corridors



Well-connected places by public and active transport networks



Enhanced ecological networks and biodiversity nodes



Vibrant neighbourhoods with a strong identity



Artist's illustration - Ōtautahi Christchurch's future urban form with a hierarchy of centres.



Stronger Central City, well-functioning centres, diversity of employment



Maximised brownfield development opportunities



Greater resilience to changing environments and risks



Greenfield development where appropriate

Why was the Ōtautahi Christchurch Planning Programme initiated?



Bridge the gap between high level direction and making it happen.



Integrate multiple strategies and plans, including the GCSP, and outcomes sought within each.



Inform investment in the right location, at the right time.

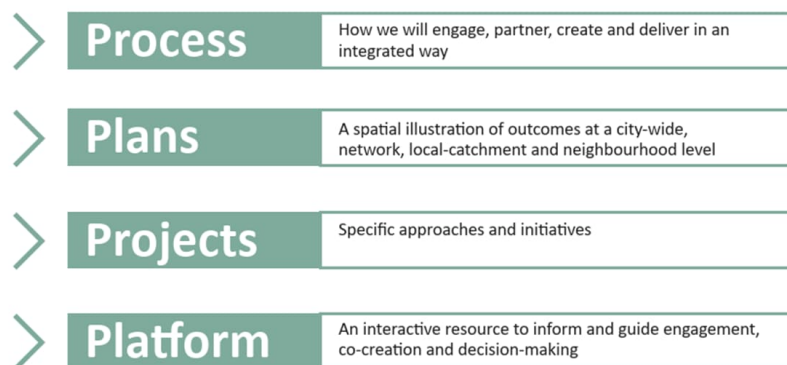


Focus on local area issues and opportunities within a sub-regional context, recognising communities and neighbourhoods are not all the same

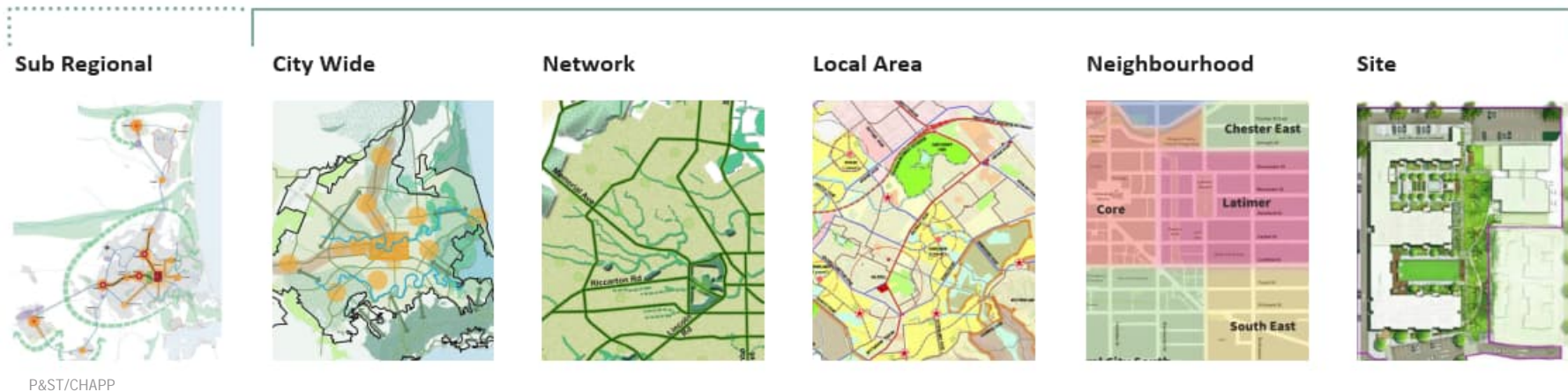
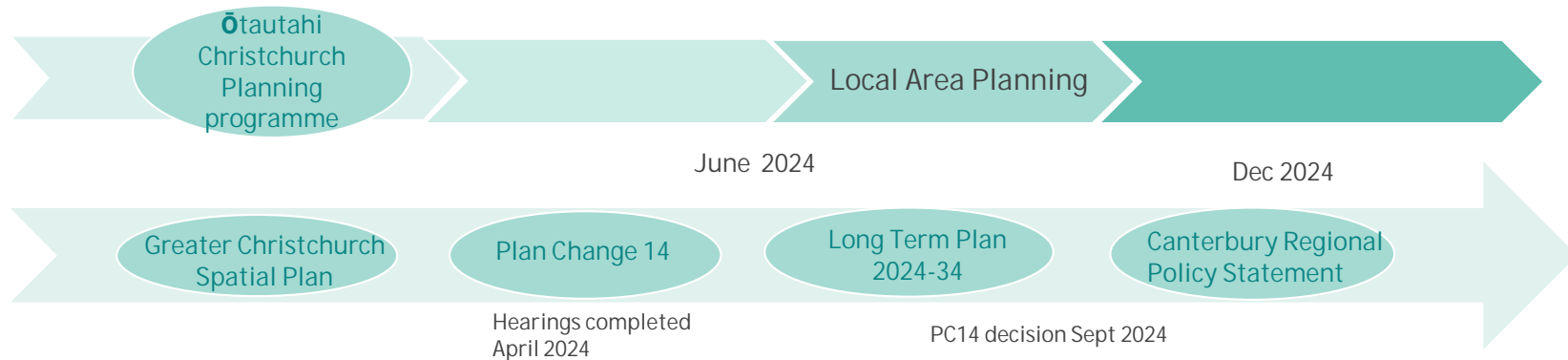
What is the ŌCPP and what will it influence?

It's a roadmap that:

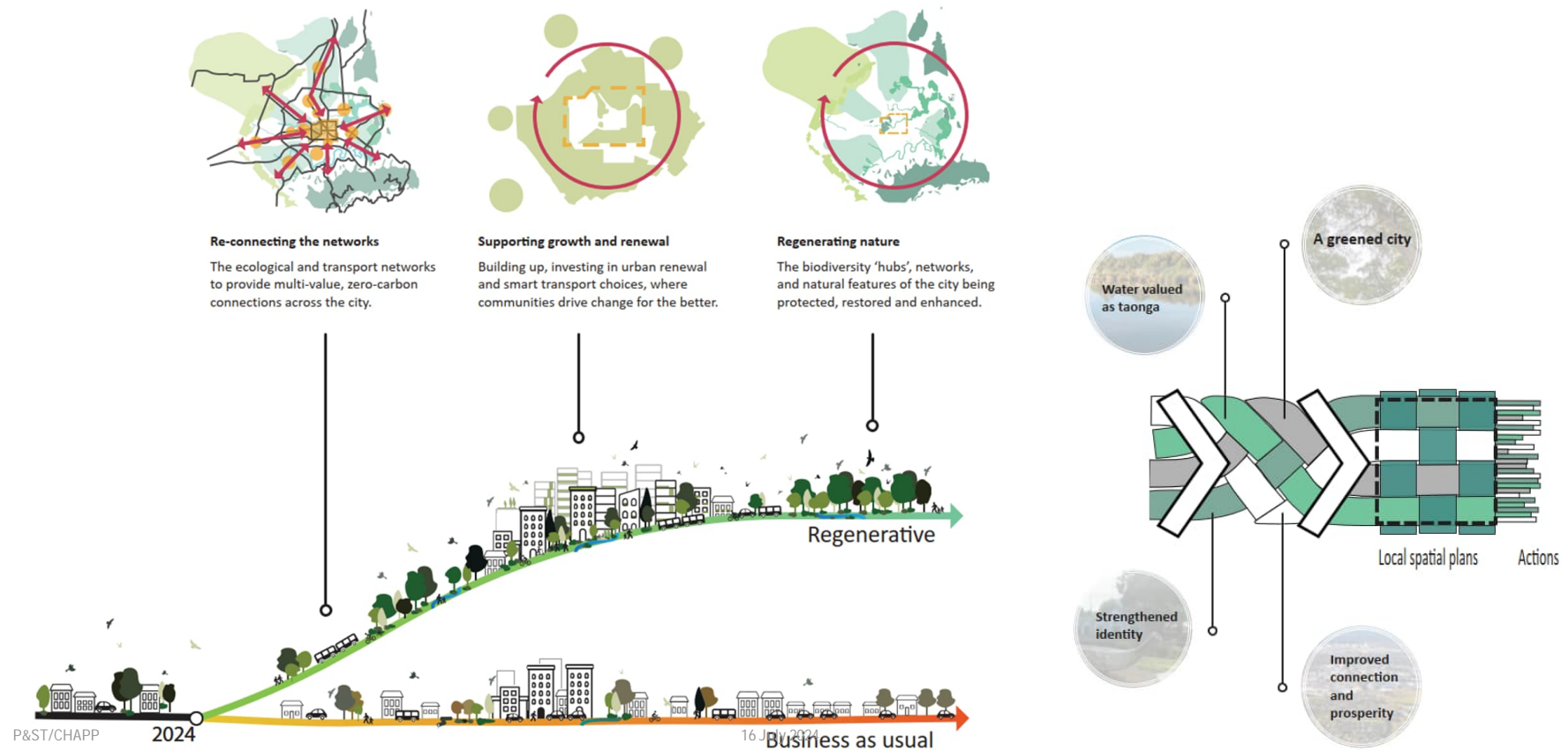
- Describes a future state
- Directs a regenerative and integrated approach
- Is dynamic and responsive
- Sets the process and programme for alignment and advancement of network and local area planning



