

**BEFORE THE CHRISTCHURCH REPLACEMENT DISTRICT PLAN
HEARINGS PANEL**

IN THE MATTER of the Resource Management Act
1991 and the Canterbury
Earthquake (Christchurch
Replacement District Plan) Order
2014

AND

IN THE MATTER of the Residential Proposal (part)

**REBUTTAL BRIEF OF EVIDENCE OF PAULINE FIONA ASTON
FOR RESIDENTIAL CONSTRUCTION**

25 MARCH 2015

Table of contents

1.	Qualifications & Experience	2
2.	Scope	2
3.	Evidence of Sandra McIntyre	2

1. QUALIFICATIONS AND EXPERIENCE

- 1.1 My name is Pauline Fiona Aston. My experience and qualifications are set out in my evidence in chief dated 13 February 2015.
- 1.2 I confirm that I have prepared this evidence in accordance with the Code of Conduct for Expert Witnesses (Environment Court Consolidated Practice Note, November 2011). The issues addressed in this statement of evidence are within my area of expertise except where I state that I am relying on the evidence or advice of another person.
- 1.5 The data, information, facts and assumptions I have considered in forming my opinions are set out in the part of the evidence in which I express my opinions.
- 1.6 I have not omitted to consider material facts known to me that might alter or detract from the opinions I have expressed.

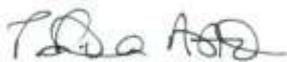
2. SCOPE

- 2.1 My rebuttal evidence is provided in response to the evidence in chief by Sandra McIntyre on behalf of the Crown (#495) filed on 20th March 2015.

3. EVIDENCE OF SANDRA MCINTYRE

- 3.1 At paragraph 8.4 Ms McIntyre states that she support provision for multi-unit developments replacing Elderly Persons Housing (EPU) because *“it makes affordable housing options available to a wider demographic cross-section than just EPH, and avoids ongoing arguments and enforcement problems in relation to the age and dependency thresholds.”* There is no evidential basis her statement with respect to *“ongoing arguments and enforcement problems in relation to age and dependency thresholds”*. My understanding, both from discussion with my client, Mr de Roo, a EPH provider, and Mr Blair (council reporting planner) is that such problems do not arise. Mr de Roo advises that on the odd occasion he has had interest from persons approaching the 60 year threshold (58-59) but that in his experience the age restrictions are accepted and work well.
- 3.2 In my evidence in chief I have suggested that the definition of EP be amended to ‘over 55’ to meet the needs of the ‘mature’ age group who have the same basic housing needs as those aged ‘over 60’ ie. children have left home and they wish to downsize into something smaller and more manageable.

- 3.3 At paragraph 8.4 Ms McIntyre states that she agrees with the s32 report that the amenity effects of EPH developments are the same as for general multi-unit housing, at least at the local level. I do not agree. A key difference is that EPH developments are generally single storey – and I have recommended in my evidence in chief that this be a permitted activity standard for multi-unit developments in the RS zone. Their single storey characteristic means that they do not overlook or significantly impact on the open outlook from adjoining residential properties which is more characteristic of the lower density RS zone (notwithstanding that 2 storey single dwellings are a permitted activity in this zone). EPH developments also have size restrictions so comprise small, modest units which are entirely compatible with the surrounding residential amenity. Whilst the Operative City Plan 80m² restriction is not realistic, the Council regularly grants EPHUs up to 120-130m² gross floor area. A maximum size restriction for EPHUs of 130m² would be acceptable to Mr de Roo.
- 3.4 A further difference in terms of amenity effects is that EPHUs are occupied by older persons who generally are very quiet and ‘benign’ in terms of their lifestyle. Medium density living for elderly persons within the RS is a ‘proven’ success by virtue of the operation of the EPH provisions of the Operative City Plan.
- 3.5 I do not agree with Ms McIntyre’s recommendation that multi-unit developments are a restricted discretionary with respect to urban design in the RSZ, for the reasons outlined in my evidence in chief. Small scale (up to and including four units) should be permitted. This can be restricted to EPHUs only if considered appropriate by the Panel. I note that this is largely consistent with the evidence of Mr McIndoe for the Council. His concern is with the quality of design of larger, more complex multi-unit developments. He considers that “*permitted activity standards are generally effective for relatively small and simple residential projects. That includes single unit dwellings, and small multi-unit developments up to and including two or three units*” (paragraph 9.18). In my view, and taking into account Mr de Roo’s experience as a provider of EPHUs, it is essential that the ‘trigger point’ for RDA status is over four not over three units (as is proposed for the RMDTZ) to facilitate redevelopment of 800-900m² sections without the uncertainty and delay of resource consenting with respect to urban design matters.



Fiona Aston 25 March 2015