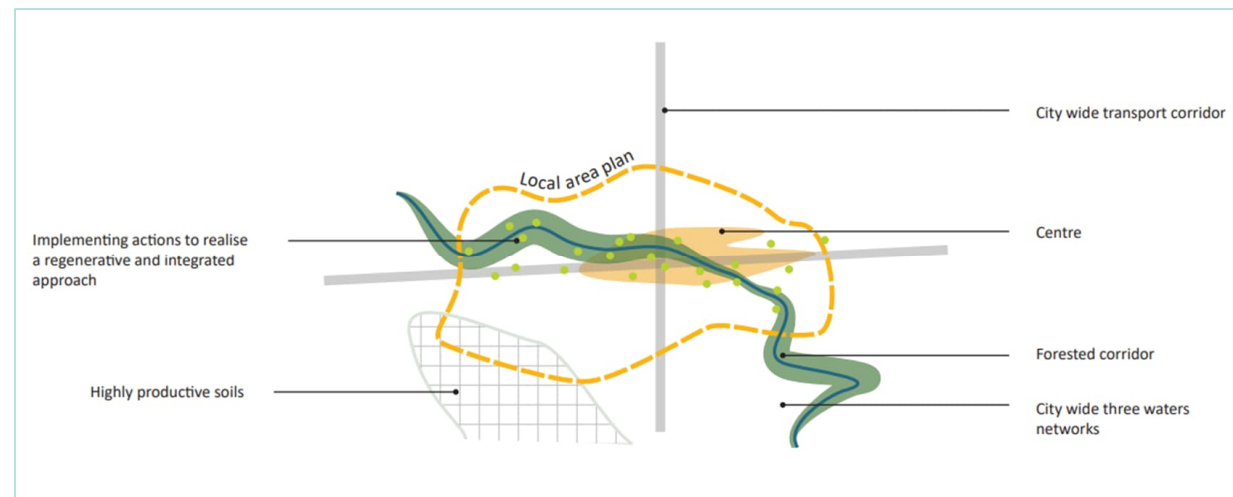
Integrated planning processes



Achieving a regenerative & integrated approach

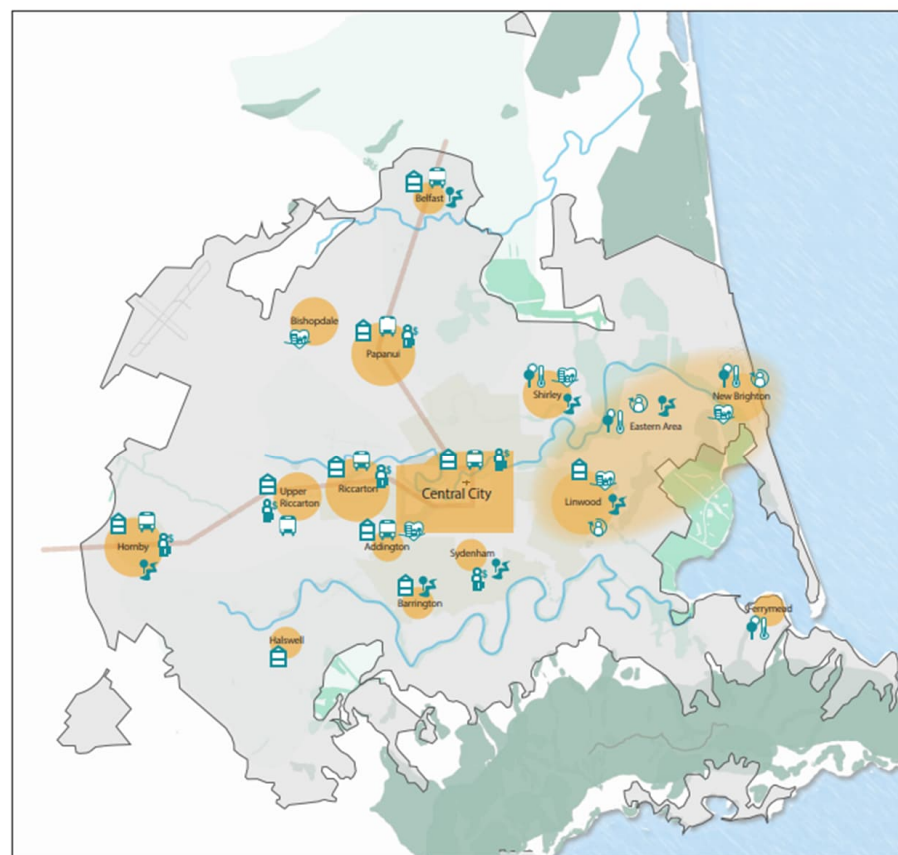


Aligning and developing network and local area plans



❑ More detailed actions for network and local area plans within the ŌCPP

Focus for local area planning – PDAs



P&ST/CHAPP
Priority locations for Local Area Planning

16 July 2024

Legend:

- Urban extent 2024
- Central City
- Centres (size references a prioritisation approach; largest = highest priority)
- Eastern Christchurch Regeneration Area (GCSP)
- Pūharakekenui/Ōtākaro/Ōpāwaho Rivers
- City Spine
- Forest areas
- Enhanced riparian corridors

Drivers:

Growth/ Demand

- Population & Housing
- Employment (general, brownfield, specialist node)
- Mass movement

Renewal/ Support

- Wellbeing
- Centre function

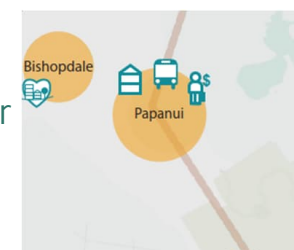
Alignment with ŌCPP Outcomes

- Natural hazard risk
- Blue & green network/ Connections

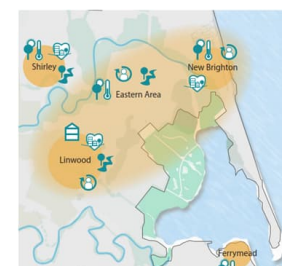
Western corridor first focus



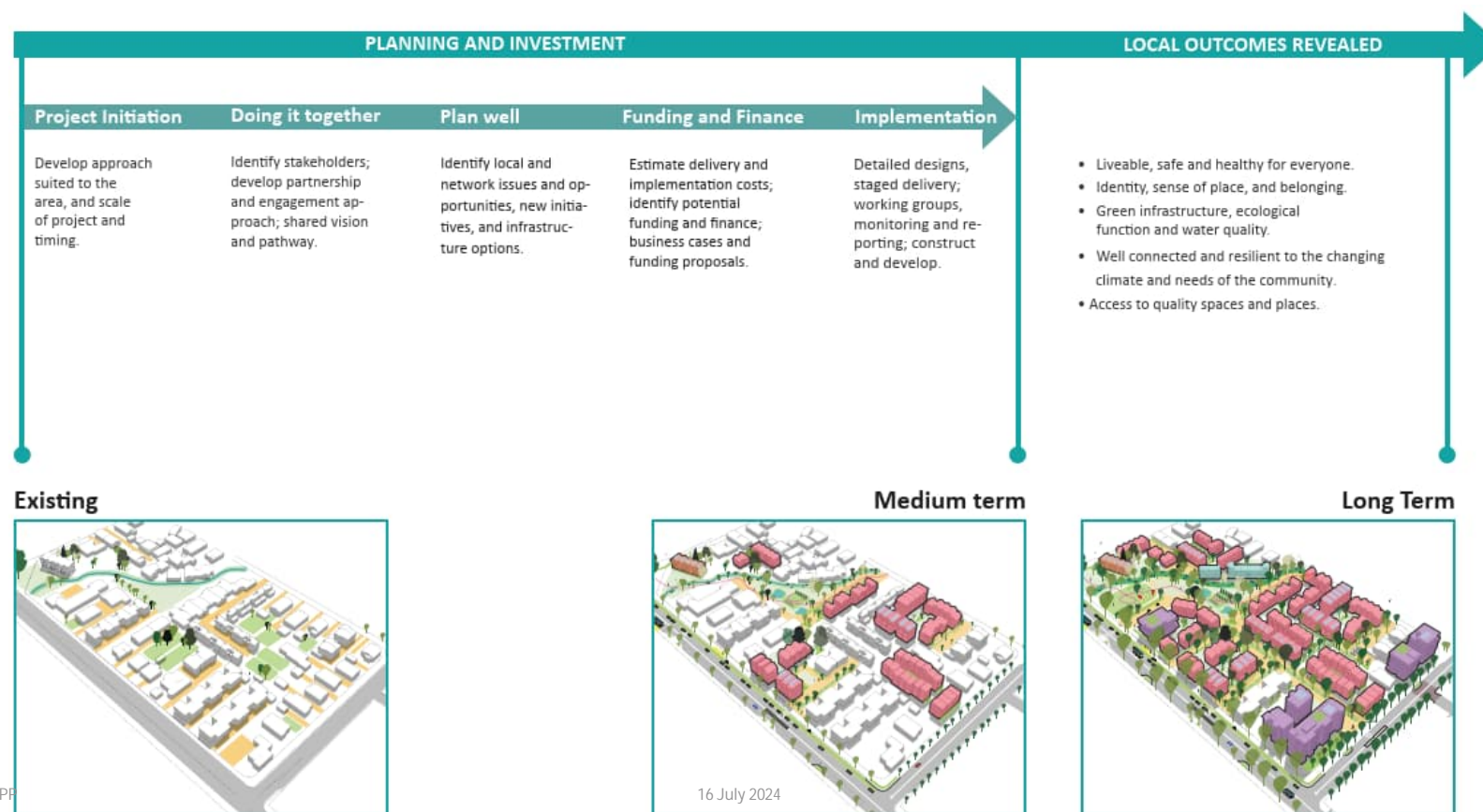
Northern corridor second focus



Eastern Regeneration Area – existing and committed programme of projects and initiatives

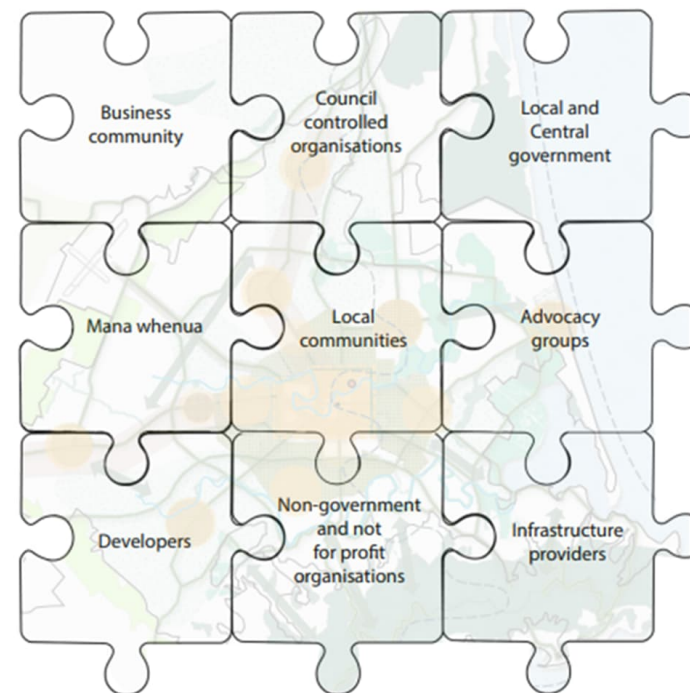


Local area delivery – planning to action

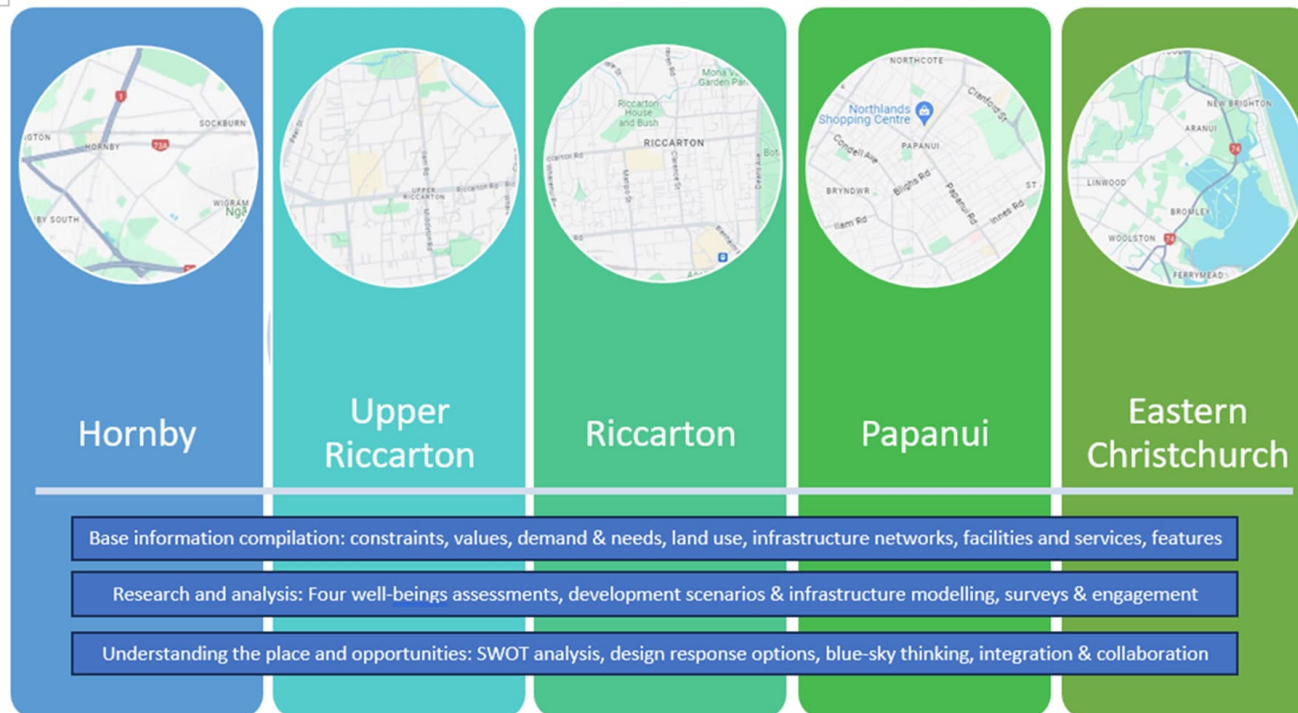


Current and next steps for the ŌCPP

- Long Term Plan – adopted Activity Plans that include OCPP actions
- Councillor endorsement of the ŌCPP (August/Sept 2024)
- Individual Project Plans – Phase 1: Project Initiation
- Mana whenua – feedback, process and involvement
- Governance and engagement - who is involved will change between local areas
 - CCC – City Form and Function Steering Group and ELT
 - Working with Community Boards
 - Strengthening existing and establishing new partnerships, including strategic partners and organisations
 - *Public engagement to be determined* but will include a “soft launch” of the OCPP

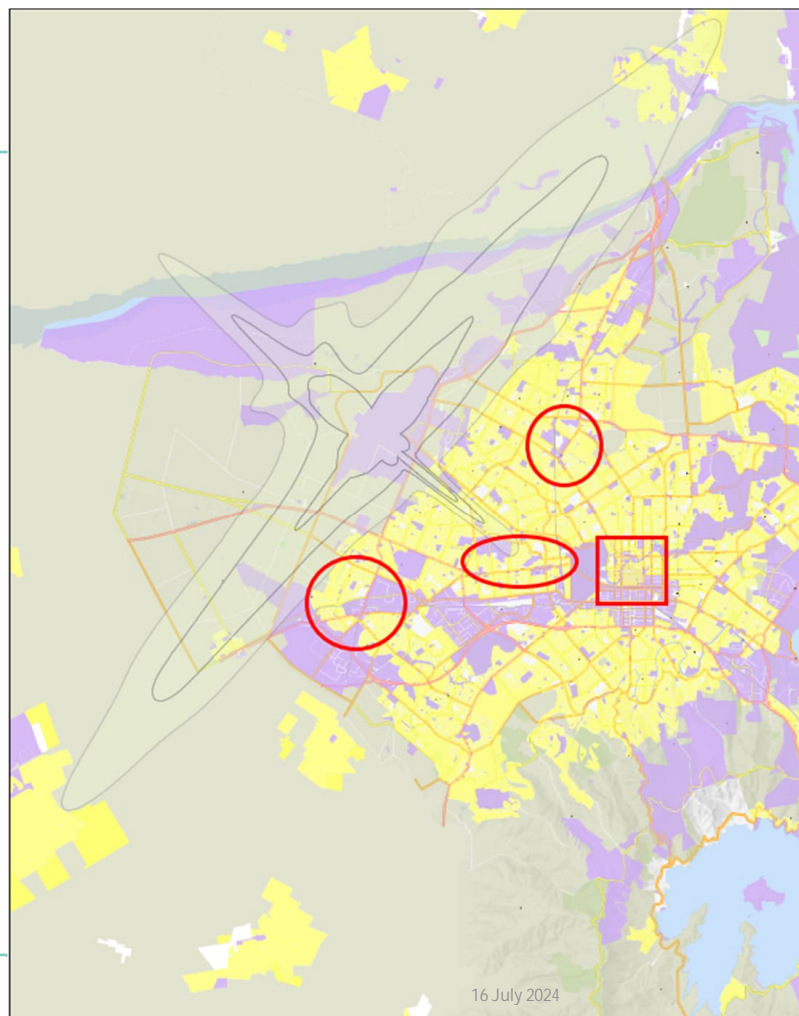


ŌCPP – Local Area Planning – Programme Initiation Phase



Phase 2: Develop Options

Otautahi Christchurch GCSP Priority Development Areas in context



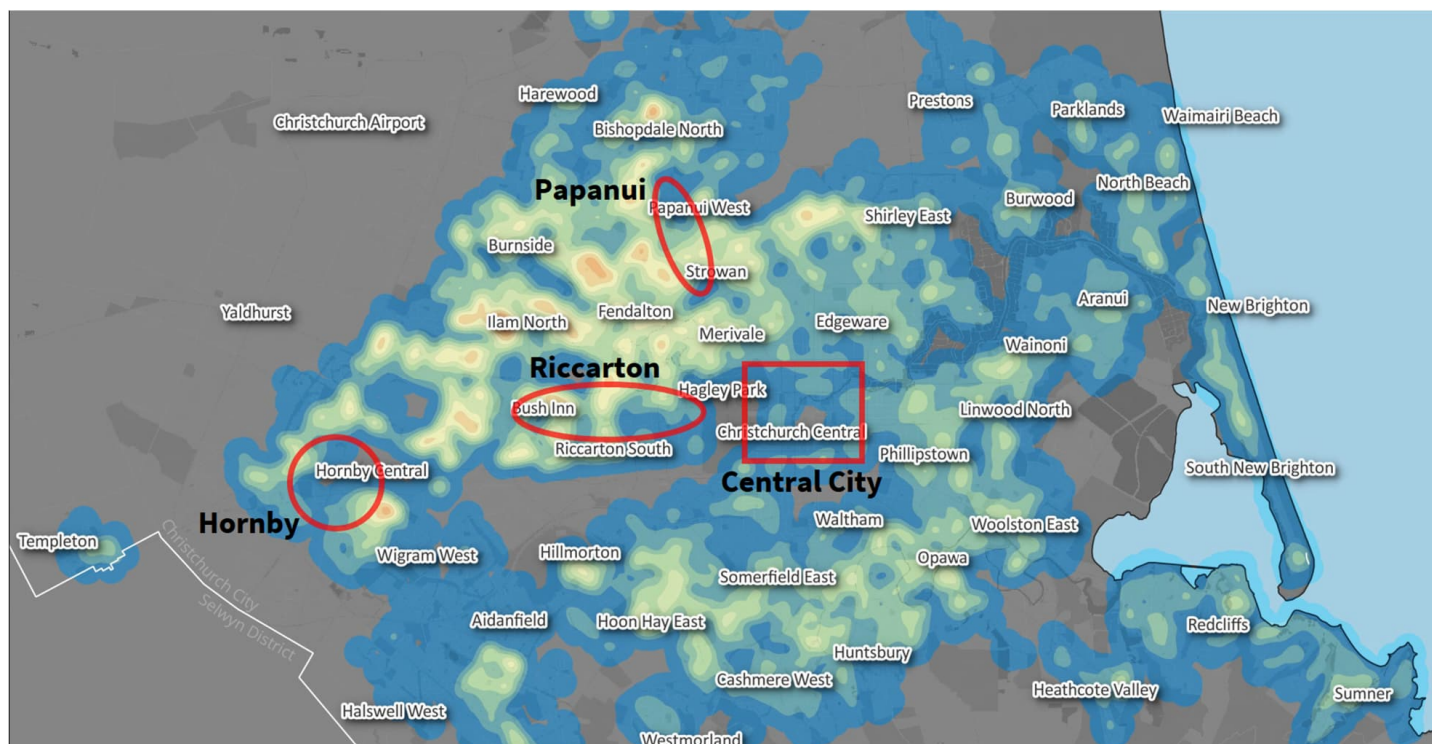
Central City – primary centre for Greater Christchurch being the main leisure, tourism, economic and transport hub.

Hagley Park to Upper Riccarton - opportunities for higher density and mixed-use living environments, extended knowledge-intensive and innovation services.

Central City to Papanui – opportunities for higher density living, and on-going growth in retail, hospital/health and tourist accommodation sectors.

Hornby – potential sub-regional centre, opportunities for higher density and mixed-use developments, intensified commercial and industrial areas focusing on logistics and innovation sectors.

Overall aspiration – highest level of development and investment



Map context for medium density feasibility (today with exclusions of PC14 qualifying matters impacts such as airport noise contours and other District Plan overlays).

Blue to dark blue – less feasible.

Green to orange – greater potential.

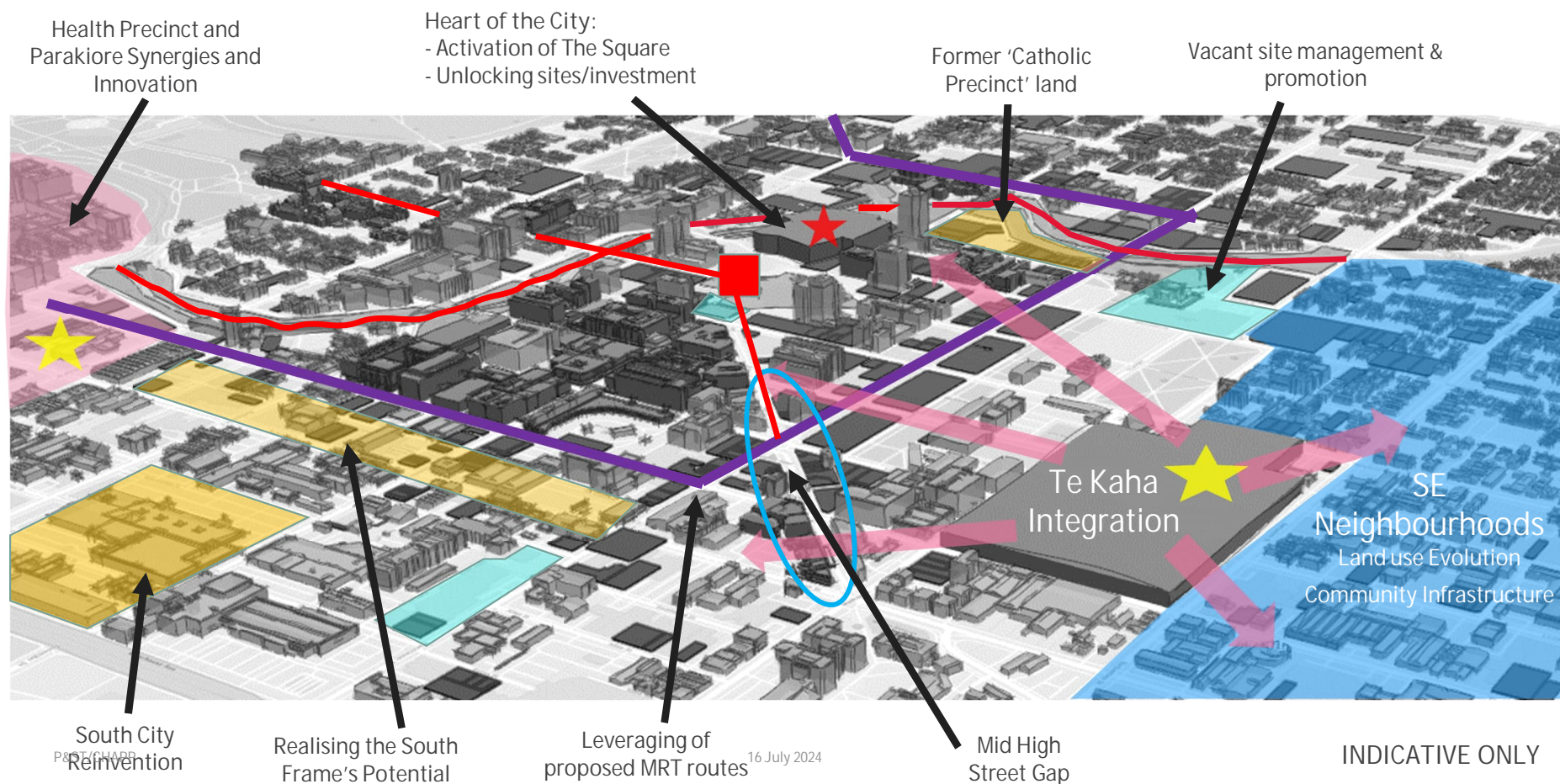
Feasibility changes overtime!

Developments can happen in less feasible areas.

Central City

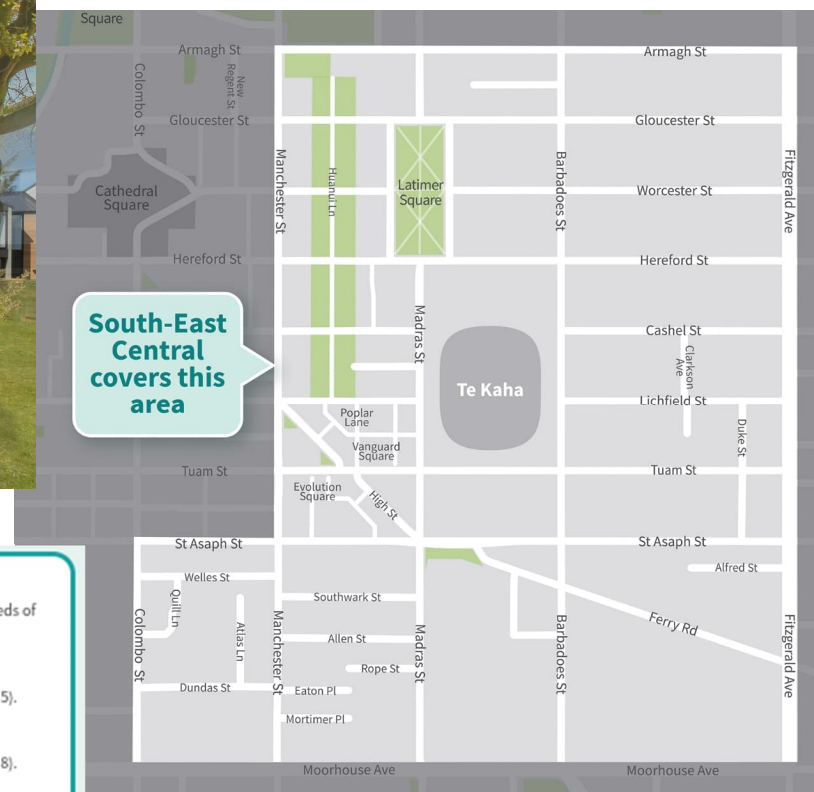


Central City : Continuing Challenges and New Opportunities





Central City: SE Neighbourhoods



Key Themes



Good mixed-use neighbours

Businesses and residents adapt well to one another with an improved offering to meet needs of residents and visitors (Actions 1, 2 & 3).



More people in quality housing

Accelerated housing growth and diversity to meet needs of all ages and abilities (Actions 4 & 5).



Healthy, green neighbourhood

Increased tree canopy, more open space and native and productive plantings (Actions 6, 7 & 8).



Easy and enjoyable to get from A to B

More appealing pedestrian, cycle and bus journeys with green links, street furniture, safety improvements, attention to vacant sites and well-located bus stops (Actions 9 & 10).



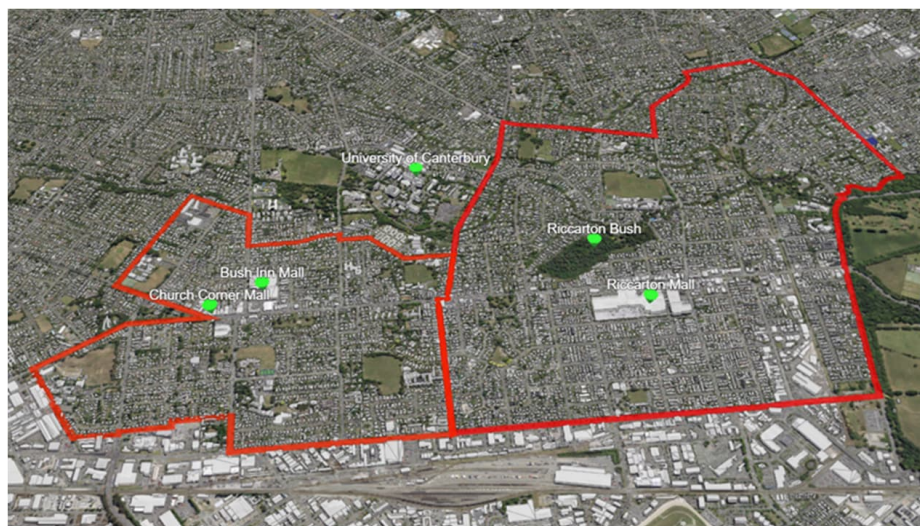
Strong sense of community

Residents are well-connected, with an established identity for the area and are engaged in community place-making initiatives (Actions 11 & 12).

16 July 2024

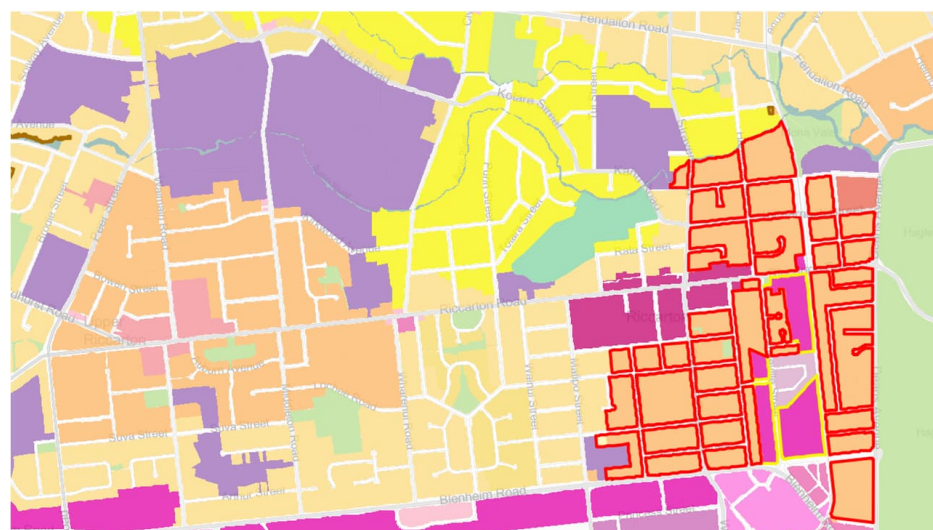
P&ST/CHAPP

Riccarton and Upper Riccarton



- Riccarton - largest commercial centre outside of the Central City, with a city-wide and sub-regional retail catchment. Surrounds include extensive medium density housing in some parts, with other parts providing opportunities for residential and commercial intensification.
- Upper Riccarton - a neighbourhood centre with University of Canterbury campus to the north. Surrounds largely low-density housing with some medium density student housing.

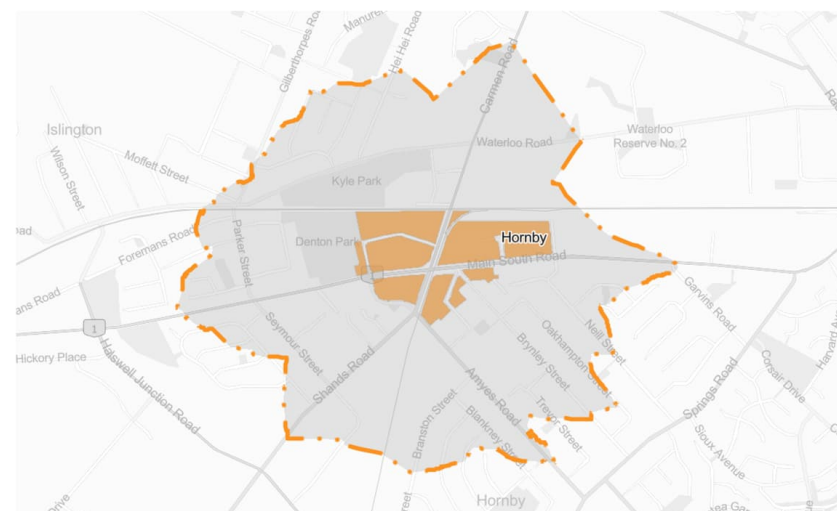
Riccarton and Upper Riccarton



HRZ	High Density Residential Zone	MUZ	Mixed Use Zone
MRZ	Medium Density Residential Zone	TCZ	Town Centre Zone
RS	Residential Suburban Zone	LFRZ	Large Format Retail Zone
RSDT	Residential Suburban Density Transition Zone	LCZ	Local Centre Zone
	Riccarton Residential Intensification Precinct	NCZ	Neighbourhood Centre Zone

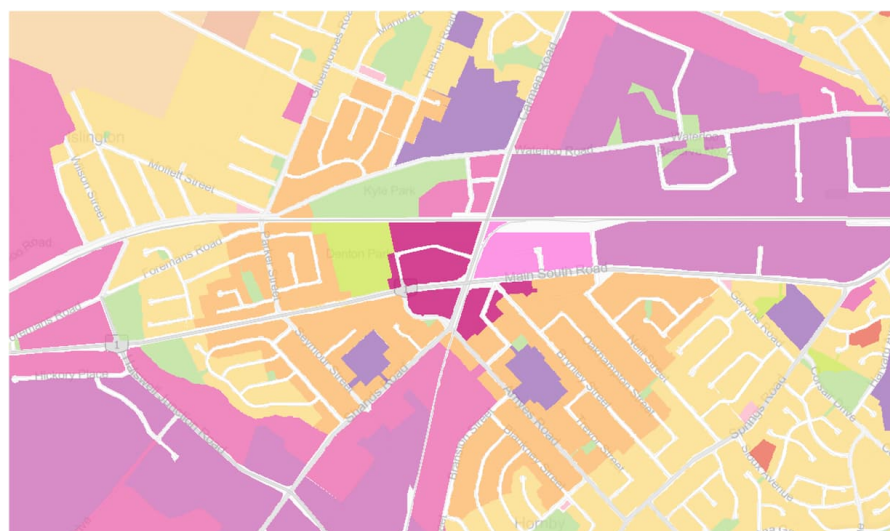
- Current employee count:
 - 11,664 (Riccarton) + 15,040 (Upper Riccarton)
- Current households: 8,590
- 2073hh demand: 9,220 (excl. PC14 influence)
- 2024 to 2073: 630hh (excl. PC14 influence)
- PC14 max plan-enabled hh capacity:
 - 22,000(Riccarton) + 15,000 (Upper Riccarton)
- PC14 feasible hh capacity:
 - 7,000 (Riccarton), 3,800 (Upper Riccarton)

Hornby



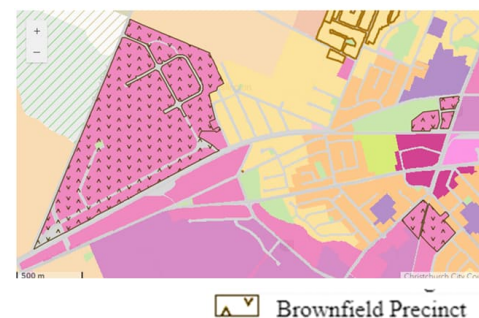
- Significant potential to transition into the second sub-regional service centre after the Central City, with its unique western positioning and strong connections to air and land ports.
- Despite the significant capacity for growth, there is low to moderate growth projected, given the significant housing enablement across Greater Christchurch and resulting dispersal of demand.
- Challenge is attracting greater residential investment and maximising employment growth opportunities.

Hornby

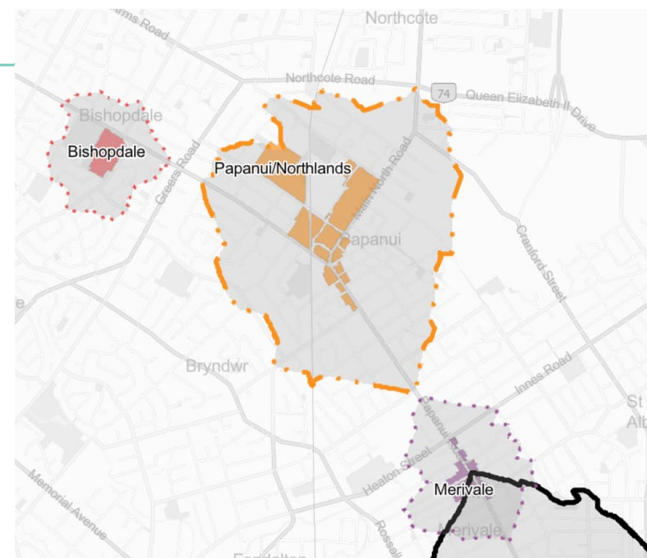


HRZ	High Density Residential Zone	TCZ	Town Centre Zone
MRZ	Medium Density Residential Zone	LFRZ	Large Format Retail Zone
		NCZ	Neighbourhood Centre Zone
		IG	Industrial General Zone
		IH	Industrial Heavy Zone

- Current employee count: 8,677
- Current households: 4,270
- 2073hh demand: 4,870 (excl. PC14 influence)
- 2024 to 2073: 600hh (excl. PC14 influence)
- PC14 max plan-enabled hh capacity: 16,000
- PC14 feasible hh capacity: 4,500

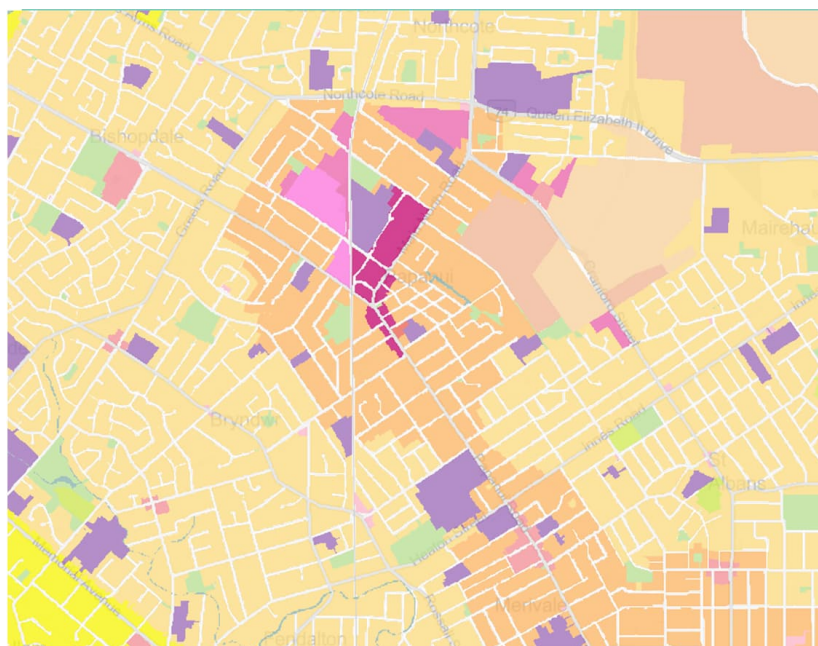


Papanui



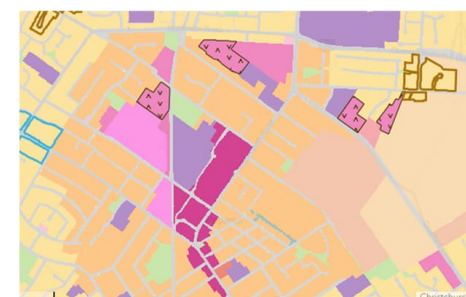
- Commercial centre has seen substantial growth in commercial and retail services. The Northlands Mall has been expanded and a new large format retail centre, Northlink, has been developed
- Proposed changes to the residential zones will further increase capacity for medium to high density housing, including new greenfield development to the west.
- The existing rail corridor provides for wider connectivity, it also creates perceptible and physical severance between the commercial centre, education facilities, and residential and large format retail development.


Papanui



HRZ High Density Residential Zone	TCZ Town Centre Zone	IG Industrial General Zone
MRZ Medium Density Residential Zone	LFRZ Large Format Retail Zone	
RS Residential Suburban Zone	LCZ Local Centre Zone	
FUZ Future Urban Zone	NCZ Neighbourhood Centre Zone	

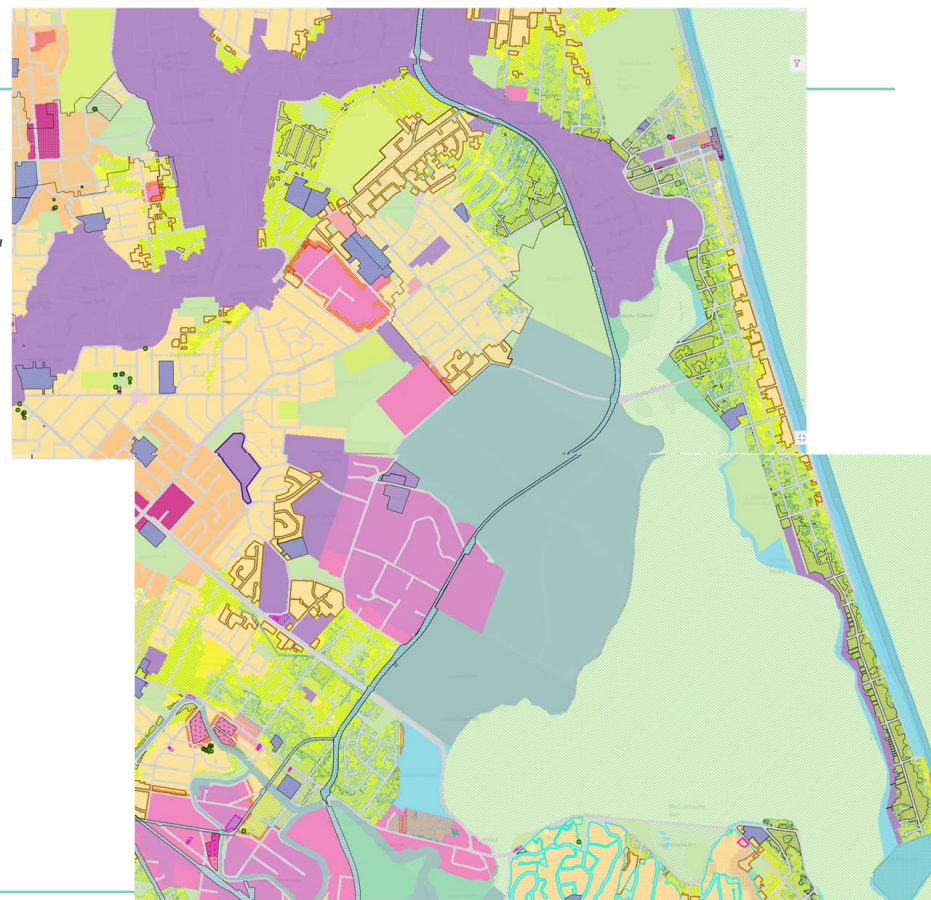
- Current employee count: 7,950
- Current households: 7,000
- 2073hh demand: 7,760 (excl. PC14 influence)
- 2024 to 2073: 760hh (excl. PC14 influence)
- PC14 max plan-enabled hh capacity: 35,000
- PC14 feasible hh capacity: 9,700



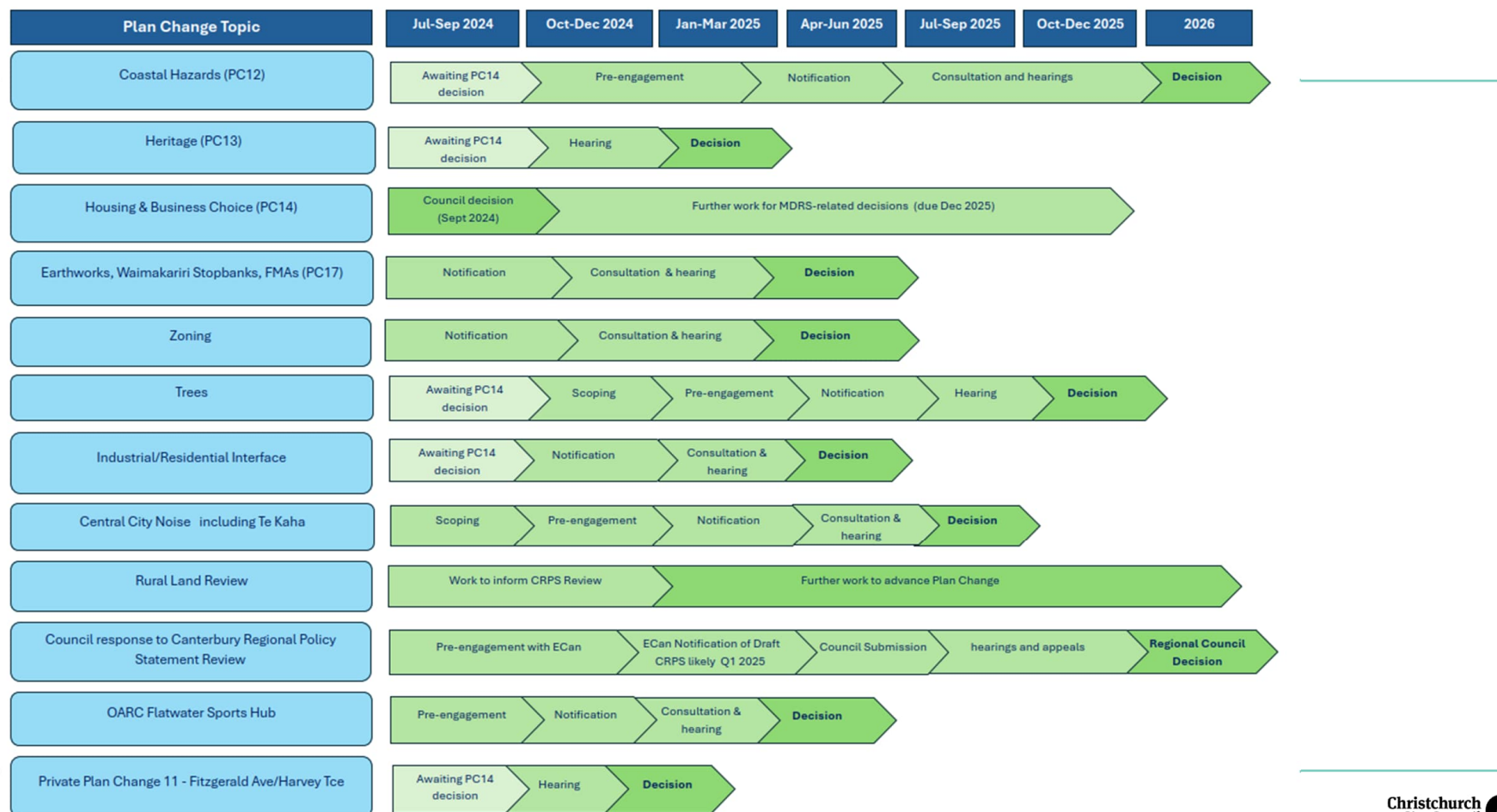
 Brownfield Precinct

Eastern Christchurch

- Large and diverse area
- Some complex issues – reverse sensitivity issues with established activities and land development constraints, and need for adaptation pathways
- Balanced by opportunities for growth and regeneration
- Past programmes and investment have improved liveability and function in some locations
- Recognition that the Council's relationship with the Eastern Communities requires work (LTP Capital Endowment Fund - Eastern Relationship Project)
- Current and planned council programmes will ensure continued focus on the east - Plan Change 12, Coastal Hazards Adaptation Programme, Otakaro Avon River Corridor, Land Drainage Recovery Programme, Capital Regeneration Acceleration Fund.



Plan Change Programme June 2024 – Work Progressing



Questions on the ōCPP and programme of
plan changes?

Coastal Hazards Adaptation Planning programme

Community Boards Briefing
16 July 2024

How will sea level rise (SLR) impact Ōtautahi Christchurch?

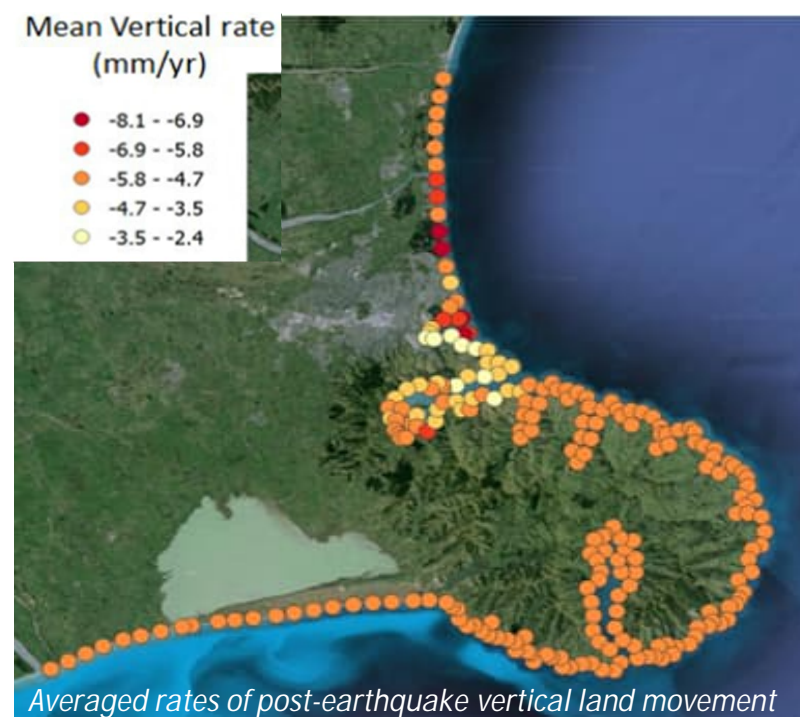
- 15cm SLR since 1995
- +14-23cm by 2050
- +38cm-1m by 2100
- Additional sea level rise in some locations due to subsidence
- 32,700 properties with LIMs for coastal flooding and/or erosion



Vertical land movement and sea level rise

- All areas are subsiding, and in some parts of the district this is doubling the rate of sea level rise.
- It is unknown how long these post-EQ effects will last.

Area	Pre-earthquake VLM (mm/year)	Post-earthquake VLM (mm/year)	Projected sea level rise without VLM 2020 - 2050	Projected SLR with VLM 2020 - 2050
Waimari Beach - Brooklands	-1.6	-5.9	14 - 23cm	32 - 41cm
Brighton Spit - Bromley	-0.7	-6.4		33 - 42cm
Ferrymead	0	-4.1		26 - 35cm
Mt Pleasant - Taylors Mistake	+0.9	-3.3		24 - 33cm
Lyttelton & Port Levy	-0.856	-4.5		28 - 37cm



Coastal Hazards Adaptation Planning (CHAP) programme

Purpose: To work with low-lying inland and coastal communities that will be impacted by coastal flooding, coastal erosion and rising groundwater to develop adaptation pathways that plan for the impacts of sea level rise.



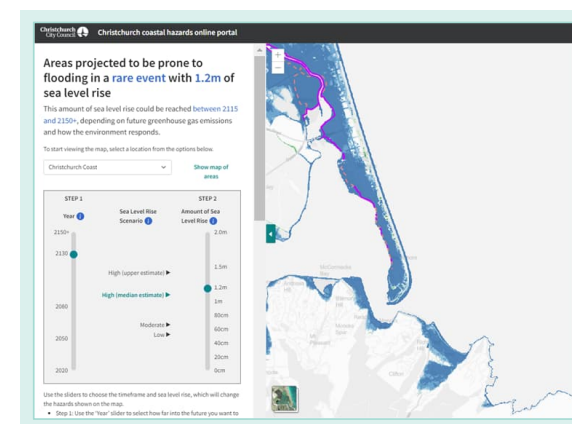
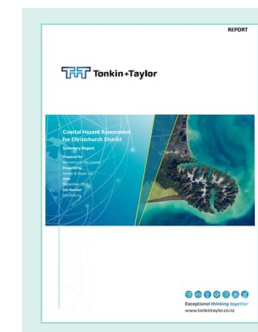
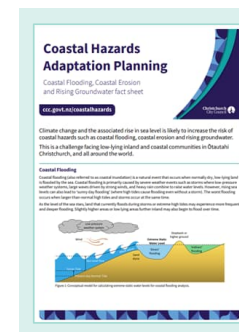
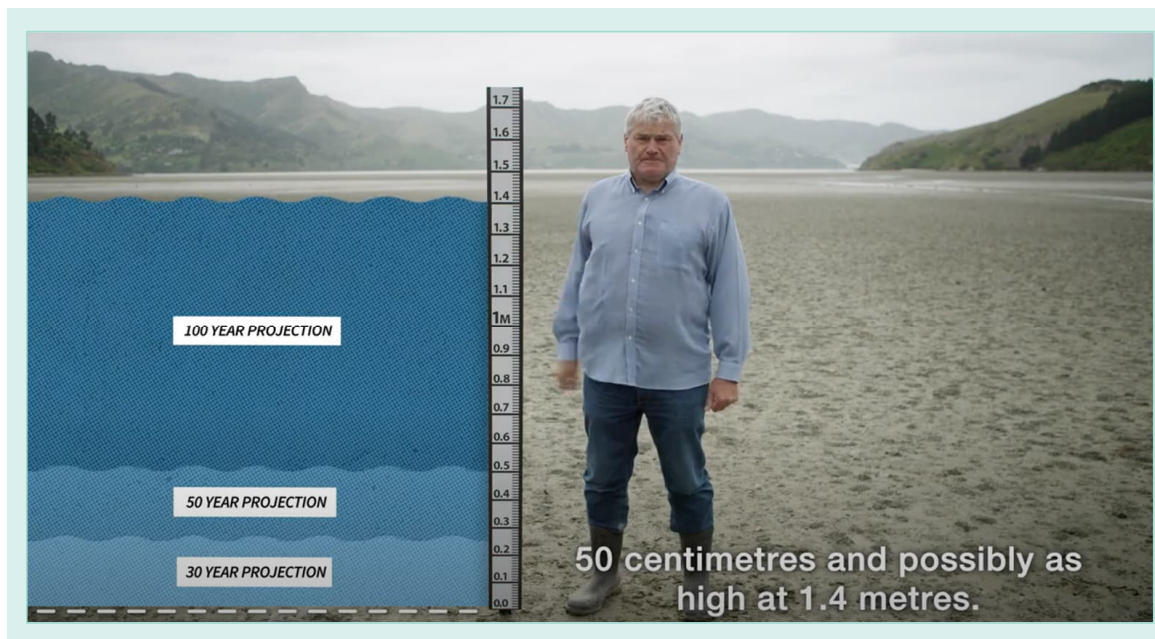
Dynamic adaptive pathways planning (DAPP)

The draft adaptation pathways

Tools:
2021 Coastal
Hazard
Assessment

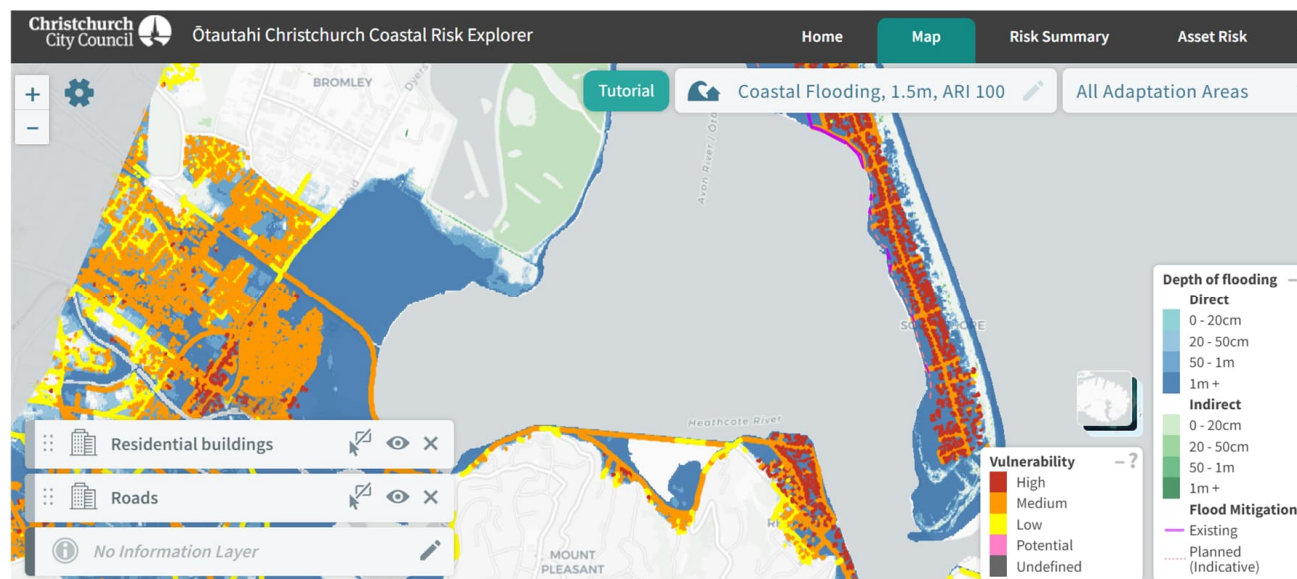


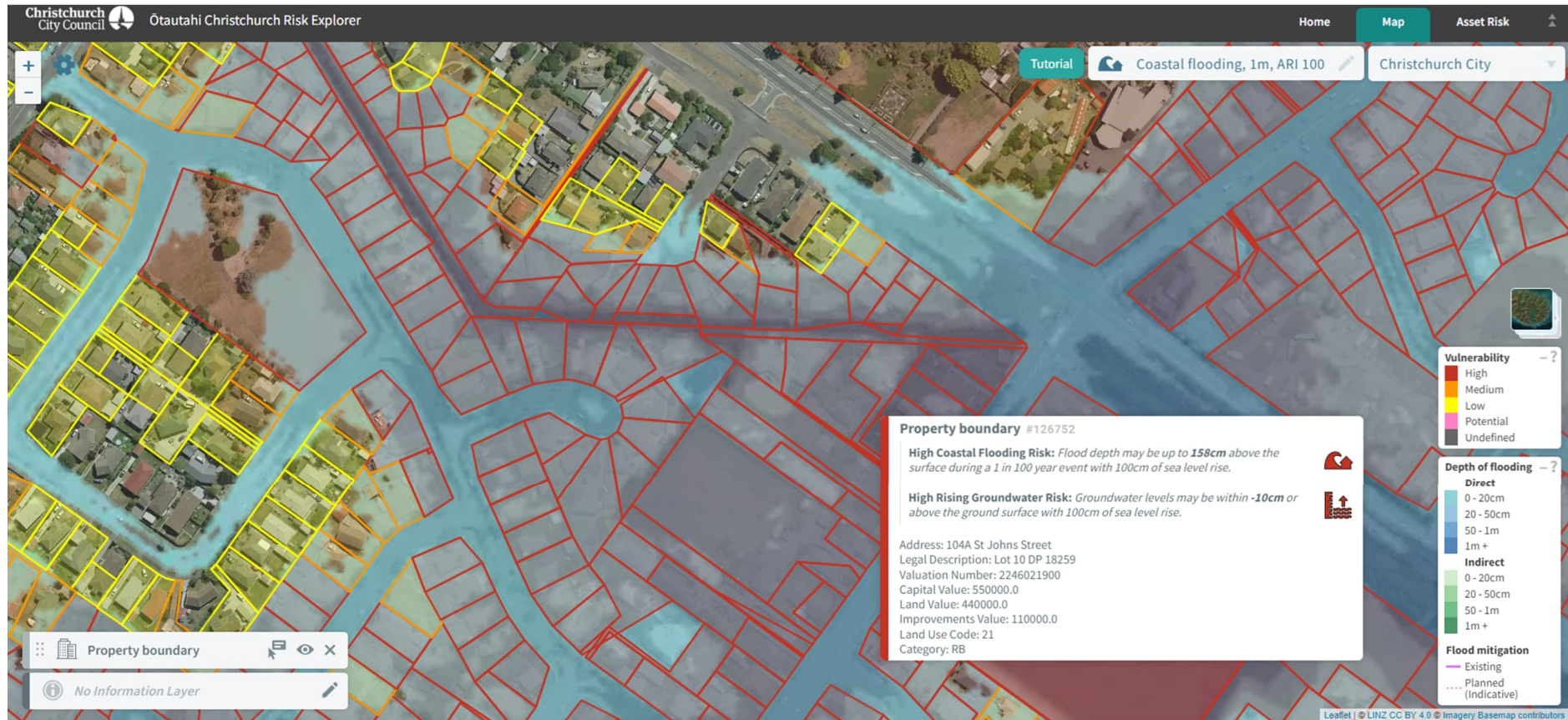
Coastal Hazard Assessment for Christchurch District



Ōtautahi Christchurch Risk Explorer

- Developed with UC and Urban Intelligence.
- Includes coastal flooding, erosion, rising groundwater, river flooding and landslides.
- REX layers assets (built, natural and social) over hazards and assesses how vulnerable those assets are to those hazards.

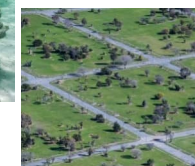




PS&T and CHAPP - updates on work programmes

16 July
2024

Catalogue of Coastal Hazard Adaptation Options



Maintain

Maintain current infrastructure systems, and continue community education, emergency management and environmental monitoring

Accommodate

Flood proofing buildings
Flood proofing infrastructure
Adaptable buildings
Raising land levels
Groundwater management
Stormwater management
Diversifying energy and water supply
Emergency management
Reducing levels of service

Protect

Shoreline nourishment
Dune reconstruction and regeneration
Beach drainage
Coastal wetlands, riparian management and living shorelines
Groynes and attached breakwaters
Detached breakwaters and artificial reefs
Armouring
Stopbanks and bunds
Storm surge barriers

Retreat

Buyouts
Land swaps
Leasebacks
Future interests
Conservation easements
Transferrable development rights
Relocation of assets
Removal of assets

Avoid

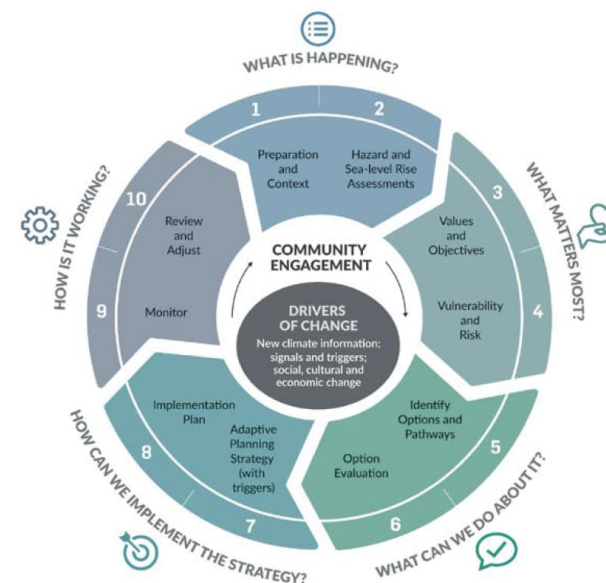
Zoning
Trigger-based or time-limited land use consents
Setback controls

Council Policy: Coastal Adaptation Framework



Statutory context

- Adaptation planning is not currently a statutory process
- MfE produced Coastal Hazards and Climate Change Guidance for Local Government in 2017 (updated in February 2024)
- Climate Adaptation Bill initiated under the previous government as part of the RM reforms
- Consultation Document: Adapt and Thrive
- Environment Select Committee Inquiry into Climate Adaptation
- MfE signalling that legislation is still intended for early 2025



Guiding principles

- Uphold Te Tiriti o Waitangi
- Develop local plans with local communities and for local environments
- Focus on public assets that contribute to the health, safety and wellbeing of communities
- Be flexible and responsive
- Recognise intergenerational equity issues
- Prioritise natural and nature-based options
- Consider long-term sustainability



The process to
date:
Coastal Hazards
Adaptation Planning
in Whakaraupō -
Lyttelton Harbour
and Koukourarata -
Port Levy



Coastal Panel: Lyttelton Harbour Whakaraupō and Port Levy Koukourarata



Coastal Panel

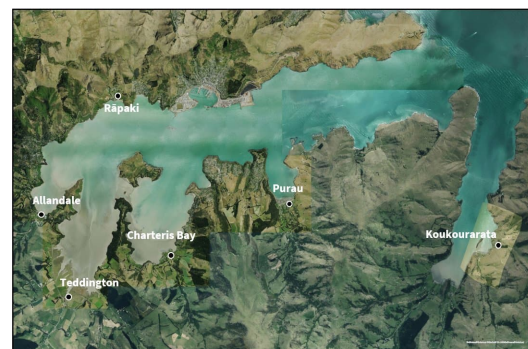
- Role to undertake analysis of adaptation options and identify preferred adaptation pathways for a Council decision.
- Comprised of rūnanga and community members.
- Ngati Wheke current/past reps; Tayla Nelson-Tuhuru, Bex Gordon and Aurora Smith



Process



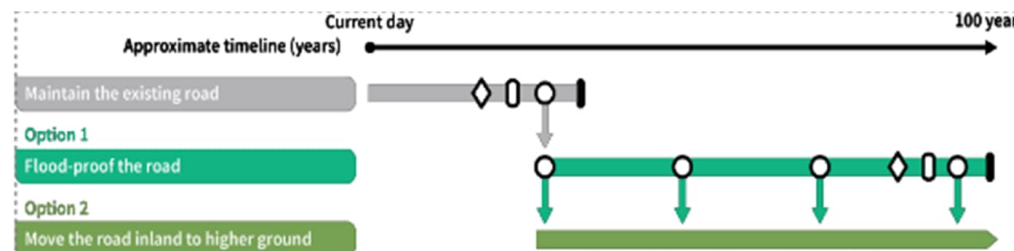
Coastal Panel process – workflow example



		Scored specifically for Teddington				Scored for the harbour as a whole	
		Effectiveness	Feasibility	Environment	Mana whenua	Council's guiding principles	Community objectives
Core pathway options	Relocation of assets						
	Flood proofing infrastructure						
	Maintain						
Supplementary & enabling options	Land-use controls						
	Coastal wetlands, riparian planting and living shorelines						
	Land acquisition						
	Diversifying energy & water supply						
	Emergency management						
	Reducing levels of service						
	Armouring						

Quotes from the community

- I love the community, walkways and being able to wander down to the beach. Also the marina area walkways - Lyttelton
- I love kayaking out in the harbour. The Cass Bay to White Gates track. Birdlife. The sea views - Cass Bay
- The easy connection to nature. Good for dog walking. Beautiful views... Wild swimming in the sea at Purau. Good amenities close by - Diamond Harbour
- I love walking down to the beach and the gentle lapping of the waves. There is a wide range of bird life and Purau is amazing to swim and kayaking and so many more reasons - Purau
- I value the wharf and the native birds around this area. I love kingfishers and fantails which often roam around my house - Port Levy
- A sense of community - both small communities within Whakaraupō and the whole harbour itself. A strong sense of identifying - with the harbour and Banks Peninsula - Governors Bay



Challenges

Uncertainties piled on uncertainties – limited legislative direction, uncertainties of timing as reliant on global emissions reductions and potential for tipping points, using signals and triggers (not dates) lacks the high level of certainty traditionally needed to guide Council investment and provide communities with clarity.

Scope – we know that other natural hazards, other than just coastal, require planning for also. It's very intensive, complex work that involves after-hours and challenging conversations.

Co-creation approach and timely delivery – a constant tension between taking enough time with communities and working in different parts of the district.

Adaptation practice is not aligned with BAU Council funding processes – we plan for 100 years but Council typically plans for much shorter timeframes. We use signals and triggers and allow for future changes within adaptation pathways, but LTP/AP processes rely on scheduling of specific investments based on time.

Questions on the Coastal Hazards Adaptation Planning Programme?

Next steps for Plan Change 14; Government's 'Going for Housing growth' Programme; and Government proposals for 'Granny Flats'

Combined Community Boards Briefing
16 July 2024

PC14 - Where are we at? What's next?

- 17 May: Council issued the 'Council Reply' – final recommendation ✓
- 26 July: IHP will deliver recommended decision to Council
- August: Information sessions, information sessions, information sessions
- 5 September: Council Decision
 - In principle decision has been made to only consider Policy 3 & 4 and FCs for Tree Canopy Cover
 - Not limited in scope, only by evidence presented
 - Additional changes / modifications possible
 - Immediate legal effect thereafter / no appeals
 - Except if IHP recommendation is rejected – Minister Bishop decides
- By 12 December 2025: Plan change for remaining matters (MDRS) is completed

Split decision approach – the NPS-UD



Minister has directed that Council does not need to consider all of PC14



NPS-UD Policies 3 & 4 must only be considered:

Maximise development potential within commercial city centre

At least six storeys within at least a walkable catchment around city centre (plus others that don't (yet) apply to ChCh)

Commensurate levels of intensification within and around other commercial centres

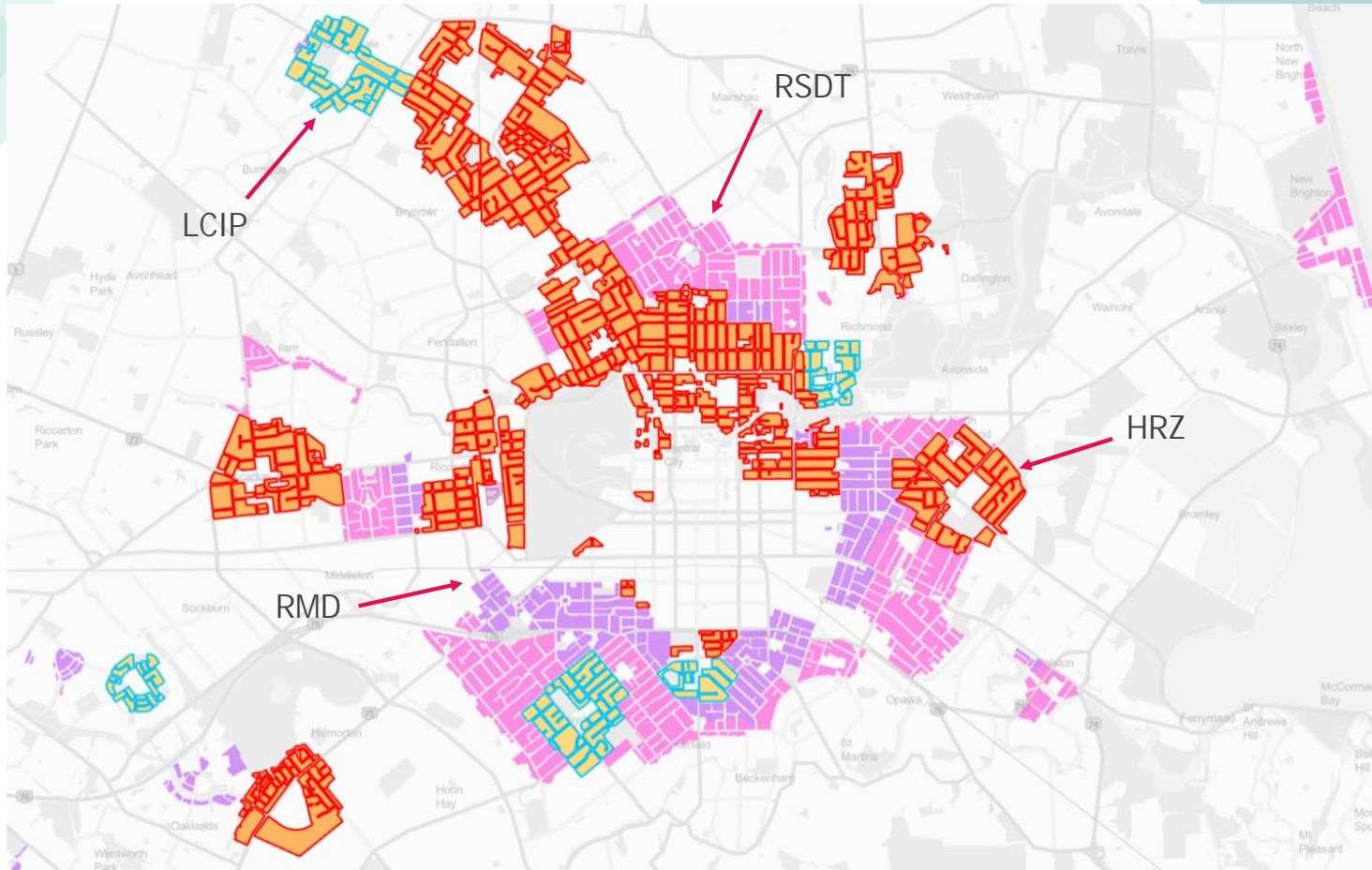
Policy 4 captures the restrictions (qualifying matters) that apply



Financial contributions for tree canopy cover also considered



Remaining matters considered by end of 2025 – but Council can choose to decide on this also in September



16 July 2024

P&ST/CHAPP

Going for Housing Growth

- Housing Growth Targets: 30-years' worth of housing capacity
- Enable greenfield at rural boundary
- Intensification within accessible and high demand areas
- High threshold for restrictions
- Scale mixed-use enablement
- No minimum unit or balcony size
- MDRS optionality



- ❖ Ample housing capacity
- ❖ Potential for ad hoc development at fringe
- ❖ Likely sets the lens for where medium density zoning would remain
- ❖ Unknown changes to QMs
- ❖ Mixed-use could reduce viability of commercial centres
- ❖ Risks without standards

Proposals for 'Granny Flats' – Minor residential units

Proposal:

- Removing any consent requirement for 60sqm unit
- No building consent or council inspections
- Licenced Building Practitioner oversight, not req to build
- Building code standards should apply

Interim Council position:

- District Plan highly enabling
- Tier 1 councils should be exempt – strong req for housing
- Opposed to no building consent
- High risk of poor quality, lack of liability, and lack of insurability
- Risk of no contribution for infrastructure

Questions on PC14, 'Going for Housing Growth' and proposals to permit 'granny flats'?

Thank you